

Zoning Permit

Permit Number ZP-2021-010824

LOCATION OF WORK 1820 RIDGE AVE Premises C, Philadelphia, PA 19130-1523	PERMIT FEE \$772.00	DATE ISSUED 9/22/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON PLANS/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)



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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1820 RIDGE AVE Premises C, Philadelphia, PA 19130-1523

ADDITIONAL USE DETAILS

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

VACANT COMMERCIAL USE AND 12 UNITS

This permit is subject to the following specific conditions.

CONDITIONS

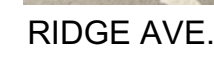
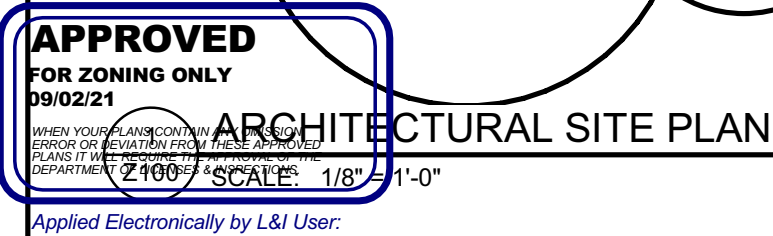
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



Street Address: 1820 Ridge Ave. Premises A, 1822 Ridge Ave. Premises B,
Philadelphia, PA 19130

DEED

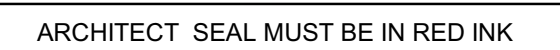
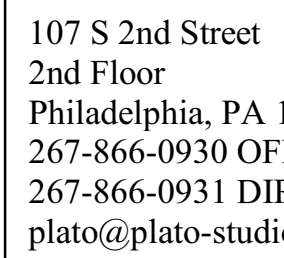


2 SECTION
Z100 SCALE: 1" = 10'-0"

STREETS DEPARTMENT		1820-22 RIDGE AVE
RIGHT OF WAY		
STREET BREAK-DOWN: RIDGE AVE.		
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60' FT WIDE		
	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	N/A	N/A
WINDOW WELL	N/A	N/A
BAY WINDOW	PROPOSED	1'1"

RIGHT OF WAY		1820-22 RIDGE AVE
STREET BREAK-DOWN: GINNODO ST.		
12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50 FT WIDE		
	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	N/A	N/A
WINDOW WELL	PROPOSED	3'0"
BAY WINDOW	PROPOSED	1'8"

BUILDING APPROVAL STAMP



OWNER

1820-22 RIDGE VIEW
LLC

ONE CALL #:	20211103361
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ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
 FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX
ONLY

☐	APPROVED AS IS
☐	APPROVED AS NOTED

CLIENT SIGNATURE

ATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

[illegible]

1820-22 RIDGE AVE

ZONING

Project number	NA
Date	07-13-21
Drawn by	ALVARY MATHENIC

Checked by	PLATO MARINAKOS
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Z100

Scale	As indicated
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