

RM-1		
PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		877 - 885 N 40TH ST
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED		
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY-CARE; RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM		
LOT DIMENSIONS		REQUIRED PROPOSED

FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	0
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	2/5 EACH	5'-0", 5'-8"
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT	NA
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT	NA
SINGLE- OR TWO-FAMILY SEMI-DETACHED (FT)	5 FT	NA
MULTI-FAMILY SEMI-DETACHED (FT)	12 FT	NA
ATTACHED (FT)		NA

REAR YARD		
MIN. DEPTH (FT)	9 FT	11'-2"
HEIGHT		
MAXIMUM (FT)	38 FT	60

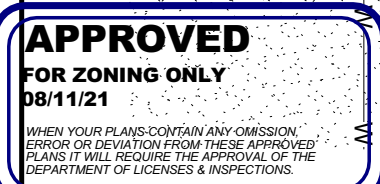
BUILDING USE		
MULTI-FAMILY		42 UNITS

STREET BREAK-DOWN:	N 40TH STREET
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK	= 60 FT WIDE
STREET BREAK-DOWN:	OGDEN STREET
12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK	= 50 FT WIDE

MAXIMUM ENCROACHMENT ALLOWED: 4'-6"

[illegible]

877 - 885 N 40TH ST ZONING Z100	
Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker
877 - 885 N 40TH ST ZONING Z100	
Scale As indicated	



SITUATE ON THE EASTERLY SIDE OF 40TH (FORMERLY MONTANA) STREET (60 FEET WIDE) AT THE DISTANCE OF 60 FEET NORTHWARDLY FROM THE NORTHERLY SIDE OF OGDEN (FORMERLY HUTTON) STREET (50 FEET WIDE), IN THE 24TH WARD OF THE CITY OF PHILADELPHIA.

TOGETHER WITH THE FREE AND COMMON USE, RIGHT, LIBERTY AND PRIVILEGE OF THE SAID ALLEYS IN COMMON WITH THE OWNERS, TENANTS AND OCCUPIERS OF THE OTHER LOTS BOUNDING THEREON AS PASSAGEWAYS AND WATERCOURSES AT ALL TIMES HEREAFTER, FOREVER.

Applied Electronically by L&I User:



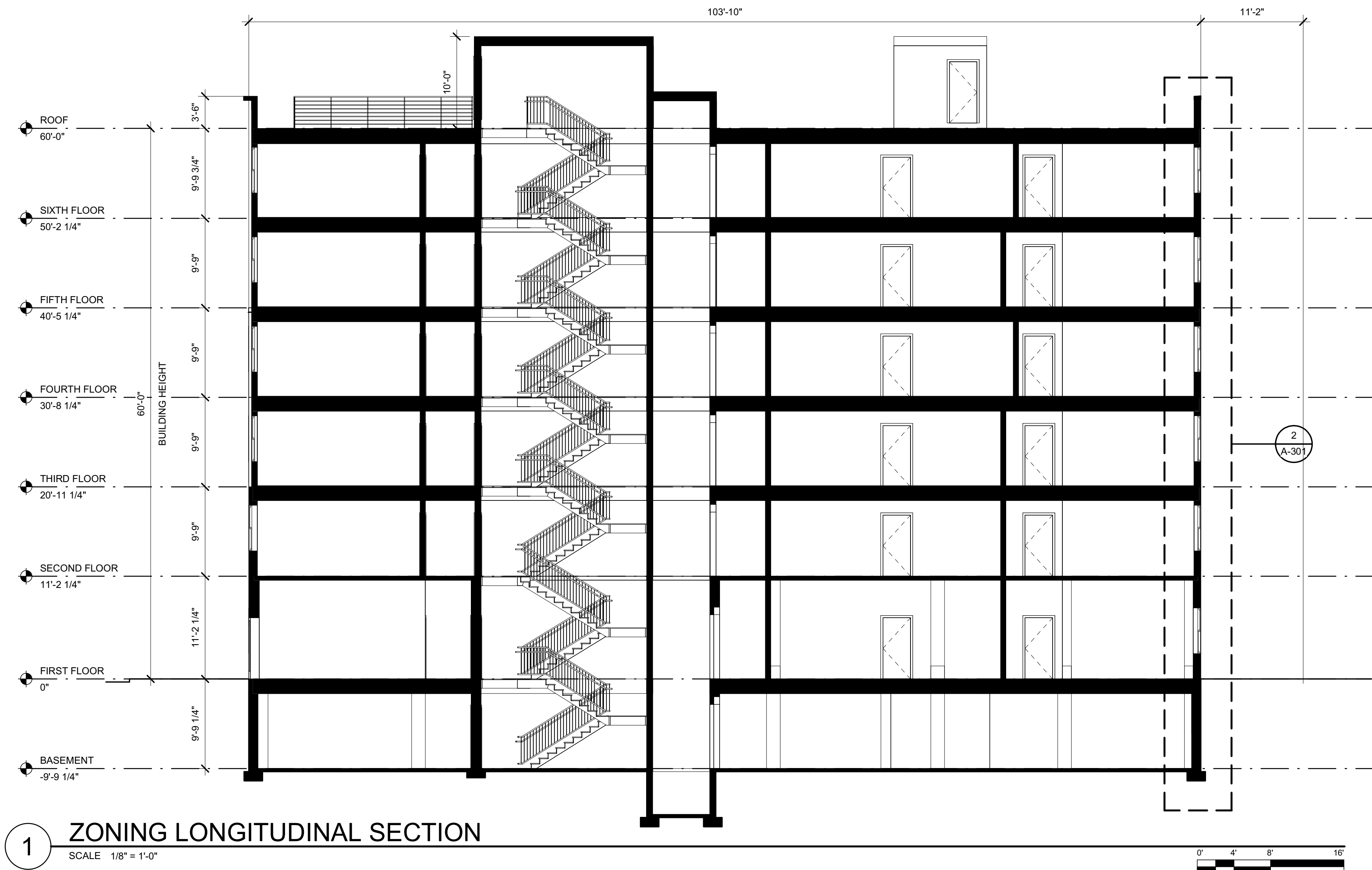
N 40TH STREET



N 40TH STREET



AERIAL

[illegible]

Zoning Permit

Permit Number ZP-2021-009592

LOCATION OF WORK 879-85 N 40TH ST Parcel C, Philadelphia, PA 19104-1544	PERMIT FEE \$672.00	DATE ISSUED 6/23/2021
	ZBA CALENDAR	ZBA DECISION DATE 6/23/2021
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
LEV YAKUBOV 614 SOUTH 4TH STREET#510PHILADELPHIA, PA 19147USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A DETACHED STRUCTURE(60' HIGH); ROOF DECK ACCESSED BY A PILOTHOUSE(NTE 125 SF) . SIZE AND LOCATION AS SHOWN IN THE APPLICATION

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
MI-2021-001255 with no proviso

 **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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-009592

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

879-85 N 40TH ST Parcel C, Philadelphia, PA 19104-1544

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING(42 DWELLING UNITS) WITH FOURTEEN(14) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLEROUTE.

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.