

Zoning Permit

Permit Number ZP-2022-008925

LOCATION OF WORK 1537-39 RIDGE AVE, Philadelphia, PA 19130-2212	PERMIT FEE \$1,205.00	DATE ISSUED 2/8/2023
	ZBA CALENDAR MI-2022-005218	ZBA DECISION DATE 2/8/2023
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER RIDGE RAMS LLC	111 STELLE WAY HUNTINGDON VALLEY PA 19006
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Change of Use

APPROVED DEVELOPMENT visitor accommodation in an existing structure with other existing uses in the same structure as previously approved. With provisos: "(1) Commercial space at first floor front to remain. (2) Temporary variance for visitor accommodations use to expire on 3/1/26."
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APPROVED USE(S) Visitor Accommodations

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA) With provisos: "(1) Commercial space at first floor front to remain. (2) Temporary variance for visitor accommodations use to expire on 3/1/26."
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1537-39 RIDGE AVE, Philadelphia, PA 19130-2212

ADDITIONAL USE DETAILS

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

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.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2022-008925	Zoning District(s): CMX2.5	Date of Refusal: 7/29/2022
Address/Location: 1537-39 RIDGE AVE, Philadelphia, PA 19130-2212 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: VERNON ANASTASIO	Applicant Address: 1315 Walnut St suite 1006, Philadelphia, PA 19107 USA	

Application for:

For a visitor accommodation in an existing structure with other existing uses in the same structure as previously approved.

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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-2	Uses allowed in commercial districts	Proposed use, visitor accommodation is prohibited in this zoning district

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

None

Parcel Owner:

RIDGE RAMS LLC



Varughese Koithottu
PLANS EXAMINER

7/29/2022
DATE SIGNED