

Zoning Permit

Permit Number ZP-2020-000900

LOCATION OF WORK 2019-21 N 29TH ST, Philadelphia, PA 19121-5210	PERMIT FEE \$920.00	DATE ISSUED 7/7/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1, RM1, RM1	

PERMIT HOLDER 2023 N 29TH ST LLC	PO BOX 15196 PHILADELPHIA PA 19130
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APPLICANT Leslie Cunningham	213 W. Main Street Suite 201 Lansdale, PA 19446 USA
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TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE LOT ADJUSTMENT TO CREATE FOUR(4) LOTS ("PARCEL G, F, E AND D") FROM THREE(3) OPA ACCOUNTS (2019-21 N 29TH ST, 2023 N 29TH ST AND 2800-24 DIAMOND STREET). SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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Zoning Permit

Permit Number ZP-2020-000900

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2019-21 N 29TH ST, Philadelphia, PA 19121-5210

2023 N 29TH ST, Philadelphia, PA 19121-5210

2800-24 DIAMOND ST, Philadelphia, PA 19121-1208

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

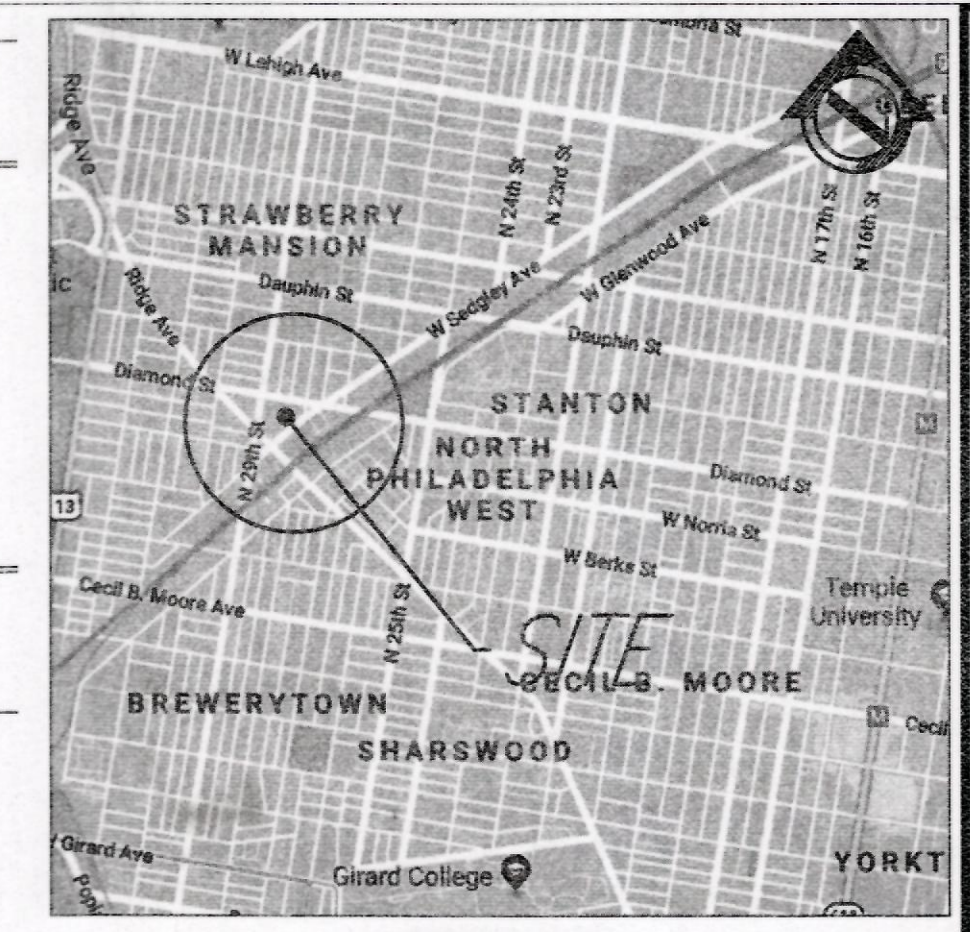
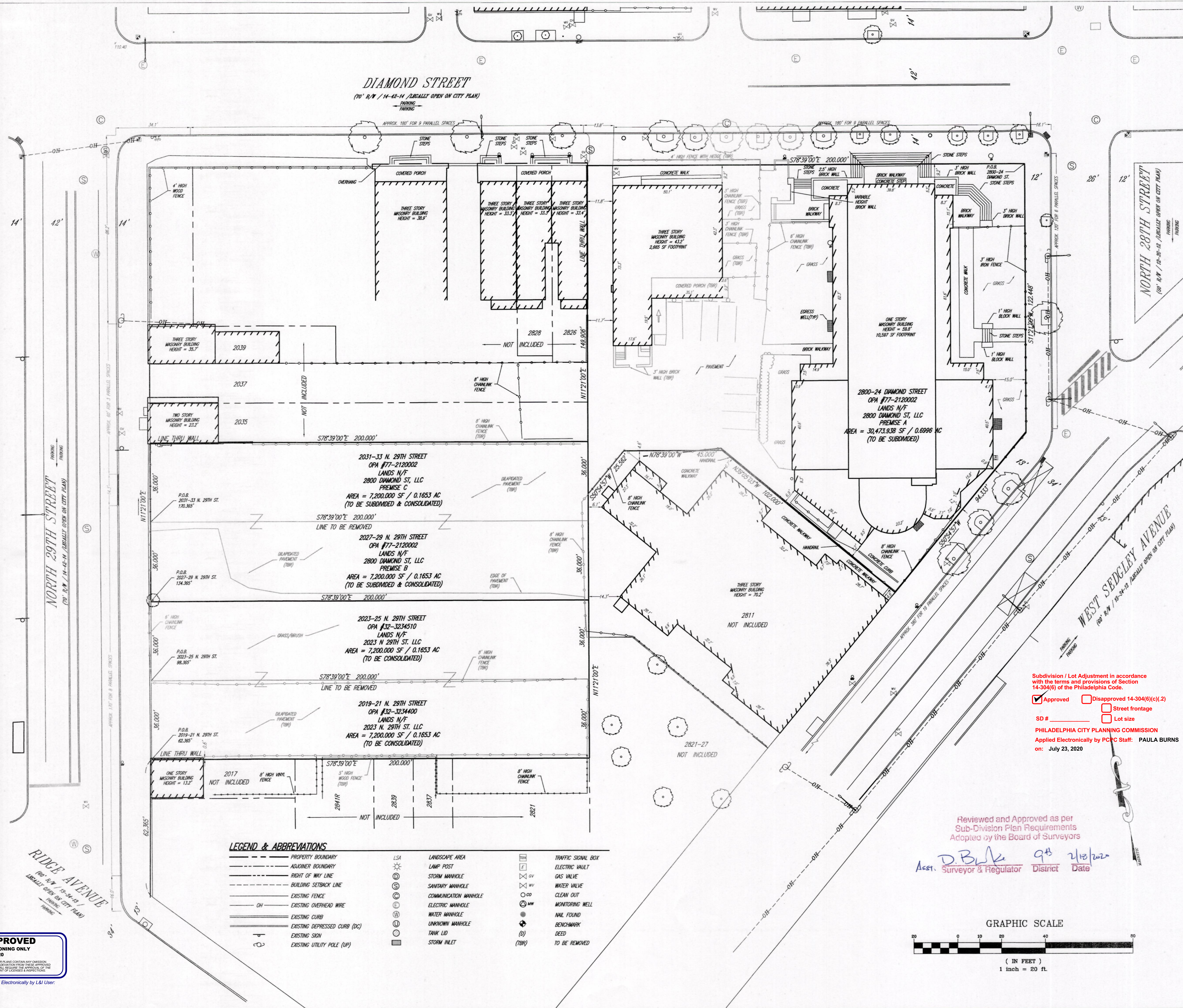
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



- NOTES:**
- PROPERTIES KNOWN AS 2800-24 DIAMOND STREET (PREMISE 'A'), 2027-29 N. 29TH STREET (PREMISE 'B'), 2031-33 N. 29TH STREET (PREMISE 'C'), 2019-21 N. 29TH STREET, & 2023-25 N. 29TH STREET, CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA. (OPA #77-2120002, #32-3234400 & #32-3234510).
 - AREA OF PARCEL KNOWN AS 2800-24 DIAMOND STREET IS 30,473.9379 SQUARE FEET OR 0.6996 ACRES.
AREA OF PARCEL KNOWN AS 2027-29 N. 29TH STREET IS 7,200 SQUARE FEET OR 0.1653 ACRES.
AREA OF PARCEL KNOWN AS 2031-33 N. 29TH STREET IS 7,200 SQUARE FEET OR 0.1653 ACRES.
AREA OF PARCEL KNOWN AS 2019-21 N. 29TH STREET IS 7,200 SQUARE FEET OR 0.1653 ACRES.
AREA OF PARCEL KNOWN AS 2023-25 N. 29TH STREET IS 7,200 SQUARE FEET OR 0.1653 ACRES.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN JANUARY, 2019.
 - COPYRIGHT © 2019, CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
 - THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
 - SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
 - NO EVIDENCE OF STORM WATER IMPONDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
 - BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FLOOD ZONE X. (SEE MAP REFERENCE #2).
 - BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.
- REFERENCES:**
- TAX MAPS OF PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
 - MAP ENTITLED "FLOOD INSURANCE RATE MAP" PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS), PANEL 181 OF 230, MAP NUMBER 42075701816, REVISED JANUARY 17, 2007.
 - MAP ENTITLED IN PART "SURVEY & PLAN OF PROPERTY 32ND WARD PHILADELPHIA MADE FOR PHILADELPHIA LANDED INTERESTS INC." PREPARED BY THE SURVEYOR & REGISTRAR THIRD SURVEY DISTRICT, DATED NOVEMBER 15, 1991.
 - REGISTRY BUREAU 28-N-10

Subdivision / Lot Adjustment in accordance with the terms and provisions of Section 14-304(6) of the Philadelphia Code.

☒ Approved ☐ Disapproved 14-304(6)(c)(2)

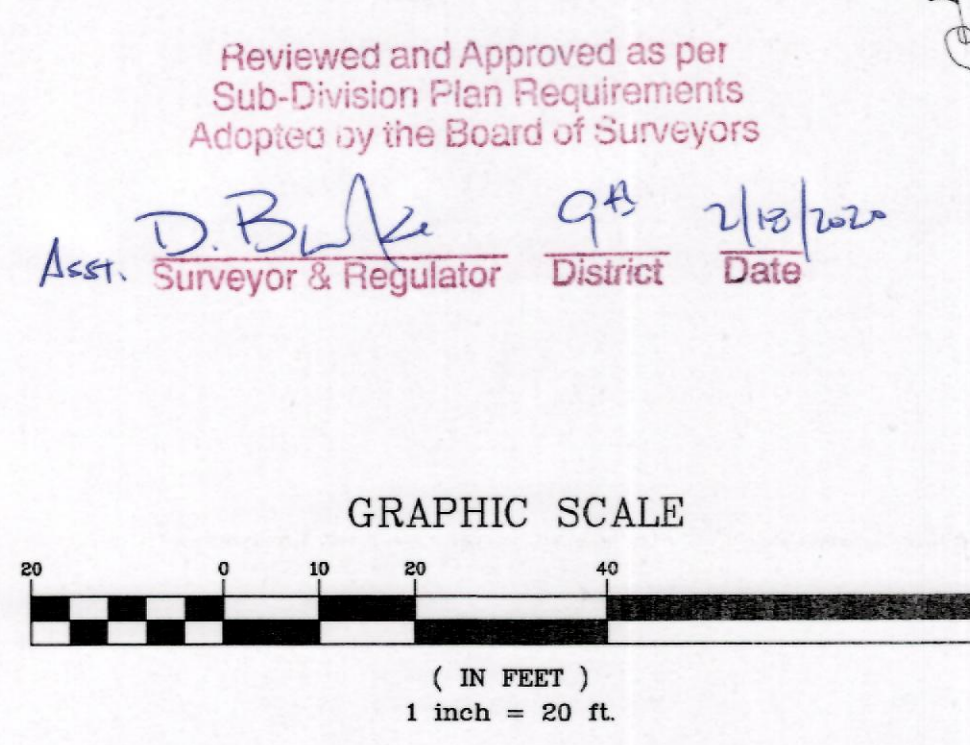
☐ SD # ☐ Street frontage

☐ Lot size

PHILADELPHIA CITY PLANNING COMMISSION

Applied Electronically by PCPC Staff: PAULA BURNS

on: July 23, 2020



LEGEND & ABBREVIATIONS			
—	PROPERTY BOUNDARY	LSA	LANDSCAPE AREA
- - -	ADJOINER BOUNDARY	⊙	LAMP POST
- - -	RIGHT OF WAY LINE	⊙	STORM MANHOLE
- - -	BUILDING SETBACK LINE	⊙	SANITARY MANHOLE
- - -	EXISTING FENCE	⊙	COMMUNICATION MANHOLE
- - -	EXISTING OVERHEAD WIRE	⊙	ELECTRIC MANHOLE
- - -	EXISTING CURB	⊙	WATER MANHOLE
- - -	EXISTING DEPRESSED CURB (DC)	⊙	UNKNOWN MANHOLE
- - -	EXISTING SIGN	⊙	TANK LID
- - -	EXISTING UTILITY POLE (UP)	⊙	STORM INLET
⊙	TRAFFIC SIGNAL BOX	⊙	
⊙	ELECTRIC VAULT	⊙	
⊙	GAS VALVE	⊙	
⊙	WATER VALVE	⊙	
⊙	CLEAN OUT	⊙	
⊙	MONITORING WELL	⊙	
⊙	NAIL FOUND	⊙	
⊙	BENCHMARK	⊙	
⊙	DEED	⊙	
⊙	TO BE REMOVED	⊙	

Cornerstone
Consulting Engineers & Architectural, Inc.

213 W. Main Street, Lansdale, PA 19446
Phone: 215-462-2600 Fax: 610-820-3706
WWW.CORNERSTONEINC.COM

Orlando, FL
Lancaster, PA
Dallas, TX

REVISIONS	
NO.	DESCRIPTION
1	DATE 12/10/2019
2	ADDED LOTS 2019-21 & 2023-25 N. 29TH ST.

J.B. ANDERSON

PROFESSIONAL ENGINEER
PENNSYLVANIA LICENSE NO. PE 15438
MARYLAND LICENSE NO. 2013 NEW
VIRGINIA LICENSE NO. 0402 045723

STEVEN J. ROMICH

PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE NO. 0402 045723

PROJECT LOCATION

2800-24 DIAMOND STREET
2019-21 N. 29TH STREET
2023-25 N. 29TH STREET
2027-29 N. 29TH STREET
2031-33 N. 29TH STREET
CITY OF PHILADELPHIA
COUNTY OF PHILADELPHIA
COMMONWEALTH OF PENNSYLVANIA, 19130
32ND WARD

PREPARED FOR:
2023 N. 29TH STREET, LLC

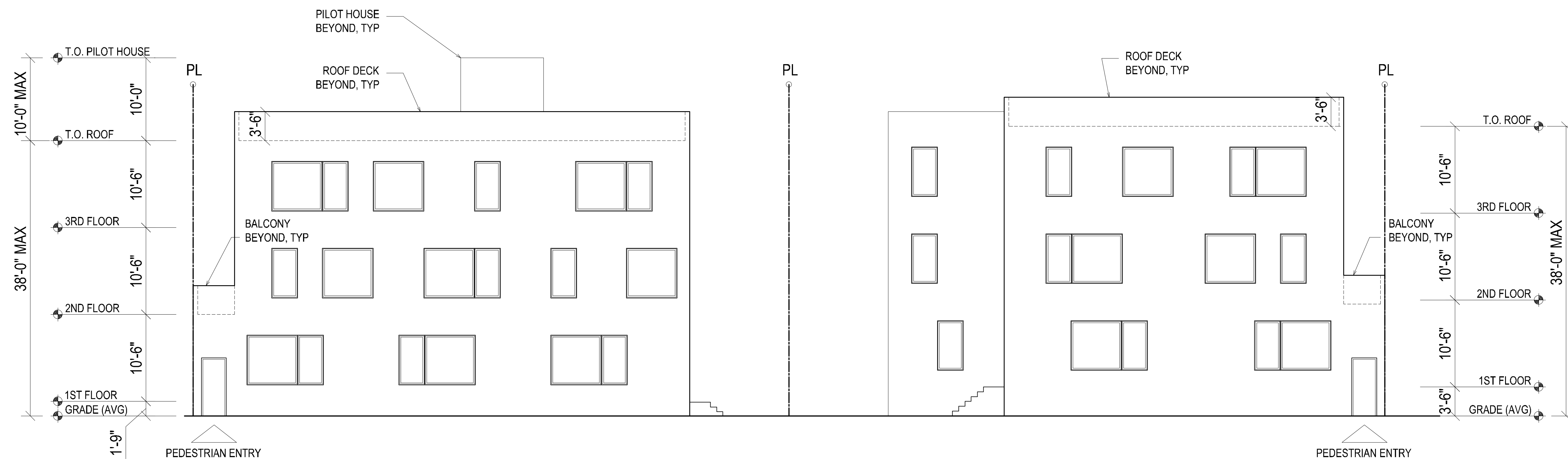
TITLE

EXISTING CONDITIONS PLAN

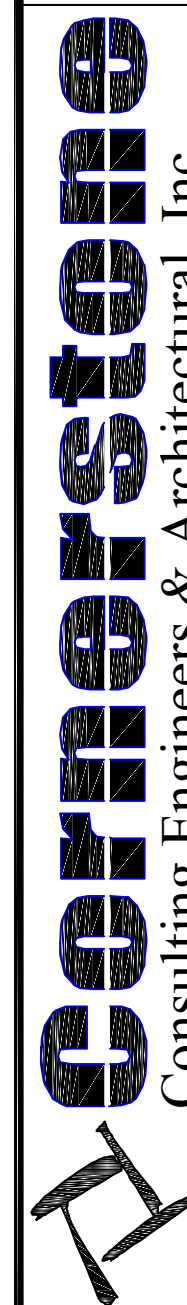
PROJ. #	18-0730	DATE	1-23-2019
CAD ID	18-0730	DRN BY	DB
SCALE	AS NOTED	CHK BY	SR

SHEET 1 OF 2

REVISION 1



APPROVED
FOR ZONING ONLY
07/23/20



Consulting Engineers & Architectural, Inc.

213 West Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 215-362-8400

Lehigh Valley Region
WWW.CORNERSTONENET.COM

Pocono Region
570-839-1770[illegible]

PENNSYLVANIA
ONE CALL SYSTEM, INC.

925 Irwin Run Road
West Mifflin, Pennsylvania
15122-1078



BEFORE YOU DIG ANYWHERE IN
PENNSYLVANIA! CALL 1-800-242-1776

NON-MEMBERS MUST BE
CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS
NOTICE TO UTILITIES BEFORE YOU EXCAVATE
DRILL, BLAST OR DEMOLISH

J.B. ANDERSON

RECEIVED
JAN 13 1964

PROFESSIONAL ENGINEER
DELAWARE LICENSE No. PE 15-
PENNSYLVANIA LICENSE No. PE 0
MARYLAND LICENSE No. 29313 M
JERSEY LICENSE No. GE45204
VIRGINIA LICENSE No. 0402 045

PROJECT LOCATION

ZONING PLAN SUBMISSION

FOR

2019-21, 2023-25, 2027-29 & 2031-33
N. 29TH STREET

CITY OF PHILADELPHIA,
PENNSYLVANIA, 19121

PRESENTED BY

PRESENTED BY:
3 N. 29TH ST. LLC

TITLE

TITLE

ELEVATIONS

ELEVATIONS

#	18-0320	DATE	4/

D.	18-0320	DRN BY	L

E	AS NOTED	CHK BY	JE
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SHEET 2 OF 2

REVISION 0

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