



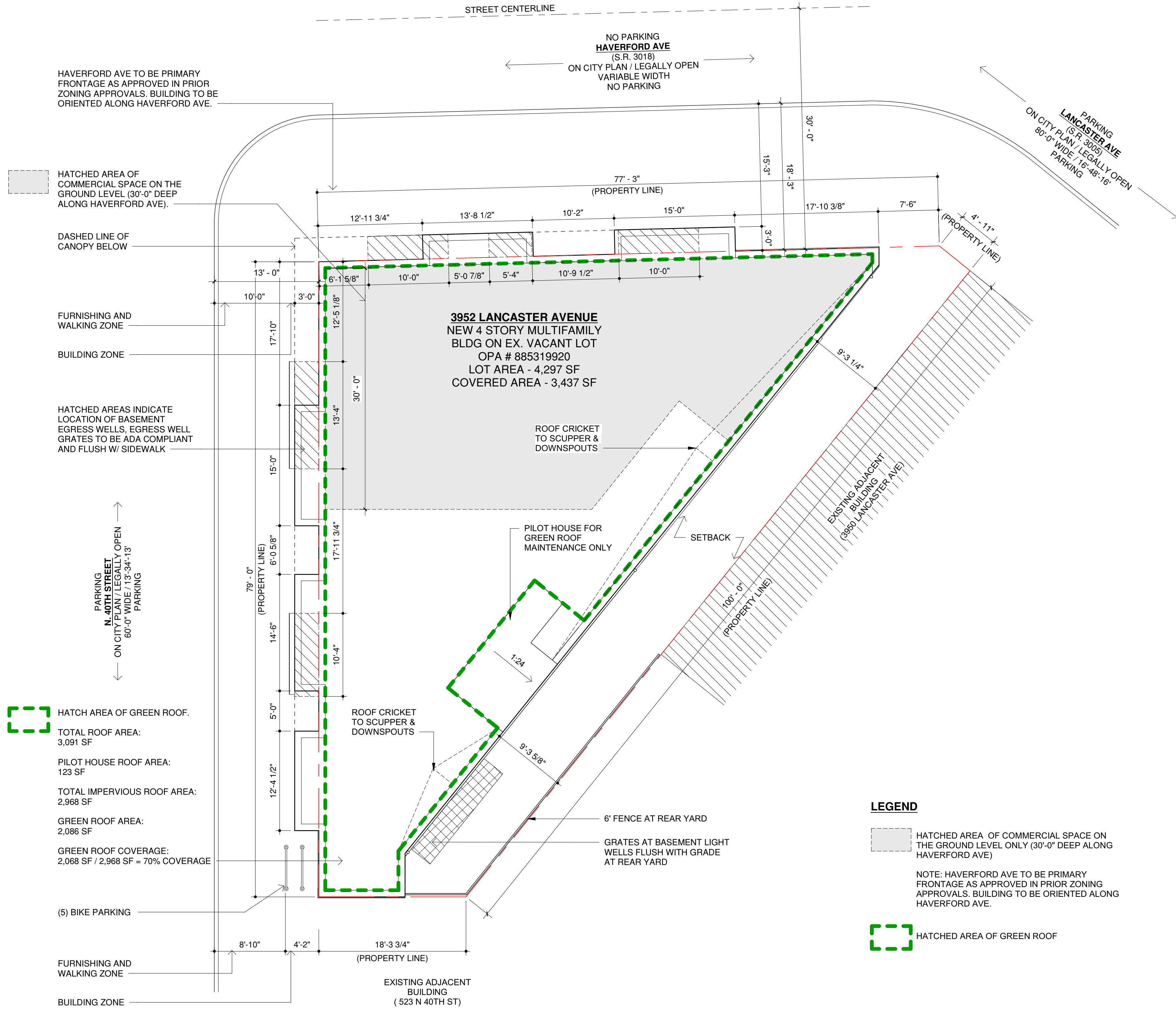
VIEW FROM HAVERFORD AND N. 40TH ST



VIEW FROM HAVERFORD AND LANCASTER AVE

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Haverford and 40th the primary street;
Opposite of **40th** Street is the rear;
Street is the rear street
Applied Electronically by: **MATT WYSONG**
January 5, 2022
PHILADELPHIA CITY PLANNING COMMISSION

Philadelphia City Planning Commission
January 5, 2022
M. Wysong
Development Planning
Mixed-Income Housing Bonus



1 ZONING SITE PLAN
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (40TH STREET)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (HAVERFORD AVE.)
SCALE: 1/8" = 1'-0"

ZONING CALCULATIONS

APPLICABLE SECTION

LOT INFORMATION

LOT ADDRESS -	3952 LANCASTER AVENUE, PHILADELPHIA, PA 19104
LOT AREA -	4,297 SQ. FT.
OPA NUMBER -	885319920
BASE ZONING DISTRICT -	CMX-2 (COMMERCIAL MIXED-USE)
OVERLAY ZONING DISTRICT -	N/A

USE REGULATIONS (TABLE 14-602-2)

PROPOSED & PERMITTED USES

FLOOR

PROPOSED

CELLAR THRU GROUND	RETAIL SALES, RESIDENTIAL LOBBY, MECHANICAL
CELLAR THRU 4TH FLOOR	MULTI-FAMILY HOUSING

DISTRICT & LOT DIMENSIONS (TABLE 14-701-3)

MIN LOT WIDTH (FT)	N/A
MIN LOT AREA (SF)	N/A
MAX OCCUPIED AREA (% OF LOT)	80% (CORNER)

SETBACKS (TABLE 14-701-3)

MIN FRONT YARD DEPTH (FT)	N/A
MIN SIDE YARD WIDTH, EACH (FT)	5'-0" IF USED
MIN REAR YARD DEPTH (FT)	GREATER OF 9' OR 10% OF LOT DEPTH

HEIGHT (TABLE 14-701-3)

MAX HEIGHT (FT)	38'-0"
MAX FLOOR AREA (% OF LOT AREA)	N/A

OFF STREET PARKING REQUIREMENTS (14-802)

MULTI-FAMILY	0
ALL RETAIL SALES USES	0
COMMERCIAL SERVICES USES	0

BICYCLE PARKING RATIOS AND STANDARDS (14-804)

MULTI-FAMILY (12 OR MORE DWELLING UNITS)	5
--	---

UNIT COUNT (PER TABLE 14-602-2 NOTE)

BASE DENSITY	8 UNITS
GREEN ROOF DENSITY BONUS ²	2 UNITS
LOW INCOME HOUSING DENSITY BONUS ^{3,4}	5 UNITS
TOTAL	15 UNITS

NOTES:

- ADDITIONAL 7'-0" BUILDING HEIGHT APPLIED PER TABLE 14-702-2
- GREEN ROOF DENSITY BONUS PER 14-702 (16)(b)
- 4,297 SF LOT AREA / 480 SF = 8 UNITS X 1.25 (25% INCREASE FOR GREEN ROOF DENSITY BONUS PER SECTION 14-702(16)(b)) = 2 ADDITIONAL UNITS (10 TOTAL) X 1.5 (50% INCREASE FOR MIXED INCOME HOUSING (LOW INCOME) DENSITY BONUS PER SECTION 14-702(7)) = 5 ADDITIONAL UNITS (15 TOTAL)
- FIVE (5) MAXIMUM ADDITIONAL UNITS X \$30,000 = \$150,000 PAYMENT-IN-LIEU PER 14-702(7)(b)(6)(B) (GREATER THAN 4,297 SF LOT SIZE X \$24 = \$103,128)
- PER 14-701 (1)(d)(2), (PROPERTIES BOUNDED BY THREE OR MORE STREETS) WHEN A PROPERTY IS BOUNDED BY THREE OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. THE REAR YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THAT LOT LINE, EXCEPT A REAR YARD IS NOT REQUIRED FOR ATTACHED BUILDINGS OR SEMI-DETACHED BUILDINGS BUT THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE REMAIN THE SAME. THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.

NO. DATE ISSUE

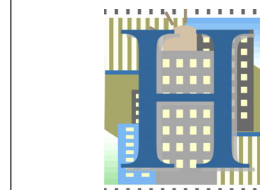
1	09.13.2019	SUBMIT FOR ZONING
2	05.20.2021	ISSUED FOR ZONING PERMIT
3	11.22.2021	ISSUED FOR ZONING PERMIT - AMENDED
4	12.16.2021	ISSUED FOR ZONING PERMIT - AMENDED



HIGHTOP DEVELOPMENT
448 N 10TH STREET
PHILADELPHIA, PA 19123



KHAN SHIBLY ARCHITECT
106 SAINT MORITZ DRIVE
WILMINGTON, DE 19807

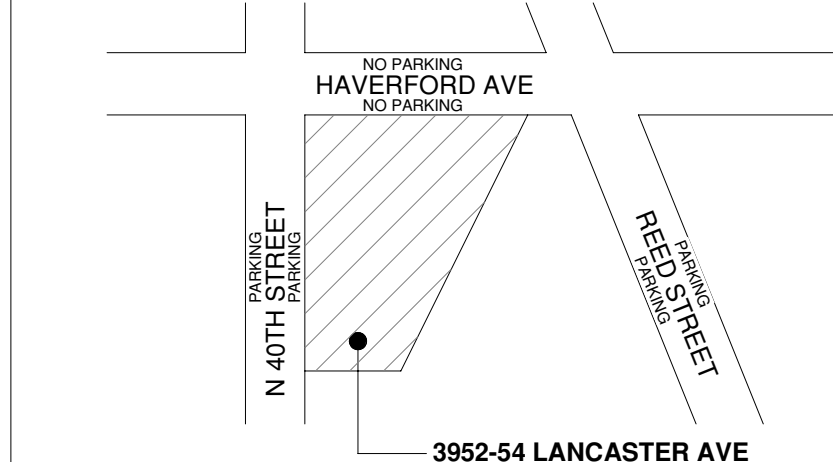


HUTEC ENGINEERING INC.
620 N FRONT ST, 1ST FLR
PHILADELPHIA, PA 19123

LEGEND

[1'-8"]	EXISTING DIMENSION - ASSUMED
05500.101	MATERIAL / ASSEMBLY FINISHES
(1.01.C)	SCOPE - DESCRIPTION KEYING
[Hatched Area]	EXISTING CONSTRUCTION TO REMAIN (NOTE: DEPICTED EXIST. CONDITIONS TO BE VERIFIED)

NOTE: ALL DIMENSIONS ARE APPROXIMATE - CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO START OF WORK.



OPA # 885319920
ZONING DIST: CMX-2

3952 LANCASTER AVE
PHILADELPHIA, PA
HIGHTOP DEVELOPMENT
PHILADELPHIA, PA



ZONING SUMMARY

SCALE: As indicated

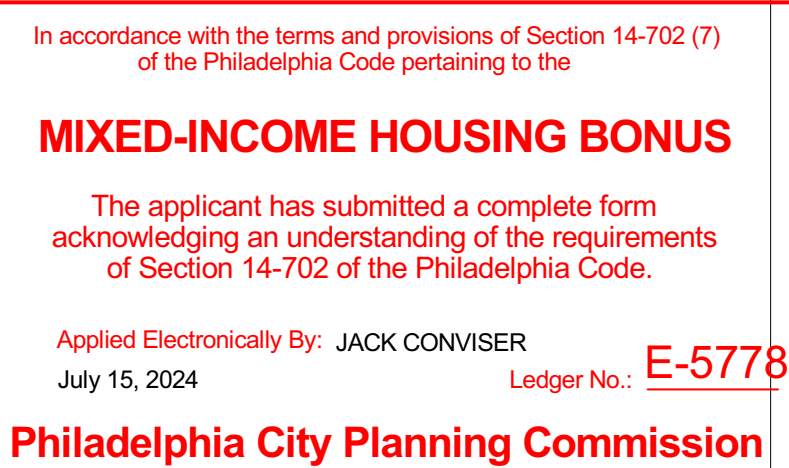
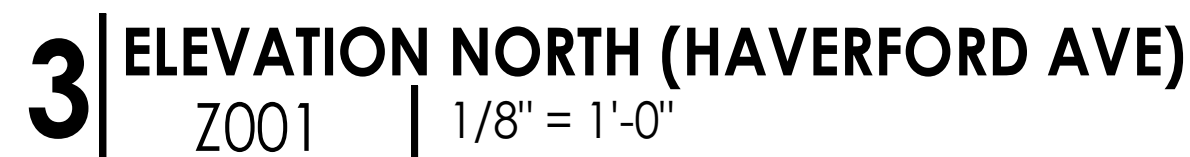
Z-001.02

1/3/2022 11:40:36 AM





PERMITTED USE TYPE -	DESCRIPTION -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; DAY CARE CENTER; EDUCATIONAL FACILITIES; FRATERNAL ORGANIZATION; HOSPITAL; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MONITOR ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL; MARJUANA DISPENSARY; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES; PHARMACEUTICALS; AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM	AMENDMENT TO EXISTING PERMIT ZP-2021-012405 FOR A NEW CONSTRUCTION OF A 3 STORY BUILDING ON EXISTING VACANT LOT. PROPOSED STRUCTURE TO INCLUDE COMMERCIAL SPACE AT GROUND LEVEL WITH FRONTSAGES ALONG HAYVER AVE & IN 40TH ST. 15 TOTAL RESIDENTIAL UNITS AT BASEMENT THROUGH 3RD FLOORS.



ZONING CRITERIA	REQUIRED	EXISTING
<u>AUTO PER TABLE 14-802-2</u>		
1. RESIDENTIAL MULTI-FAMILY USE	0	0
2. COMMERCIAL/RETAIL	0	0
<u>BIKE PARKING PER TABLE 14804-1</u>		
1. MULTI-FAMILY, 12> 1 PER 3 UNITS	5	0
<u>NOTES:</u>		
1. ADDITIONAL 7'-0" BUILDING HEIGHT APPLIED PER TABLE 14-702-2		
2. GREEN ROOF DENSITY BONUS PER 14 - 702		
3. $4,297 \text{ SF LOT AREA} / 480 \text{ SF} = 8 \text{ UNITS} \times 1.25 \text{ (25\% INCREASE FOR GREEN ROOF DENSITY BONUS PER SECTION 14-702(16)(B))} = 2 \text{ ADDITIONAL UNITS (10 TOTAL)} \times 1.6 \text{ (50\% INCREASE FOR MIXED INCOME HOUSING (LOW INCOME) DENSITY BONUS PER SECTION 14-702(7))} = 5 \text{ ADDITIONAL UNITS (15 TOTAL)}$		
4. AFFORDABLE UNITS TO BE PROVIDED ON SITE. $10\% \times 15 = 1.5 = 2 \text{ UNITS TO BE PROVIDED.}$		
5. PER 14.71 (1)(D)(2), (PROPERTIES BOUNDED BY THREE OR MORE STREETS) WHEN A PROPERTY IS BOUNDED BY THREE OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. THE YARD IS NOT REQUIRED FOR ATTACHED BUILDINGS OR SEMI-DETACHED BUILDING BUT THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE REMAIN THE SAME. THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.		

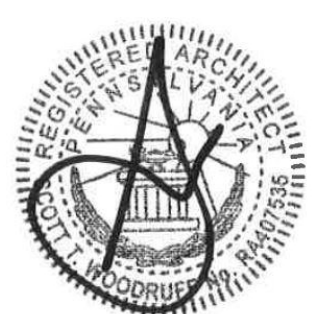


PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
t | 215.995.0228

CLIENT

FULL COURT DEVELOPMENT
1632 N 29TH STREET, PHILADELPHIA,
PA 19121
215.399.0703

COPYRIGHT RESERVED



PROJECT ADDRESS

3952 LANCASTER AVE, PHILADELPHIA,
PA, 19104

11	ISSUE FOR ZONING AMENDMENT	JH	SW	2024.07.10
6	ISSUE FOR STREETS Rev01	SM	JH	2022.11.29
4	ZONING AMENDMENT	SM	JH	Date 6
1	ZONING	SM	JH	05/10/2022
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

PROJECT
LANCASTER AVE APTS

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
22011105	

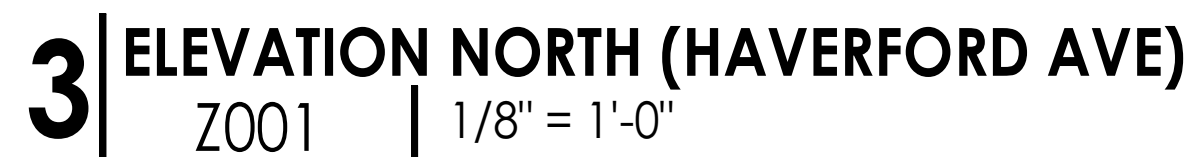
REVISION
11

SCALE
As indicated

ZOO1



PERMITTED USE TYPE -	DESCRIPTION -
HOUSEHOLD LIVING; PASSIVE RECREATION; COMMUNITY CENTER; FAMILY DAY CARE; GROUP DAY CARE; CHILDREN'S EDUCATION; FACILITIES; FRATERNAL ORGANIZATION; COUNTRY CLUB; LIBRARIES AND CULTURAL EXHIBITS; RELIGIOUS ASSEMBLY; SAFETY SERVICES; BUILDING OR TOWER MOUNTED ANTENNA; BUSINESS AND PROFESSIONAL; PROFESSIONAL OFFICE; MEDICAL; DENTAL; HEALTH-SOLE PRACTITIONER; GOVERNMENT OFFICE; BUILDING SUPPLIES AND EQUIPMENT; MEDICAL EQUIPMENT; REPAIR AND REVEREND; REPAIR AND REVEREND; REPAIR AND REVEREND; PHARMACEUTICALS; AND CONVENIENCE SALES; WEARING APPAREL AND ACCESSORIES; SIT DOWN RESTAURANT; FUNERAL AND MORTUARY SERVICES; PERSONAL SERVICES; VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTAL; ARTIST STUDIOS; RESEARCH AND DEVELOPMENT; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM	AMENDMENT TO EXISTING PERMIT ZP-2021-012405 FOR A COMMERCIAL CONSTRUCTION OF A 3-STORY BUILDING ON EXISTING VACANT LOT. PROPOSED STRUCTURE TO INCLUDE COMMERCIAL SPACE AT GROUND LEVEL WITH FRONTAGES ALONG HAYWARD AVE & IN THE NORTH AND SOUTH ELEVATIONS. UNITS AT BASEMENT THROUGH 3RD FLOORS.



ZONING CRITERIA	REQUIRED	EXISTING
<u>AUTO PER TABLE 14-802-2</u>		
1. RESIDENTIAL MULTI-FAMILY USE	0	0
2. COMMERCIAL/RETAIL	0	0

BIKE PARKING PER TABLE 14804-1

1. MULTI-FAMILY, 12> 1 PER 3 UNITS	5	0
------------------------------------	---	---

NOTES:

1. ADDITIONAL 7'-0" BUILDING HEIGHT APPLIED PER TABLE 14-702-2
2. GREEN ROOF DENSITY BONUS PER 14 - 702
3. $4,297 \text{ SF LOT AREA} / 480 \text{ SF} = 8 \text{ UNITS} \times 1.25$ [25% INCREASE FOR GREEN ROOF DENSITY BONUS PER SECTION 14-702(16)(B)] = 2 ADDITIONAL UNITS (10 TOTAL) $\times 1.6$ (50% INCREASE FOR MIXED INCOME HOUSING (LOW INCOME) DENSITY BONUS PER SECTION 14-702(7)) = 5 ADDITIONAL UNITS (15 TOTAL)
4. FIVE MAXIMUM ADDITIONAL UNITS $\times \$30,000 = \$150,000$ PAYMENT-IN-LIEU PER 14-702(7)(B) [6] (B) [GREATER THAN 4,927 SF LOT SIZE $\times \$24 = \$103,128$]
5. PER 14.71 (1)(D)(2), (PROPERTIES BOUNDED BY THREE OR MORE STREETS) WHEN A PROPERTY IS BOUNDED BY THREE OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. THE YARD IS NOT REQUIRED FOR ATTACHED BUILDINGS OR SEMI-DETACHED BUILDING BUT THE REQUIREMENTS FOR LOT COVERAGE AND OPEN SPACE REMAIN THE SAME. THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL NOT APPLY.



DESIGNBLENDZ ARCHITECTURE, LLP
e | INFO@DESIGNBLENDZ.COM w | WWW.DESIGNBLENDZ.COM

PHILADELPHIA, PA
4001 MAIN ST, SUITE 310
PHILADELPHIA, PA 19127
† | 215.995.0228

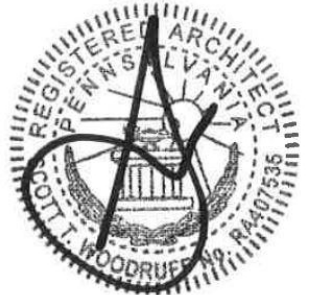
CLIENT

FULL COURT DEVELOPMENT
1632 N 29TH STREET, PHILADELPHIA,
PA 19121
215.399.0703

COPYRIGHT RESERVED

COPYRIGHT 2011 BY DESIGNBENZDZ ARCHITECTURE, LLP, 4001 MAIN ST, SUITE 310, PENNSYLVANIA, PA 19127, PHONE NUMBER 215-995-0228. ALL RIGHTS RESERVED. THE PLANS, ELEVATIONS, DRAWINGS, ILLUSTRATIONS AND OTHER MATERIAL CONTAINED WITHIN THIS SET ARE THE PROPERTY OF DESIGNBENZDZ ARCHITECTURE, LLP, AND MAY NOT BE REPRODUCED, EITHER IN WHOLE OR IN PART, BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DESIGNBENZDZ ARCHITECTURE, LLP. WRITTEN DIMENSIONS ON THE DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR, ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DRAWINGS. ANY CHANGES TO THE DRAWINGS, THESE DRAWINGS, ALL SHOP DRAWINGS MUST BE SUBMITTED TO DESIGNBENZDZ ARCHITECTURE, LLP FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION.

SEAL



PROJECT ADDRESS

3952 LANCASTER AVE, PHILADELPHIA,
PA, 19104

[illegible]

PROJECT

LANCASTER AVE APTS

SHEET TITLE

ZONING PLAN

PROJECT NO

22011105

REVISION

SCALE
As indicated

2001



Mixed-Income Housing Zoning Bonus Applicant Acknowledgement Form

Use this form to acknowledge the mixed-income zoning bonus requirements. Before a zoning permit can be issued, the Department of Planning and Development must review plans and sign and stamp this form to certify the application to the Department Licenses and Inspections.

Lot(s) & Zoning

Identify the location, application, zoning district, lot size, and any lot line changes.

The zoning application must indicate the use of the mixed-income bonus. Lot area must match submitted plans and be in Philadelphia District Standard. Plans must be sealed by a licensed surveyor. Lot line changes must be stamped by the Survey District.

1

Address 3952 Lancaster Ave

Zoning Permit
Application Number ZP-2021-012405

Base District(s) CMX-2

Overlays(s) N/A

Application includes a lot subdivision, consolidation, or adjustment?

☐ Yes

☐ No

Lot Area 4,297 sq. ft.

Mixed-Income Bonus

Identify the intended bonus.

All information from this section must also be included on submitted plans.

(a) Identify the selected bonus level.

(b) Identify the type of bonus(es) and the amount earned/used.

The bonus varies by zoning district and affordability level. See § 14-702(7).

(c) Identify if affordable housing or a payment will be provided to earn the bonus.

See § 14-702(7) for affordable unit and payment requirements. Include calculations if making a payment.

(d) Identify all other bonuses indicated on the permit application.

Include bonuses in § 14-702

2

(a) Bonus Level (select one)



Moderate Income



Low Income

(b) Project to Receive (select all that apply)



Gross Floor Area

Additional Floor Area
(as a percentage of lot area)

% earned

% used



Building Height

Additional Building Height

7'-0" ft. earned

0'-0" ft. used



Dwelling Unit Density

Additional Units

5 earned

5 used

(c) Project to Provide (select one)



Affordable Housing



Payment to the City

Total Dwelling Units 15

Calculation

Affordable Dwelling Units 2

Estimated Payment \$

(d) Other Bonuses (include additional floor area, height, and/or units earned for each bonus)

Applicant

Identify the applicant on the zoning permit application.

3

Name Scott Woodruff Company Designblendz

Address 4001 Main St Phila., Pa 19128

Email Landi@designblendz.com Phone 215-995-0228

Property Owner

Identify the property owner on the zoning permit application.

4

Name CJA Real Estate Development LLC

Address 1632 N 29th St Phila., Pa 19121

Email aaron@fullcourtdevelopment.com Phone 215-399-0703

Acknowledgement Statement & Signatures

The above-referenced zoning permit application includes a mixed-income housing bonus at the level of affordability, type, and amount earned as referenced above, in accordance with the Philadelphia Code. Affordable housing or a payment to the City in lieu of providing affordable housing will be provided in a manner consistent with the Philadelphia Code and City-issued regulations and code bulletins issued.

I hereby acknowledge and understand the requirements of § 14-702(7) of the Philadelphia Code and the penalties for noncompliance. I certify I have read the "Bonus Requirements Summary" attached to this form. I further certify that I am authorized by the owner to make the foregoing acknowledgment. I understand that if I knowingly make the foregoing acknowledgment, I am subject to such penalties as may be prescribed by law or ordinance.

Zoning Permit

Applicant's Signature:

Date: 7 / 10 / 24

Department of Planning
& Development Signature:

Jack Conviser

Date Certified: 7 / 15 / 24

Mixed-Income Housing Zoning Bonus Requirement Summary

Applicants must read this summary before signing the Applicant Acknowledgement Form.

Disclaimer

Affordable housing must be provided and payments in lieu must be made in a manner consistent with the Philadelphia Code and City-issued regulations and code bulletins. If this summary conflicts with any adopted regulation, ordinance, or code the regulation, ordinance, or code will govern.

Applicants Providing Affordable Housing

Legal Instrument

A legal instrument must be recorded in favor of the City before this issuance of a building permit. This instrument is a restrictive covenant approved by the Department of Planning and Development (DPD) and the Law Department. This commits the owner to the requirements of the bonus. The restrictive covenant is available for review upon request.

Affordable Building Plan

DPD must approve a submitted Affordable Building Plan before the issuance of a building permit. The applicant and the development's design professional must sign the Affordable Building Plan. Permit modifications may require DPD approval of a new Affordable Building Plan.

This Affordable Building Plan must include, but need not be limited to:

- A plan to market the affordable units to eligible tenants/purchasers.
- A site plan showing the location of affordable units.
- A statement and documentation from the design professional that affordable units will be comparable to market-rate units in exterior and interior design, size, appearance, building materials and finishes, overall construction quality, and energy efficiency.
- An outline of any development phasing including the timing of any temporary certificates of occupancy.
- An acknowledgment of penalties if the development does not conform to the Affordable Building Plan.

Unit Affordability

At least 10% of all dwelling units, rounded up to the nearest whole number if a fraction, must be affordable as defined in the Zoning Code. A household is every person who lives or intends to live in the unit, regardless of age, dependency status, or relationship. The imputed household size to determine maximum monthly costs is 1.5 people per each bedroom in the unit and 1 person for studios and efficiencies. Area Median Income (AMI) is as reported by the U.S. Department of Housing and Urban Development for the Philadelphia Metropolitan Statistical Area. AMI is adjusted for actual household size to determine eligible occupancy.

Rental unit requirements:

- Total monthly costs (including rent and utility costs) cannot exceed 30% of the gross monthly income of an imputed household earning 60% of AMI for moderate income units or 50% of AMI for low income units.
- Households can earn up to 60% of AMI for moderate income units or 50% of AMI for low income units at the time of the household's initial occupancy.
- Households cannot continue to occupy a unit if income exceeds 120% of AMI for moderate-income units or 100% of AMI for low income units.

Owner-occupied unit requirements:

- The maximum sale price during the term of affordability is calculated based on a down payment of no more than 5% of the purchase price, a fixed-rate 30-year mortgage, consistent with the average monthly rate published by Freddie Mac, and monthly costs (including mortgage principal and interest, property taxes, property insurance, and condominium or homeowner association fees) that do not exceed 30% of gross monthly income an imputed household earning 80% of AMI for moderate income units or 70% of AMI for low income units.
- All sales during the affordability period must be to one or more members of a household with household earnings up to 80% of AMI for moderate income units or up to 70% of the AMI for low income units.
- The unit must be the principal residence of at least one owner during the period of affordability.

Applicants Making a Payment to the City

Binding Agreement & Payment

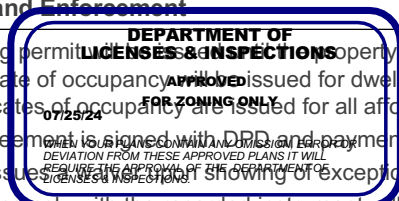
The property owner must sign an agreement with DPD and make a payment to the City before the issuance of a building permit. The payment agreement is available for review upon request.

Payment Calculations:

- In an RM-2, RM-3, RM-4, RMX-1, RMX-2, RMX-3, IRMX, CMX-3, CMX-4, or CMX-5 zoning district: The additional gross floor area (in square feet) earned through the bonus, multiplied by \$25 for the moderate income bonus or by \$30 for the low income bonus.
- In an RM-1, CMX-1, CMX-2, or CMX-2.5 zoning district, the greater of:
 - The lot area (in square feet) multiplied by \$20 for the moderate income bonus or by \$24 for the low income bonus.
 - The number of additional dwelling units earned through the bonus multiplied by \$25,000, for the moderate income bonus and by \$30,000 for the low income bonus. Unless indicated, the maximum number of dwelling units is rounded down to the nearest whole number if a fraction when calculating each step (e.g. base zoning, other dwelling unit density bonuses, and the mixed-income housing bonus) not at the end of the calculation.

Penalties and Enforcement

- No building permit shall be issued if the property meets the mixed-income bonus requirements.
- No certificate of occupancy shall be issued for dwelling units in a development unless:
 - Certificates of occupancy are issued for all affordable units;
 - An agreement is signed with DPD and payment is made instead of providing the affordable units; or
 - DPD issues a certificate of occupancy for exceptional circumstances.
- Failure to comply with the recorded instrument will be grounds for:
 - Revocation of any building permit, certificate of occupancy, or rental license and the renewal of any such permits, certificates, or licenses;
 - A fine of \$500 a day; or
 - Any other remedies that are available by law.
- DPD has the right to inspect documents as necessary to determine continued compliance. This includes, but is not limited to, the financial records of any tenants or owners to confirm eligibility.





Applied by L&I: Roland Ngaba



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION

Online Permit Amendment Form

Use this form to amend a previously approved permit via eCLIPSE.

The amendment must meet the guidelines outlined in the [Zoning](#) and [Building](#) Amendment Information Sheets.

Address Identify the location of work for the permit amendment. If the permit number has no prefix or year just list the six- or seven-digit number of the permit being amended.	1	Parcel Address _____ Provide permit number to be amended: _____ - 2 0 PERMIT TYPE PREFIX – YEAR – SIX DIGIT PERMIT															
Applicant Identify how you are associated with the property. Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration.	2	I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☐ Licensed Professional or Tradesperson Name _____ Company _____ Address _____ ☐ Check box if NEW contractor Email _____ Phone _____															
Project Scope Use this section to provide project details; all fields are mandatory. (a) Select type of permit being amended. (b) Select what type of amendment is being requested on this application. Note: Only zoning permit extensions are processed as an amendment. Refer to the construction permit extension information sheet to request a building permit extension.	3	(a) I am requesting an amendment to a: ☐ Zoning Permit ☐ Building Permit (b) Scope of Amendment For Zoning Permit Amendments – (Select all that apply): ☐ Permit extension ☐ Compliant changes in building height without a change in the number of stories. ☐ Compliant decreases in GFA. ☐ Compliant increases in required setbacks and yards. ☐ Additions, removal or modifications of roof decks and roof deck access structures complying with Section 14-604(5) of the Philadelphia Zoning Code. ☐ Compliant modification to parking configuration. ☐ Compliant modifications to legal signs. ☐ Removal of a use from a group of uses previously approved. ☐ Other (provide description): _____ For Building Permit Amendments – (Select all that apply): <table border="0"><tr><td>☐ Structural components</td><td>☐ Occupancy classification / occupant load</td><td>☐ Fire protection systems</td></tr><tr><td>☐ Egress</td><td>☐ Accessible route</td><td>☐ Fire rated assemblies</td></tr><tr><td>☐ Construction type</td><td>☐ Change to layout of work area (same area / reduction)</td><td>☐ Plumbing fixture quantity</td></tr><tr><td>☐ Building height</td><td>☐ Sound transmission control (STC) rated systems</td><td>☐ Additions, removal or modification of roof and roof deck access structures</td></tr><tr><td>☐ Work within a designated flood zone</td><td>☐ Addition or deletion of windows or doors</td><td></td></tr></table> Exterior work subject to approval of the Philadelphia Historical Commission or City Planning Commission Scope of work (reduction only) including decrease in size or stories of a new construction building Work related to any approved Board of Building Standards variance or Zoning Board of Adjustment proviso Increase or decreasing the number of dwelling units without a change of permit type and no expansion of work area. Other (provide description): _____	☐ Structural components	☐ Occupancy classification / occupant load	☐ Fire protection systems	☐ Egress	☐ Accessible route	☐ Fire rated assemblies	☐ Construction type	☐ Change to layout of work area (same area / reduction)	☐ Plumbing fixture quantity	☐ Building height	☐ Sound transmission control (STC) rated systems	☐ Additions, removal or modification of roof and roof deck access structures	☐ Work within a designated flood zone	☐ Addition or deletion of windows or doors	
☐ Structural components	☐ Occupancy classification / occupant load	☐ Fire protection systems															
☐ Egress	☐ Accessible route	☐ Fire rated assemblies															
☐ Construction type	☐ Change to layout of work area (same area / reduction)	☐ Plumbing fixture quantity															
☐ Building height	☐ Sound transmission control (STC) rated systems	☐ Additions, removal or modification of roof and roof deck access structures															
☐ Work within a designated flood zone	☐ Addition or deletion of windows or doors																



Declaration & Signature

Applied by L&I: Roland Ngaba

All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: _____

Date: _____ / _____ / _____

Zoning Permit

Permit Number ZP-2021-012405

LOCATION OF WORK 3952 LANCASTER AVE, Philadelphia, PA 19104-4635	PERMIT FEE \$600.00	DATE ISSUED 9/28/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER CJA REAL ESTATE DEVELOPMENT LLC	1632 NORTH 29TH STREET CJA REAL ESTATE DEVELOPMENT LLC PHILADELPHIA PA 19121
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE HEIGHT NTE 45' WITH A GREEN ROOF AND PILOT HOUSE FOR MAINTENANCE USE ONLY. FOR MIXED USE, MULTI-FAMILY (15 DWELLING UNITS TOTAL) COMMERCIAL USE RESTRICTED TO FIRST FLOOR. GREEN ROOF AND LOW-INCOME HOUSING DENSITY BONUS APPLIED. DEED RESTRICTION REQUIRED FOR GREEN ROOF CONSTRUCTION AND MAINTENANCE.
--

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

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.

Zoning Permit

Permit Number ZP-2021-012405

****AMENDED AS OF 7/25/2024 TO SATISFY THE REQUIREMENT OF THE MIXED-INCOME HOUSING BONUS****



APPROVED USE(S)

Residential - Household Living - Multi-Family; Vacant

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.

Zoning Permit

Permit Number ZP-2021-012405

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3952-54 LANCASTER AVE, Philadelphia, PA 19104-4635

ADDITIONAL USE DETAILS

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

15 Dwelling Units Vacant Commercial First Floor Deed of Restriction for green roof construction and maintenance.

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.