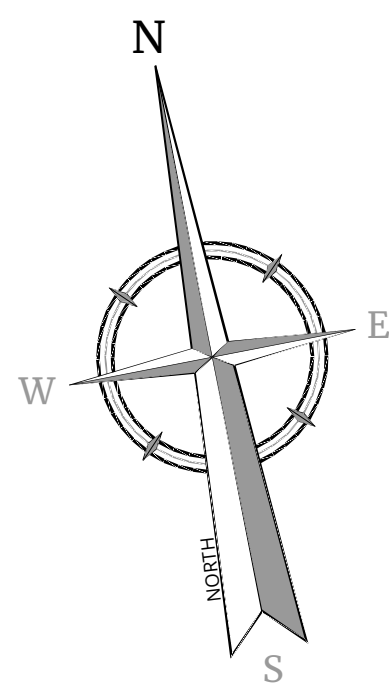
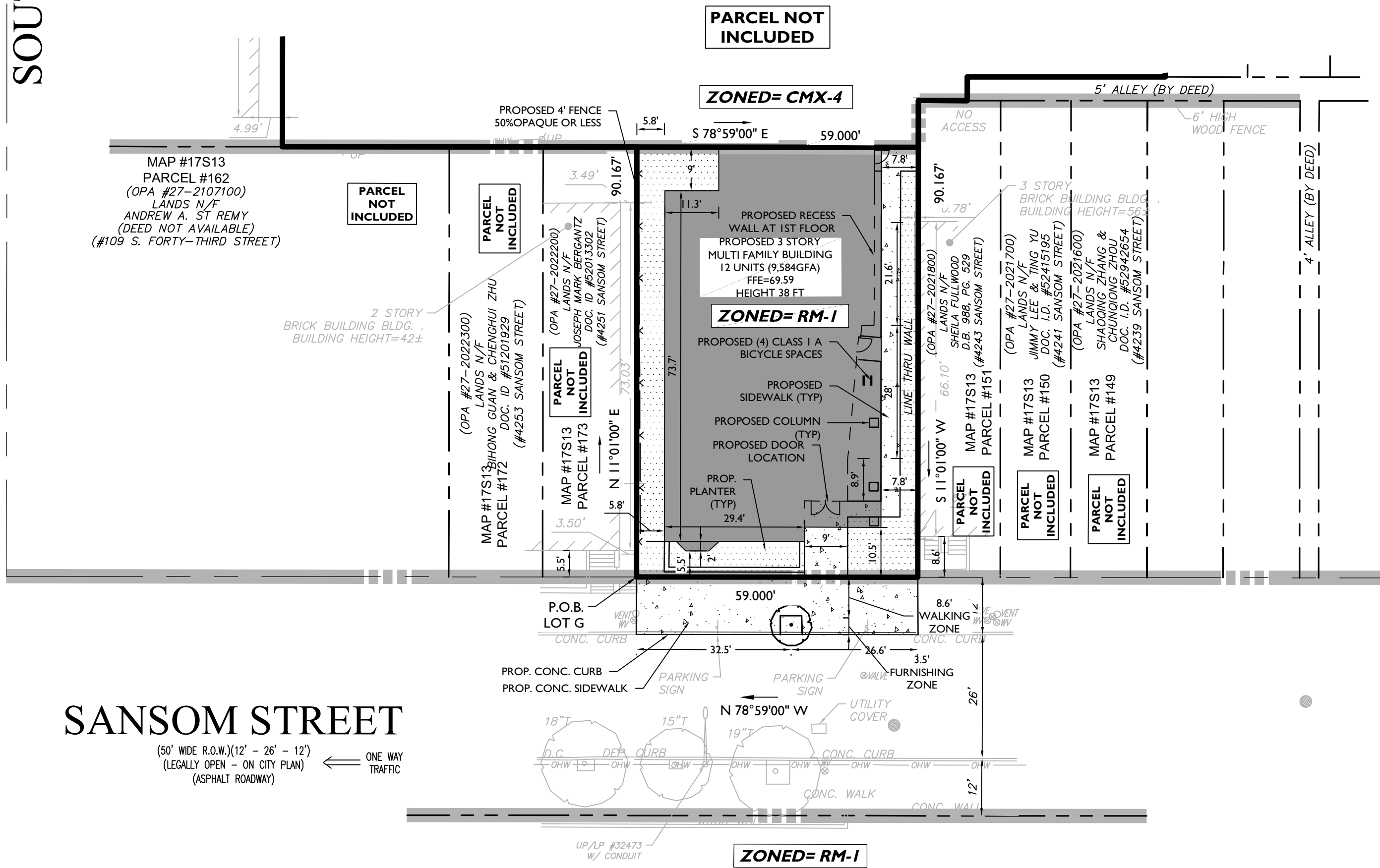
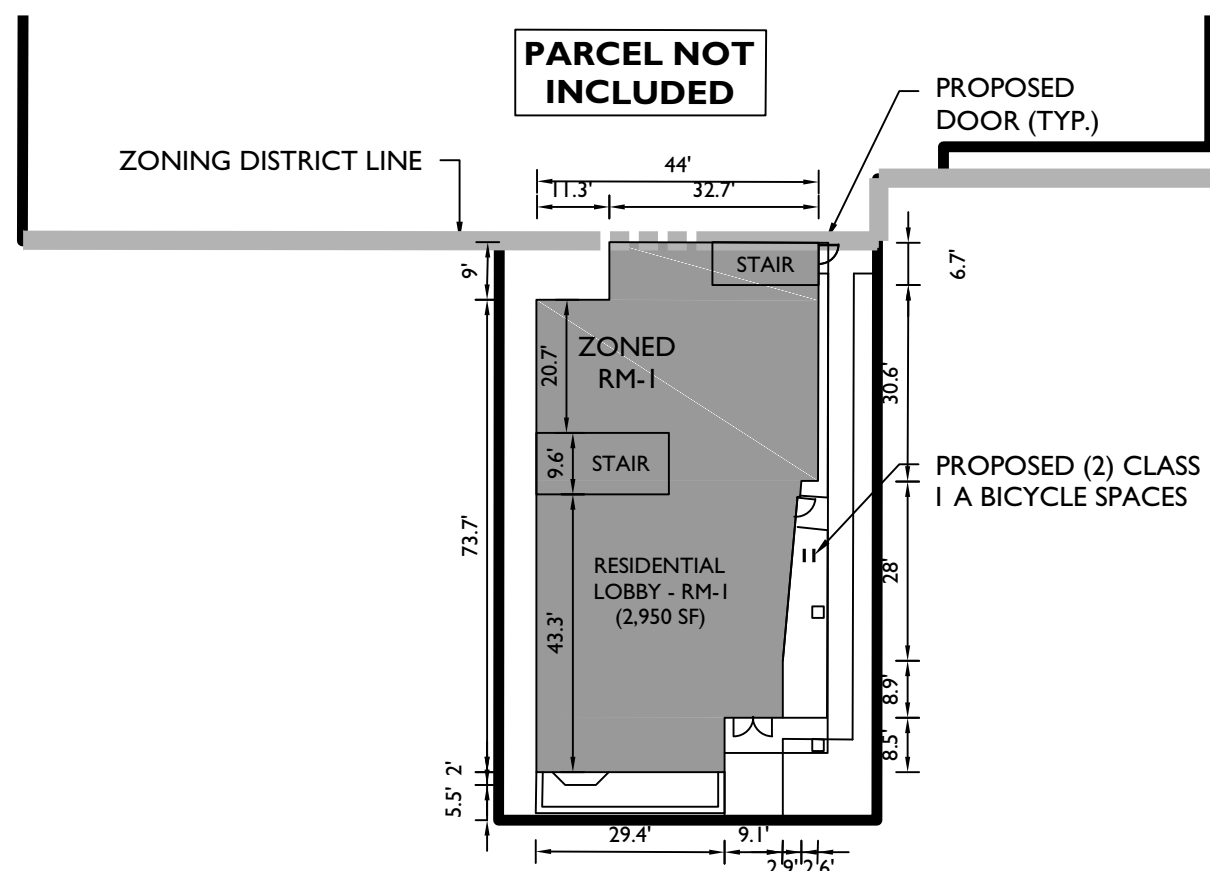




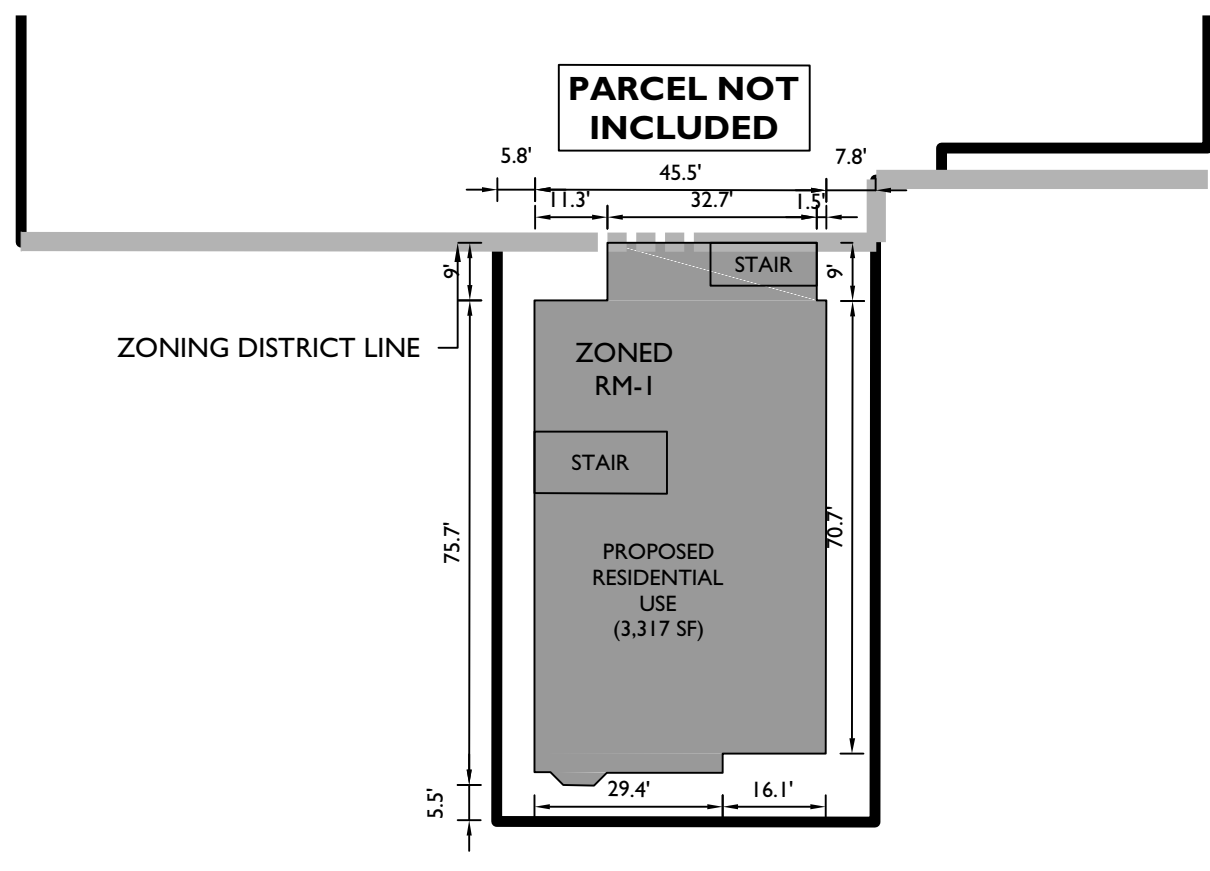
SOUTH 43RD STREET
(80' WIDE R.O.W. (12' - 34' - 14')
(LEGALLY OPEN - ON CITY PLAN)
(LEGALLY OPEN - ON CITY PLAN)
ONE WAY TRAFFIC



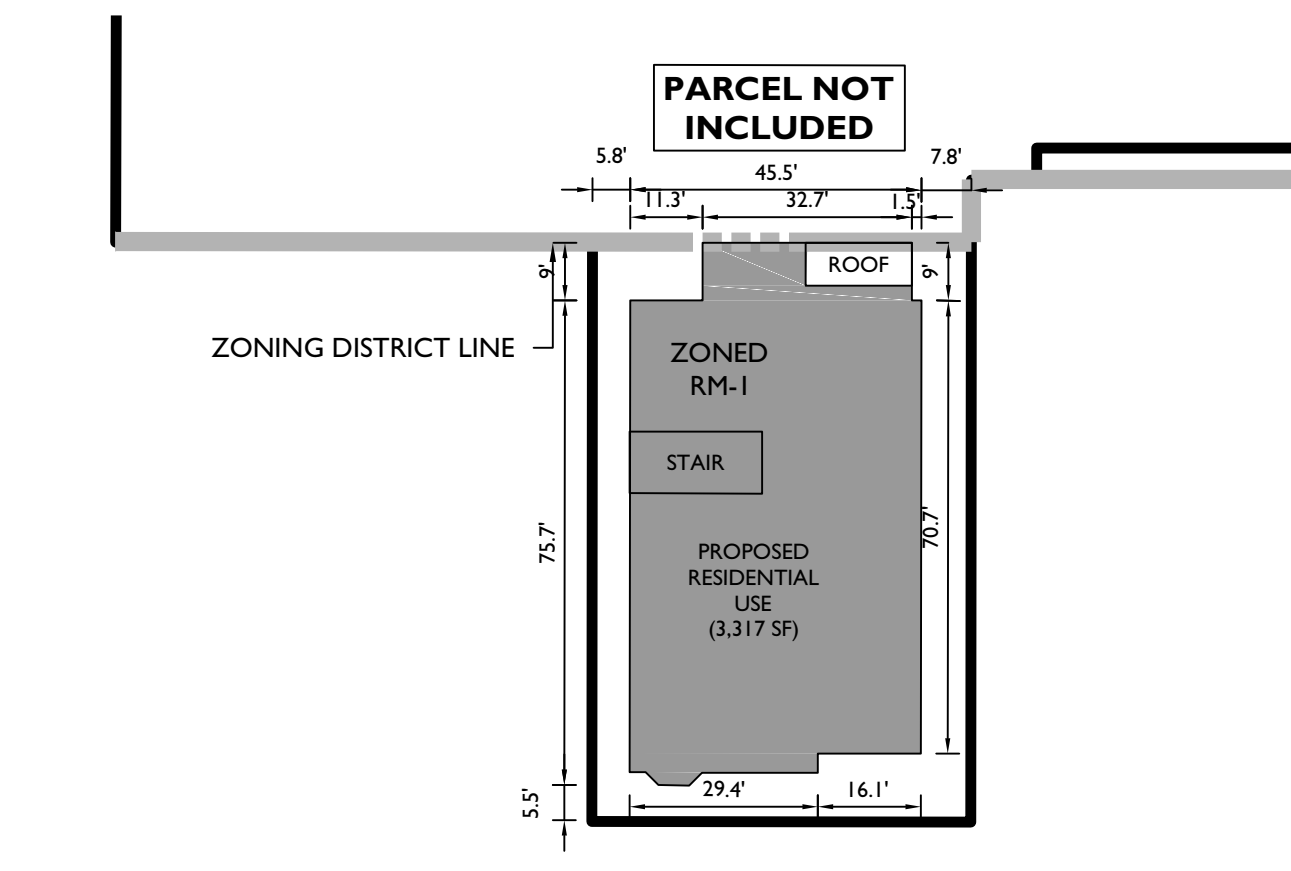
SANSOM STREET
(50' WIDE R.O.W. (12' - 26' - 12')
(LEGALLY OPEN - ON CITY PLAN)
(LEGALLY OPEN - ON CITY PLAN)
ONE WAY TRAFFIC



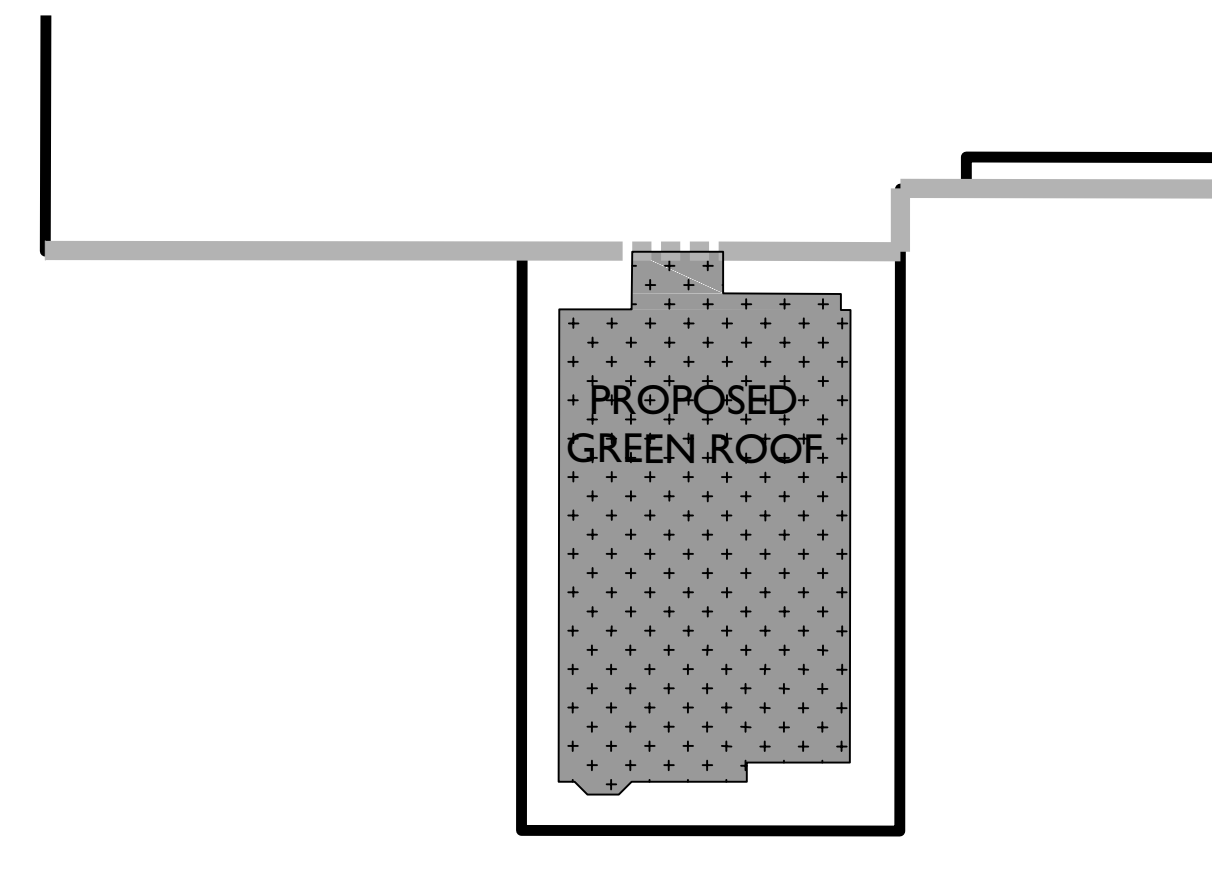
1ST FLOOR
NTS



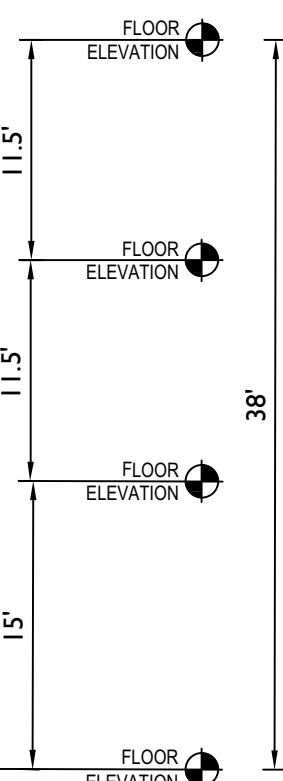
2ND FLOORS
NTS



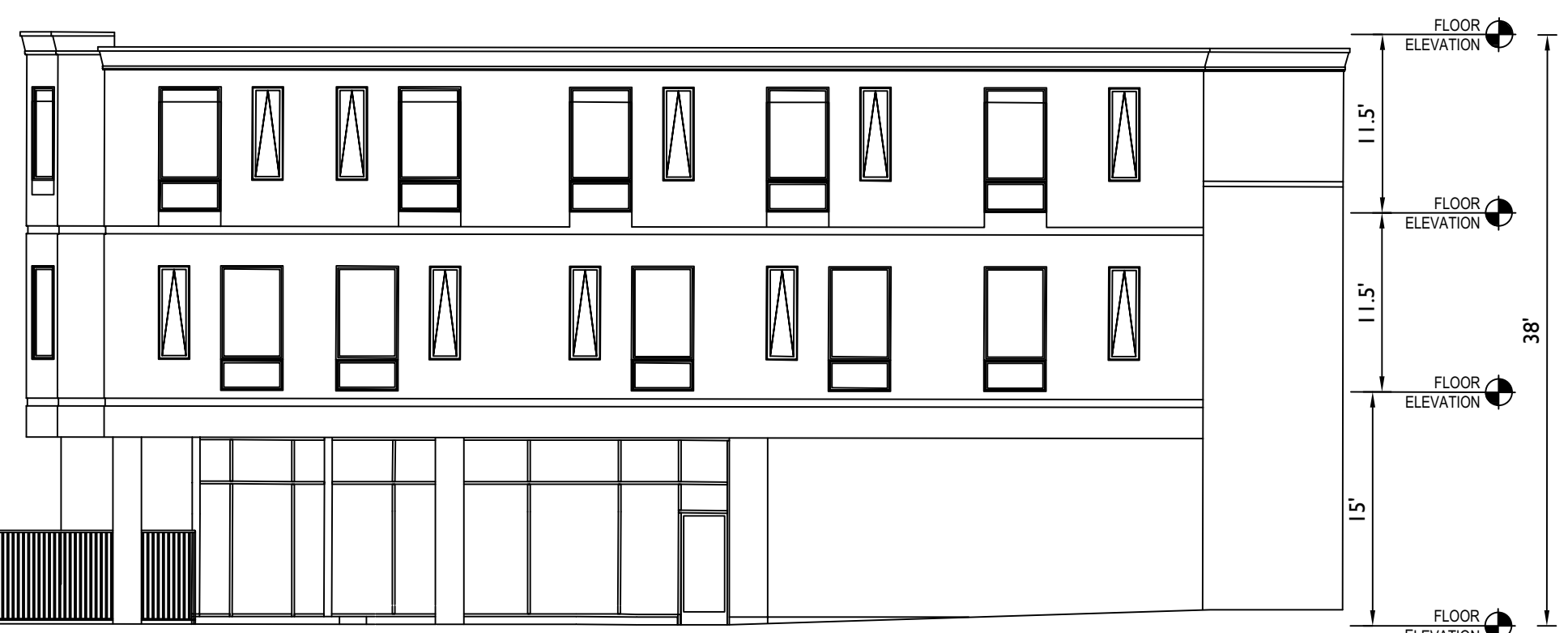
3RD FLOOR
NTS



ROOF AREA
NTS



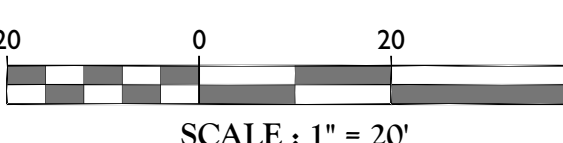
BUILDING ELEVATIONS
NTS



ABBREVIATIONS

P.D.S. =	PHILADELPHIA DISTRICT STANDARD	UP =	LIGHT POLE
U.S.S. =	UNITED STATES STANDARD	TBR =	TO BE REMOVED
FF =	FINISH FLOOR	MH =	MANHOLE
UV =	UNKNOWN VALVE	BOL =	BOLLARD
DEP =	DEPRESSED	GR =	GRATE
CL =	CENTER LINE	TR =	TO REMAIN
D.C. =	DEPRESSED CURB	TW =	TOP OF WALL
BC =	BOTTOM OF CURB	BW =	BOTTOM OF WALL
TC =	TOP OF CURB	CP =	CITY PLAN
UP =	UTILITY POLE		

EXISTING	PROPOSED	EXISTING	PROPOSED
RIGHT OF WAY LINE	RIGHT OF WAY LINE	DIRECTION OF TRAFFIC FLOW	DIRECTION OF TRAFFIC FLOW
ADJACENT PROPERTY LINE	ADJACENT PROPERTY LINE	MANHOLE	MANHOLE
DEPRESSED CURB	DEPRESSED CURB	HYDRANT	HYDRANT
PROPERTY LINE	PROPERTY LINE	STREET LIGHT	STREET LIGHT
ZONING DISTRICT LINE	ZONING DISTRICT LINE	TREE	TREE
FENCE	FENCE	WATER VALVE	WATER VALVE
BUILDING AREA	BUILDING AREA	GAS VALVE	GAS VALVE
CONCRETE SIDEWALK	CONCRETE SIDEWALK	SANITARY CLEANOUT	SANITARY CLEANOUT
GREEN ROOF	GREEN ROOF	UNKNOWN VALVE	UNKNOWN VALVE
		VENT	VENT
		ROOT DRAIN	ROOT DRAIN
		HOUSE/APPRESS-AIR INLET	HOUSE/APPRESS-AIR INLET
		TRAFFIC SIGNAL POLE	TRAFFIC SIGNAL POLE
		UTILITY POLE	UTILITY POLE
		UTILITY POLE W/ STREET LIGHT	UTILITY POLE W/ STREET LIGHT
		INLET	INLET



ZONING NOTES:

- THIS PLAN REFERENCES:
 - A SURVEY PREPARED BY: BLUE MARSH ASSOCIATES, INC.
551 EASTON ROAD, SUITE A
WARRINGTON, PA 18976
- ENTITLED: "ALTA/ACSM LAND TITLE SURVEY"
RRG CHESTNUT STREET LLC
#4249-47 AND #4249-48 CHESTNUT STREET, #4249-49 SANSOM STREET
#4240 CHESTNUT STREET CONDOMINIUM
MAP #17513, PARCELS #144, #145, #146, #147, #148, #149, #150, #151, #152, #153, #154, #155, #156, #157, #158, #159, #160, #161, #162, #163, #164, #165, #166, #167, #168, #169, #170, #171, #172, #173, #174, #175, #176, #177, #178, #179, #180, #181, #182, #183, #184, #185, #186, #187, #188, #189, #190, #191, #192, #193, #194, #195, #196, #197, #198, #199, #200, #201, #202, #203, #204, #205, #206, #207, #208, #209, #210, #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #222, #223, #224, #225, #226, #227, #228, #229, #230, #231, #232, #233, #234, #235, #236, #237, #238, #239, #240, #241, #242, #243, #244, #245, #246, #247, #248, #249, #250, #251, #252, #253, #254, #255, #256, #257, #258, #259, #260, #261, #262, #263, #264, #265, #266, #267, #268, #269, #270, #271, #272, #273, #274, #275, #276, #277, #278, #279, #280, #281, #282, #283, #284, #285, #286, #287, #288, #289, #290, #291, #292, #293, #294, #295, #296, #297, #298, #299, #300, #301, #302, #303, #304, #305, #306, 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Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2022-004014	Zoning District(s): RM1, RM1, RM1, RM1	Date of Refusal: 4/13/2022
Address/Location: 4245 SANSOM ST, Philadelphia, PA 19104-3023 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Stephanie Boggs DBA: KLEHR HARRISON HARVEY BRANTZBU	Applicant Address: 1835 Market St Suite 1400 Philadelphia, PA 19103 USA	

FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38' HIGH) FOR A MULTI-FAMILY HOUSEHOLD LIVING (TWELVE (12) DWELING UNITS). WITH FOUR (4) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE
SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:		
TABLE 14-701-2	Dimensional Standards for Higher Density Residential Districts	REAR YARD DEPTH (FT)	REQUIRED 9'	PROPOSED 0'
		REAR YARD AREA	144 SF	0 SF

TWO (2) ZONING REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

SEE APPLICATION# 990330023; CALENDAR# 99-1166, ZBA GRANTED A PRIVATE PARKING LOT WITH 20 SPACES INCLUDING 4 HANDICAP SPACES AT 4248-50 CHESTNUT ST ON 3/13/2000 WITH PROVISIO

Parcel Owner:

INTERCULTURAL FAMILY SERV



CHELI DAHAL
PLANS EXAMINER

4/13/2022
DATE SIGNED

Zoning Permit

Permit Number ZP-2022-004014

LOCATION OF WORK 4245 SANSOM ST, Philadelphia, PA 19104-3023 Parcel G as approved by ZP-2022-001872.	PERMIT FEE \$2,772.00	DATE ISSUED 8/24/2022
	ZBA CALENDAR MI-2022-003140	ZBA DECISION DATE 8/24/2022
	ZONING DISTRICTS RM1, RM1, RM1, RM1	

PERMIT HOLDER INTERCULTURAL FAMILY SERV	4225 CHESTNUT ST PHILADELPHIA PA 19104
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OWNER CONTACT 1 Intercultural Family Services, Inc., a Pennsylvania Non-profit co	4224 Chestnut Street, Philadelphia, PA 19104
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OWNER CONTACT 2 	
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 38' HIGH) WITH FOUR (4) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. 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) CALENDAR NUMBER; MI-2022-003140
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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.

Zoning Permit

Permit Number ZP-2022-004014

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4245 SANSOM ST T-G-55726, Philadelphia, PA 19104

4245 SANSOM ST, Philadelphia, PA 19104-3023

4247 SANSOM ST, Philadelphia, 19104-3023

4249 SANSOM ST, Philadelphia, 19104-3023

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (TWELVE(12) DWELING UNITS).

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.