

Zoning Permit

Permit Number ZP-2023-006190

LOCATION OF WORK 1602 RIDGE AVE, Philadelphia, PA 19130-2116	PERMIT FEE \$1,854.00	DATE ISSUED 8/15/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER MAS PROPERTIES II LLC	1636 RIDGE AVE UNIT 1 MAS PROPERTIES II LLC PHILADELPHIA PA 19130
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OWNER CONTACT 1 Zahra Saeed	1636 Ridge Ave Unit 1 Philadelphia PA 19130
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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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

1602 RIDGE AVE, Philadelphia, PA 19130-2116

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR STREET FRONTAGE WITH A MINIMUM DEPTH OF 30') (USES ONLY PERMITTED IN CMX-2.5 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND MULTI-FAMILY HOUSEHOLD LIVING THREE (3) DWELLING UNITS. (NO SIGN ON THIS PERMIT).

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.

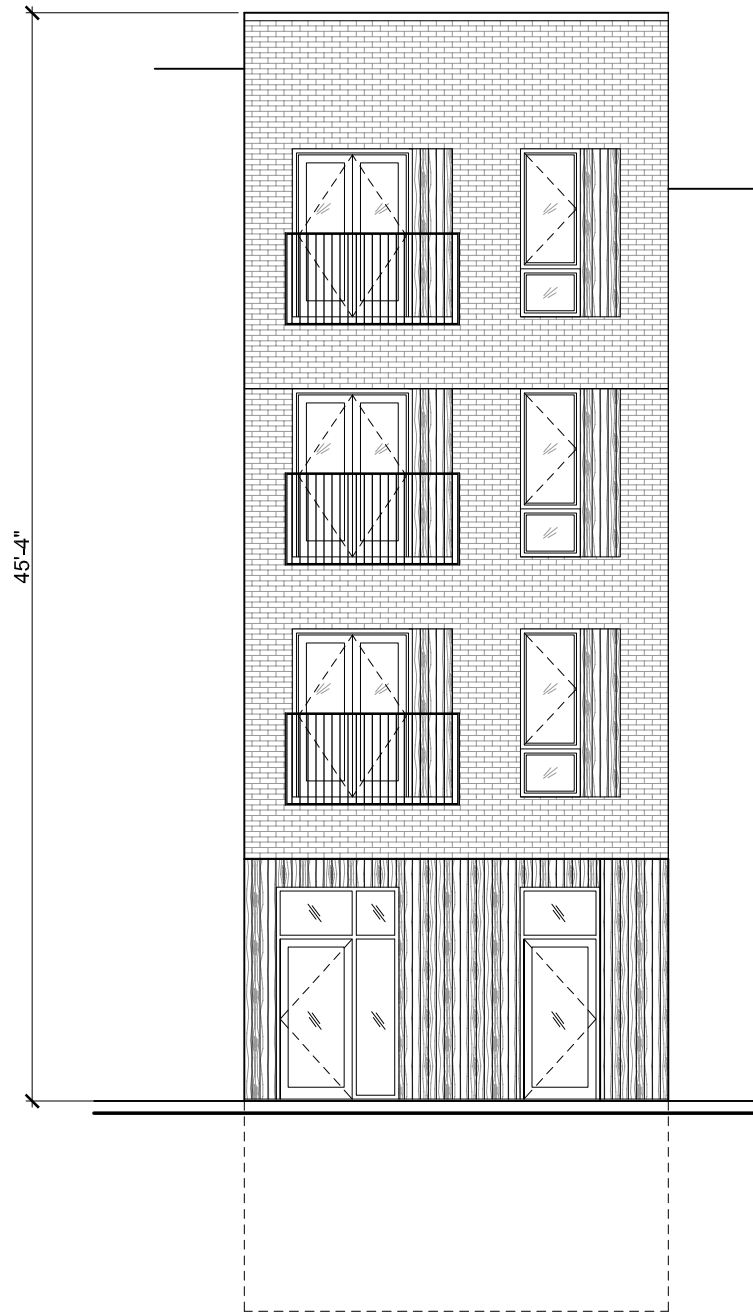
See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



1 PHOTO OF EXISTING CONDITIONS
Z-101 / NTS

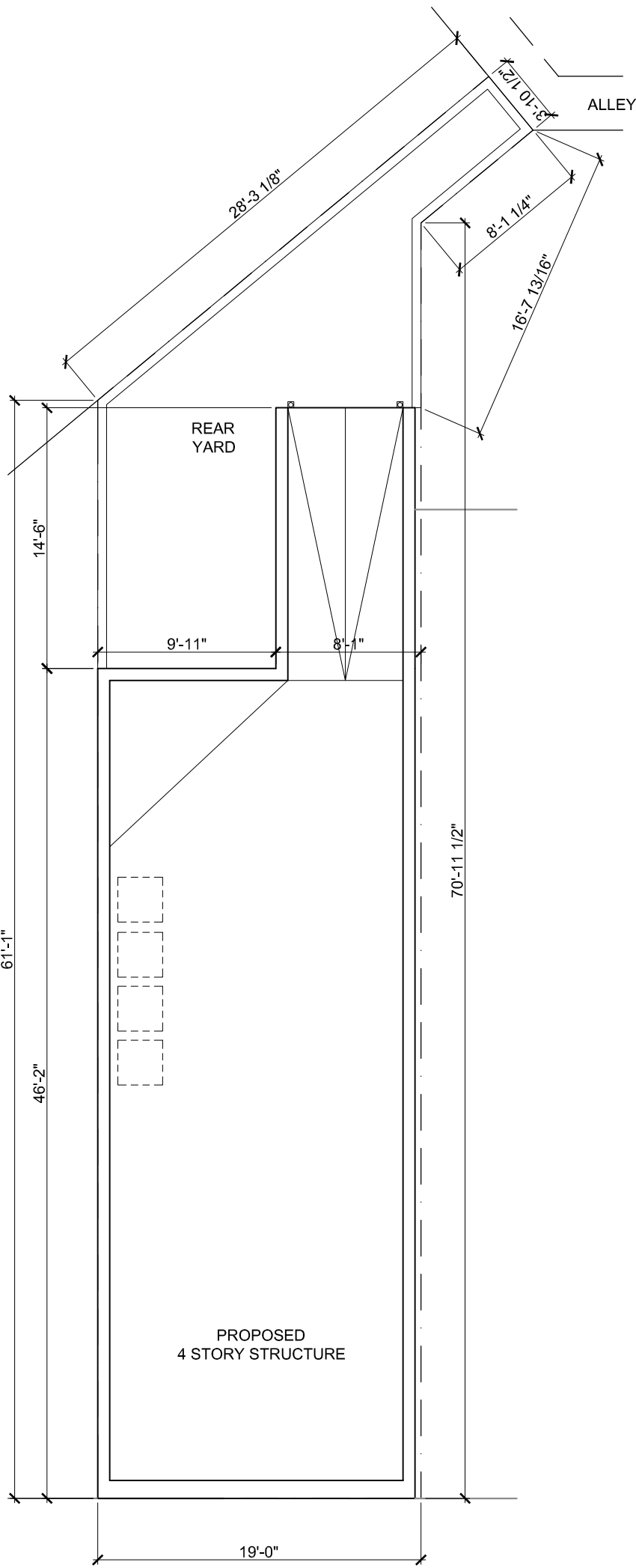


2 PROPOSED ELEVATION
Z-101 / 1/8"=1'-0"

1602 RIDGE:
PROJECT SCOPE:
PROPOSED 4 STORY, NEW CONSTRUCTION BUILDING WITH 3 RESIDENTIAL UNITS AND COMMERCIAL VANILLA BOX AT THE GROUND FLOOR.
COMMERCIAL SPACE TO BE MINIMUM FIRST 30' OF BUILDING DEPTH, MEASURED FROM FRONT OF BUILDING.
DEMOLITION PERMIT SUBMITTED SEPARATELY.
PROJECT PREVIOUSLY APPROVED AS A 5 STORY STRUCTURE., PERMIT NUMBER ZP-2022-012391. 5TH STORY IS BEING REMOVED.
CMX2.5 LOT AREA 1230 SF

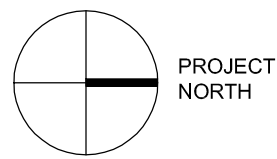
	ALLOWED	PROPOSED
HEIGHT	55'-0"	45'-4"
MIN BACK YARD SETBACK	9'-0"	16' - 7 13/16"
MIN OPEN AREA %	25%	25%
MIN OPEN AREA SF	307.5 SF	310.4 SF
MAX BLDG AREA	922.5 SF	919.6 SF

Pennsylvania One Call System, Inc.
Call 3 Business Days Before You Dig!
1-800-242-1776 or 8-1-1
POCS Serial NO.: 2022-1514701
Date: 06 / 14 / 2022



RIDGE AVENUE
(ON CITY PLAN LEGALLY OPEN)
60' (13-34-13)

3 PROPOSED SITE PLAN
Z-101 / 1/8"=1'-0"



ASSIMILATION DESIGN LAB LLC

515 S 48TH ST
PHILADELPHIA, PA 19143

DAVID WHIPPLE
C: 267.918.1354
E: DFW@ASSIMILATIONDESIGNLAB.COM

ARCHITECT



SEAL

MAS PROPERTIES II LLC

1636 RIDGE AVE UNIT 1
PHILADELPHIA PA 19130

OWNER

MAS MANAGEMENT LLC

1636 RIDGE AVE UNIT 1
PHILADELPHIA PA 19130

ZAHRA SAEED
T: 267-270-1551
E: ZAHRA@ZAHRASAEED.COM

CONSTRUCTION MANAGER/OWNERS REP

JDM ENGINEERING LLC

815 RT 54
WILLIAMSTOWN, NJ 08094

MIKE MOTA
T: 856.264.3851
E: mkecmota@gmail.com

STRUCTURAL ENGINEER

REVISIONS

1	10.01.22	ZONING
2	11.10.22	ZONING - RESUBMISSION
3	06.09.23	ZONING

CONSTRUCTION SET

1602 RIDGE AVE MIXED USE

1602 RIDGE AVE
PHILADELPHIA, PA 19130

PROJECT

ZONING PLANS

SHEET TITLE

PROJECT NUMBER - 485

SHEET No.

SCALE: AS NOTED

DRAWN BY: DFW

CHECKED BY: DFW

FILE:

Z-101