

Zoning Permit

Permit Number ZP-2021-016192

LOCATION OF WORK 26-28 S 42ND ST, Philadelphia, PA 19104-3032	PERMIT FEE \$1,104.00	DATE ISSUED 12/15/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4	

PERMIT HOLDER 4201 CHESTNUT AQUISITION LLC	3675 MARKET ST 2ND FLOOR PHILADELPHIA PA 19104
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **AMENDMENT APPROVED ON 2/27/2024: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-016192, TO DOCUMENT THE ELIMINATION OF CELLAR AND INCREASE IN GROSS FLOOR AREA FROM 49,056 SQ FT TO 50,967 SQ FT.; AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS** FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE
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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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ONLY) WITH ROOF ACCESS STRUCTURES (MODERATE INCOME BONUS APPLIED FOR ADDITIONAL FLOOR AREA BONUS TO THIS PERMIT (14-702(7)). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4201 CHESTNUT ST, Philadelphia, PA 19104-3014

ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACES ON FIRST FLOOR (USES AS PERMITTED IN CMX-4, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR MULTI-FAMILY HOUSEHOLD LIVING SIXTY-THREE (63) DWELLING UNITS, AND OFF-OFF PARKING (ZONING CODE SECTION 14-802(9)) NINE (9) SPACES (INCLUDING ONE (1) ACCESSIBLE AND TWO (2) AUTO-SHARE SPACES) AT 4145 CHESTNUT ST PARCEL A (ZP-2021-014329), ALLOCATED TO 26-40 S. 42ND STREET, AND FORTY-TWO (42) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

This permit is subject to the following specific conditions.

CONDITIONS

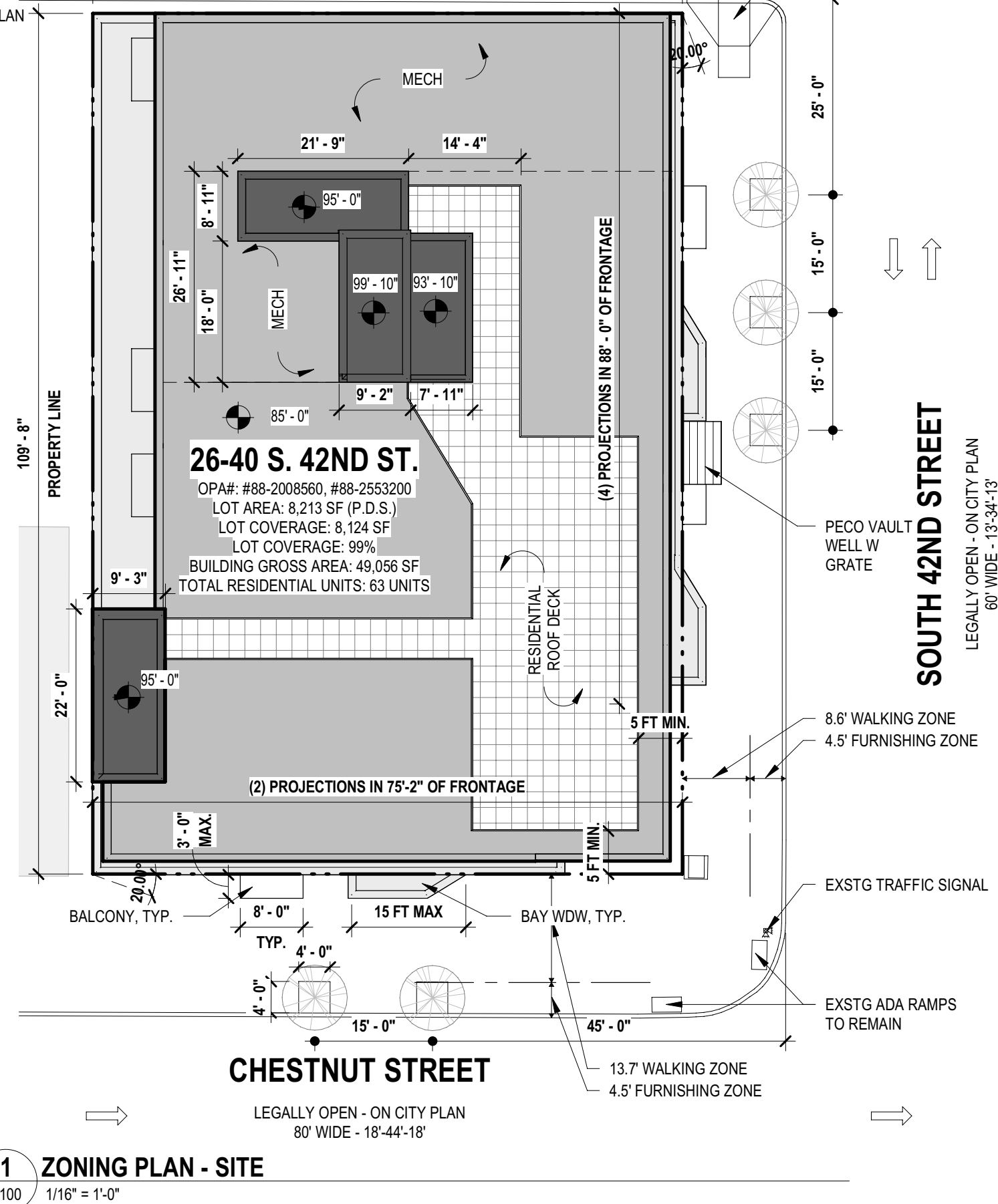
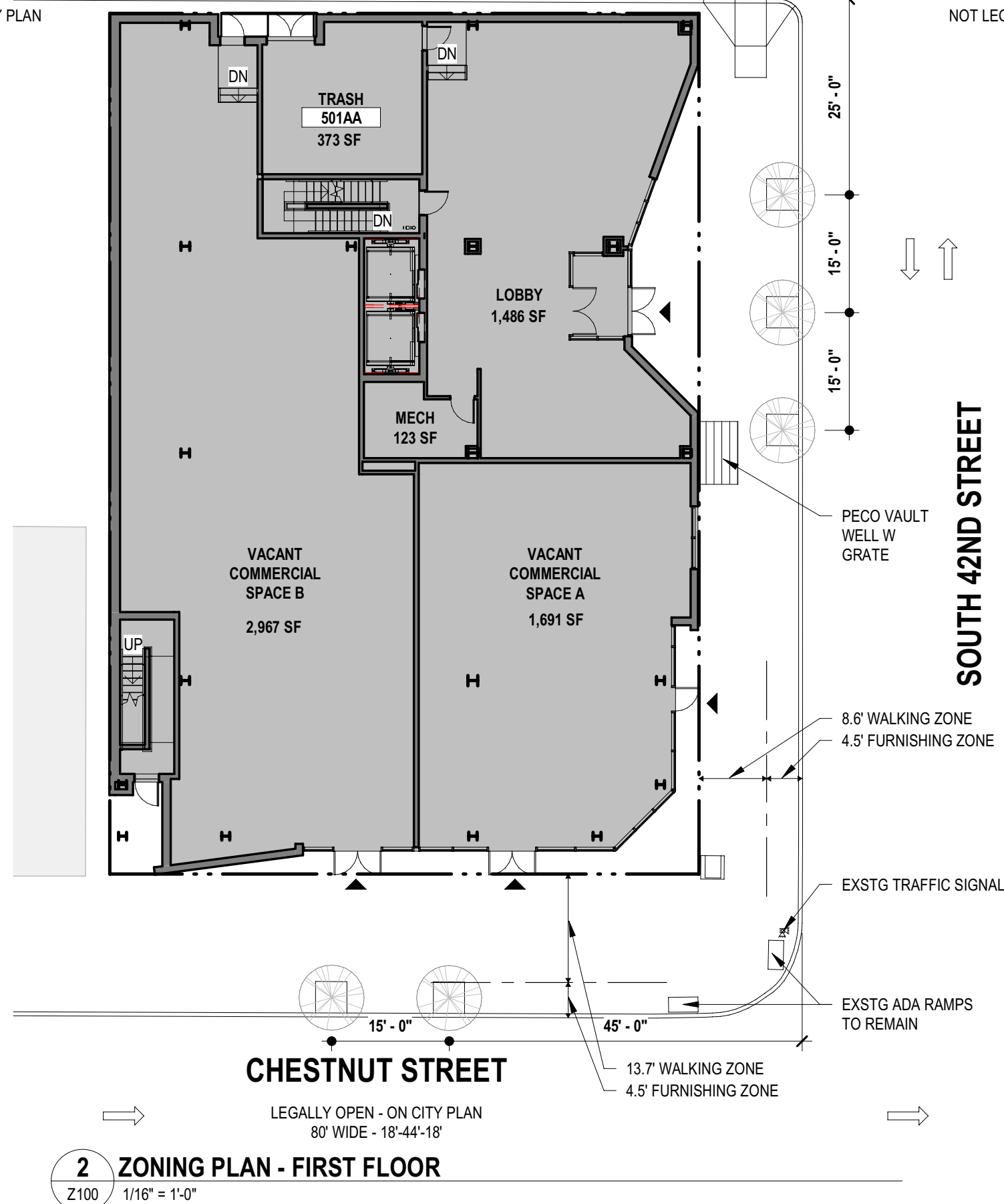
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

[illegible]

Architect

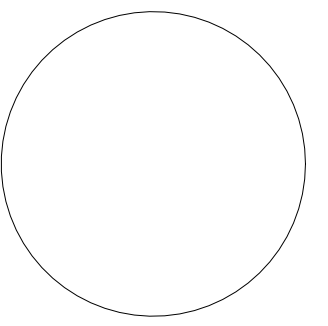
COSCIA MOOS
ARCHITECTURE

Coscia Moos Architecture
1616 Walnut Street, Suite 101
Philadelphia, PA 19103
267 761 9416

Civil Engineer



Colliers Engineering & Design, Inc.
Doing Business as Maser Consulting
2 Penn Center, Suite 222
1500 JFK Boulevard
Philadelphia, PA 19102
215 861 9021



Signature and Seal

Project

26-40 SOUTH
42ND STREET
PHILADELPHIA PA

Sheet Title

ZONING TABLE, PLANS, & ELEVATIONS

Date	10/13/21
Scale As indicated	Drawn SR
Sheet No.	

Z100

Philadelphia City
Planning Commission
Mixed Income Bonus

November 16, 2021

APPROVED
FOR ZONING ONLY
12/14/21

Kevin F Davis

Development Planning

WISCONSIN DEPARTMENT OF REVENUE
DIVISION OF REVENUE
DEPARTMENT OF LICENSING & INSURANCE

Applied Electronically by L&I User:

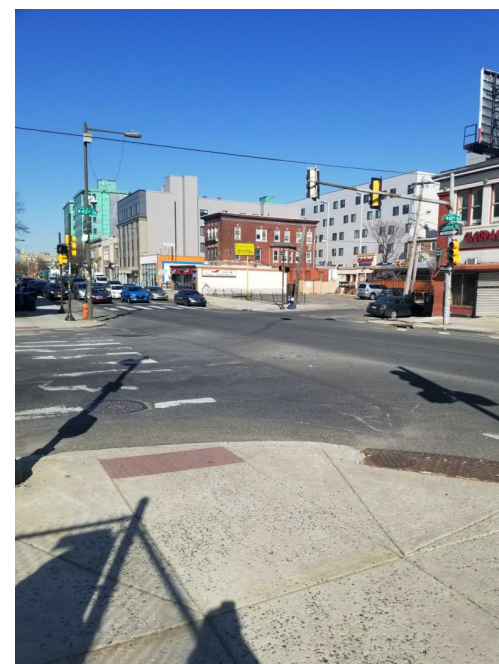
Per 14-701(1)(d)(.1), the City Planning Commission has determined that:

_____ is the primary street;
Opposite of **Chestnut** Street is the rear;
_____ Street is the rear street

Applied Electronically by: **KEITH DAVIS**

November 16, 2021

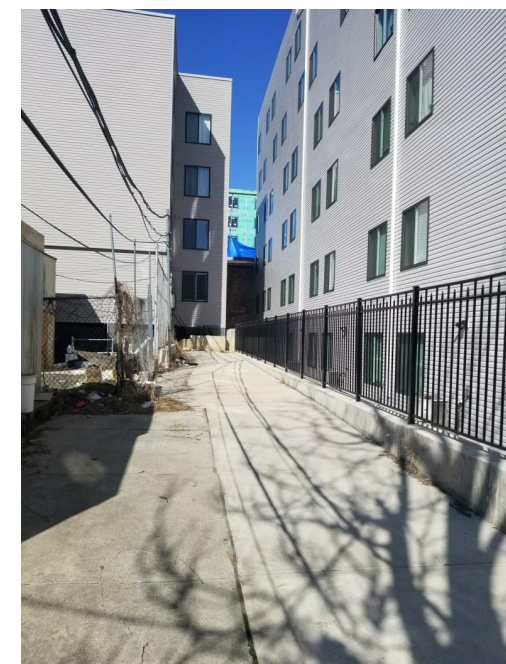
PHILADELPHIA CITY PLANNING COMMISSION



VIEW FROM CORNER OF SOUTH 42ND STREET
& CHESTNUT STREET



VIEW FROM CHESTNUT STREET



VIEW FROM SOUTH 42ND STREET &
RANSTEAD STREET

SITE PHOTOS

OFF-SITE PARKING PLAN