

Zoning Permit

Permit Number ZP-2025-000052

LOCATION OF WORK 3714-22 CHESTNUT ST, Philadelphia, PA 19104-3105 Unit 3720	PERMIT FEE \$506.00	DATE ISSUED 1/24/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER EM CHESTNUT VENTURE LLC	1000 CONTINENTAL DR SUITE 550 KING OF PRUSSIA PA 19406
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OWNER CONTACT 1 Xiang Zheng	101 W ELM ST STE 600 CONSHOHOCKEN PA 19428
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OWNER CONTACT 2

TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT FOR THE ERECTION OF TWO (2) STATIC-ILLUMINATED WALL SIGNS BELOW THE SECOND FLOOR WINDOWSILL OF AN EXISTING STRUCTURE. SIZE/LOCATION AS SHOWN ON THE APPLICATION/PLANS.
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APPROVED USE(S) Eating and Drinking Establishments - Sit-Down Restaurant; Eating and Drinking Establishments - Take-Out Restaurant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - **30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - **3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - **60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3714-22 CHESTNUT ST, Philadelphia, PA 19104-3105

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

SIGNS ACCESSORY TO USE AS PREVIOUSLY APPROVED.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

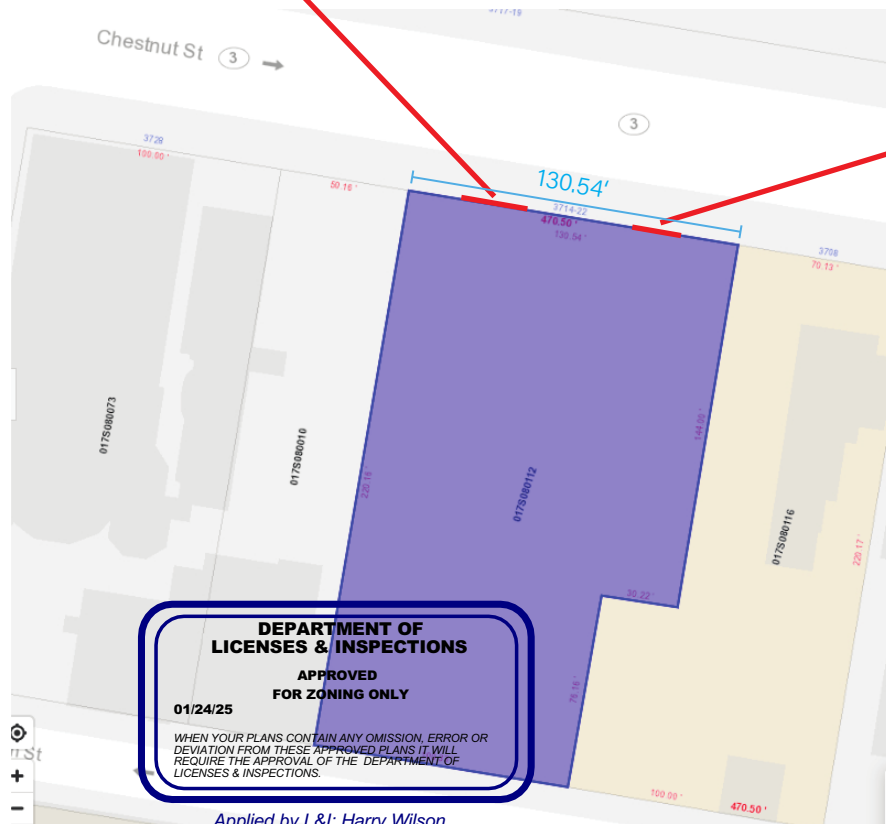
STATIC ILLUMINATED CHANNEL LETTER

Sign 1 AREA: 26.34 SqFt

Sign 1 AREA: 14 SqFt

13" MOLLY TEA 茉莉奶白 156"

20.5" Nan Xiang Express 185"



NEW YORK SIGN CO. INC.
4001 PAUL ST, PHILA PA 19124
TEL: 215-627-8872

FILE:
NAN XIANG EXPRESS
MOLLY TEA

DATE: 12/12/2024
ORIG.
REV 1/13/2025

3720 Chestnut St, Philadelphia, PA 19104

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