



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Job Number: (for office use only)

Zoning Board of Adjustment - Revised Proviso Plans

This form is required whenever a Zoning application is filed to change elements of a proviso plan previously approved by the Zoning Board of Adjustment.

Property Address & Permit History Details

Enter the permit address, original zoning application number and Zoning Board case number.

1

Address 2400-02 West Montgomery Avenue

ZP-2022-006674

MI-2022-005912

Original Zoning Application Number:

Associated ZBA Calendar Number:

Owner or Owner's Representative

Identify your association with this application.

2

I am the: ☐ Property Owner ☒ Attorney ☐ Design Professional ☐ Appellant

Name Alan Nochumson, Esquire

Company Nochumson P.C.

Address 123 South Broad Street, Suite 1600, Philadelphia, PA 19109

Email alan.nochumson@nochumson.com Phone (215) 399-1346

Proposed Changes

All changes to the application reviewed by the Department of Licenses & Inspections must be listed (use reverse side for additional space if necessary) and highlighted on the revised plan.

3

Summary of all changes requested:

Elimination of cellar.

Plan Requirements:

- The site plan must be drawn to one of the following scales:

ENGINEER: 1" = 10', 20', 30', 40', 50', 60', 100'
ARCHITECT: 1/16", 3/32", 1/8", 3/16", 1/4" = 1'

- The site plan and elevation drawings must be on a minimum 11" x 17" size sheet.

- The site plan must include the following:

- ☐ Identification of north point;
- ☐ Existing lot lines and dimensions as recorded in the property deed or associated lot adjustment plan;
- ☐ All structures with exterior dimensions, building heights and number of stories;
- ☐ The length and width of all front, side and rear yards and dimensions of all other open areas;
- ☐ Streets, alleys, driveways and easements bordering or contained on the property;
- ☐ Location and dimensions of all off-street parking, bicycle spaces, loading spaces, and reservoir spaces, including aisles, driveways and the distances from lot lines;
- ☐ Landscaping, screening, street trees and heritage trees where applicable;
- ☐ The exact location, sizes, types and illumination of all existing and proposed signs, if applicable.

APPROVED

Revised plans, 1 page,
stamped by ZBA on
February 22, 2023.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

Instructions for DEPARTMENT OF

The following must be provided to the Department of Licenses and Inspections:

- The ZBA Notice of Decision Letter.
- Four (4) copies of revised plans with all prerequisite approvals (elements not identified on this Revised Proviso Plan Form will not be approved).
- An additional review fee of \$100. (Note: Revised plans will result in a standard review time).

Declaration & Signature

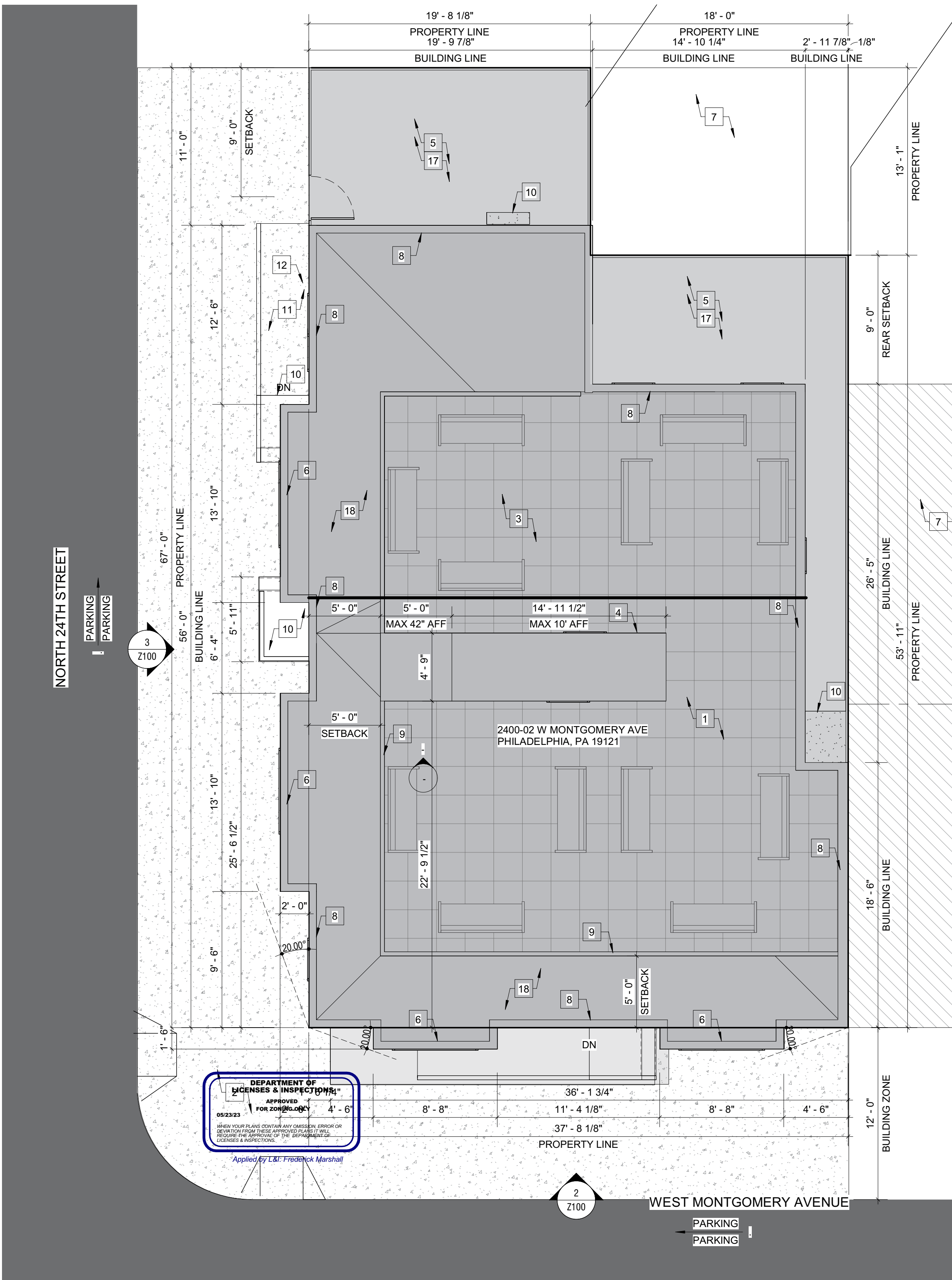
I certify that all significant changes to the application have been fully and accurately documented.

Signature of Owner or Owner's Representative: *Alan Nochumson*

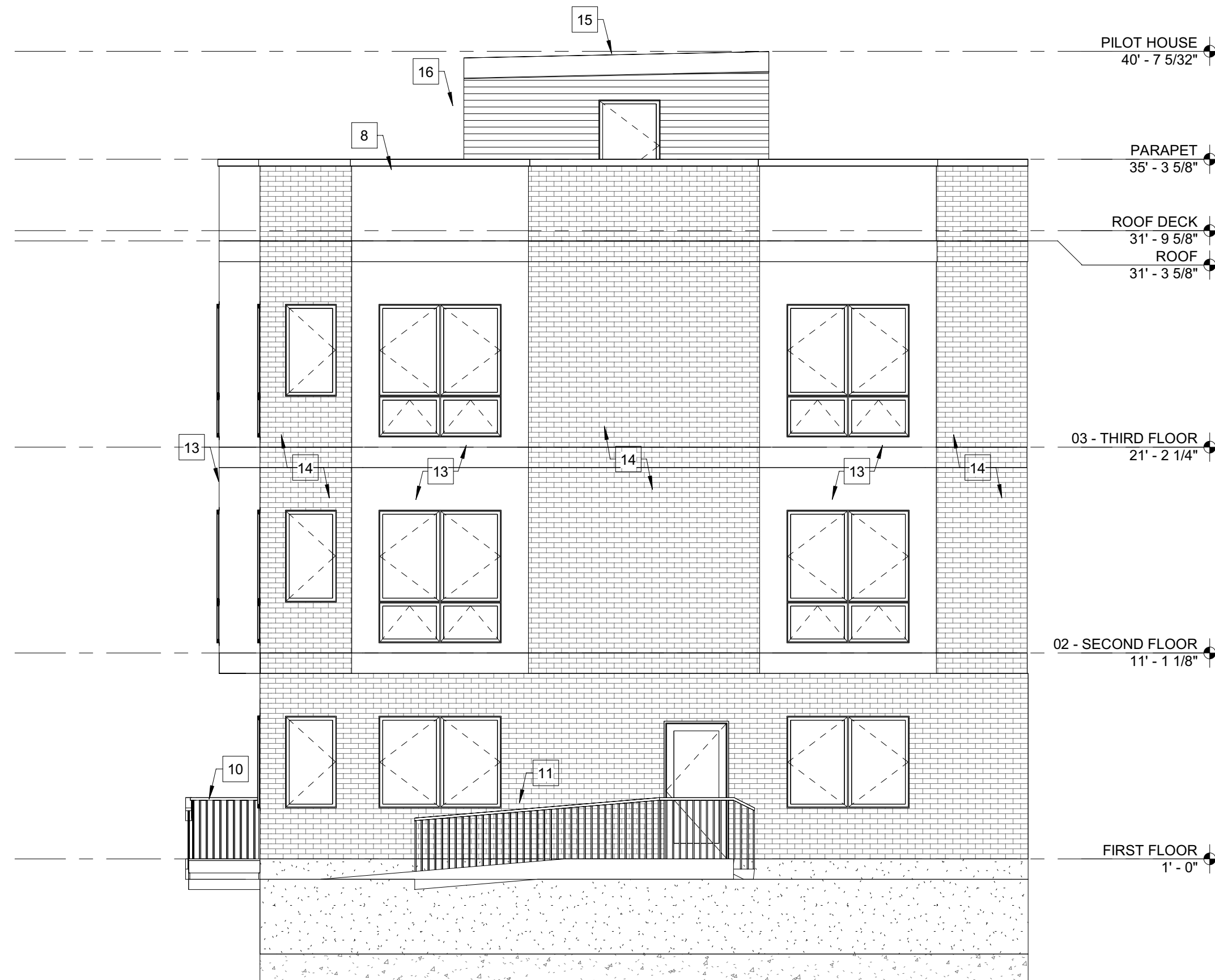
Date: 2 / 22 / 2023

BUILDING APPROVAL

Hilary J. Emerson



1 SITE PLAN
3/16" = 1'-0"



2 FRONT ELEVATION
3/16" = 1'-0"



3 SIDE ELVATION
3/16" = 1'-0"

ZONING CODE - CMX-2

	ALLOWABLE	PROPOSED
MAX OCCUPIED AREA	80%	80%
MIN REAR YARD DEPTH	THE GREATER OF 9'-0" OR 10% OF LOT DEPTH	9'-0"
MAX HEIGHT	38'-0"	31' - 4"
MIN. SIDE YARD DEPTH (IF USED)	5'-0" IF USED	N/A

SHEET NOTES - SITE

- NEW 3 STORY MASONRY MULTI FAMILY WITH 8 UNITS AND ROOF DECK
- NEW SIDEWALK WITH ADA CURB
- ROOFDECK
- PILOT HOUSE W/ TPO ROOFING
- REAR CONCRETE PATIO
- BAY WINDOW W/ PARAPET 42" AFF
- ADJACENT PROPERTIES
- PARAPET WALL MIN 42" AFF
- RAILING, MIN 42" AFF
- ENTRY STAIRS
- ENTRY RAMP/STAIRS
- EGRESS WINDOW WELL
- METAL FINISH FACADE
- THIN BRICK FINISH FACADE
- NEW PILOT HOUSE
- SIDING FINISH FACADE
- 6'-0" HIGH WOOD FENCE SURROUNDING REAR YARD
- TPO ROOFING, REF PLANS FOR SLOPE

UNIT COUNT

-RESIDENTIAL UNITS - 8 UNITS

APPROVED

Revised plans, 1 pages, stamped by ZBA
on February 22, 2023.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

AHRONOVICH RESIDENCE
2400-02 W MONTGOMERY AVE
PHILADELPHIA, PA 19121

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3060 WEST JEFFERSON STREET
PHILADELPHIA, PA 19121
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DRAWING TITLE

SITE PLAN

REVISIONS

PROJECT NUMBER

2186

DATE

02/08/2022

DRAWN BY

BJK

SCALE

AS NOTED

DRAWING NUMBER

Z100

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

Zoning Permit

Permit Number ZP-2023-005528

LOCATION OF WORK 2400 W MONTGOMERY AVE T-C-412869, Philadelphia, PA 19121 2400-02 W MONTGOMERY AVE	PERMIT FEE \$654.00	DATE ISSUED 2/22/2023
	ZBA CALENDAR	ZBA DECISION DATE 2/22/2023
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK WITH A ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.

AMENDMENT (9/1/2023) TO REMOVE THE ROOF DECK. ROOF ACCESS STRUCTURE FOR ROOF MAINTENACE ONLY. SIZE AND LOCATION AS SHOWN ON PLANS.

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)
ZP-2022-006674: Revised plans, 1 page, stamped by ZBA on February 22, 2023.

 **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-2023-005528

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2400 W MONTGOMERY AVE T-C-412869, Philadelphia, PA 19121

ADDITIONAL USE DETAILS

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

FOR EIGHT (8) FAMILIES

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.