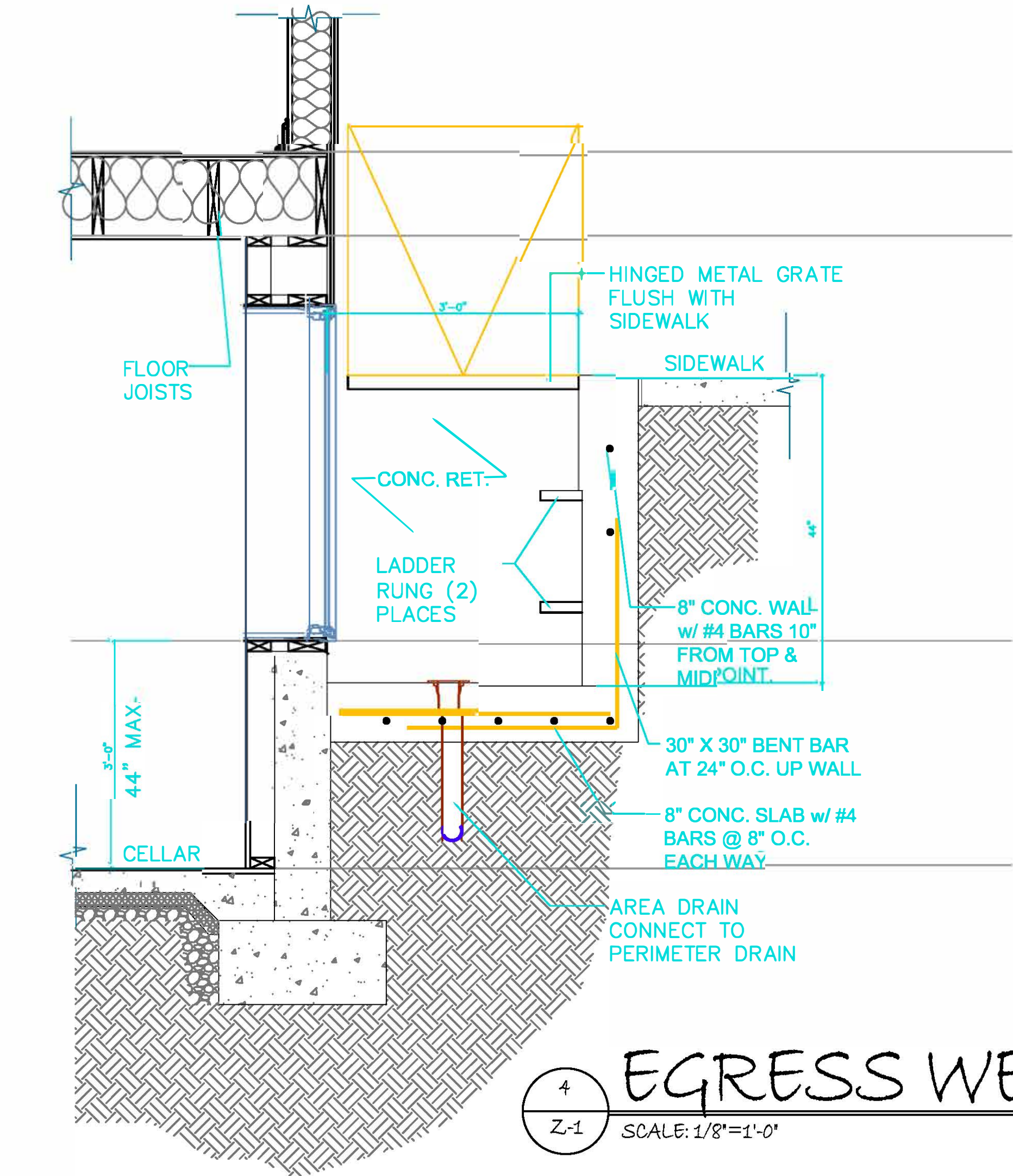
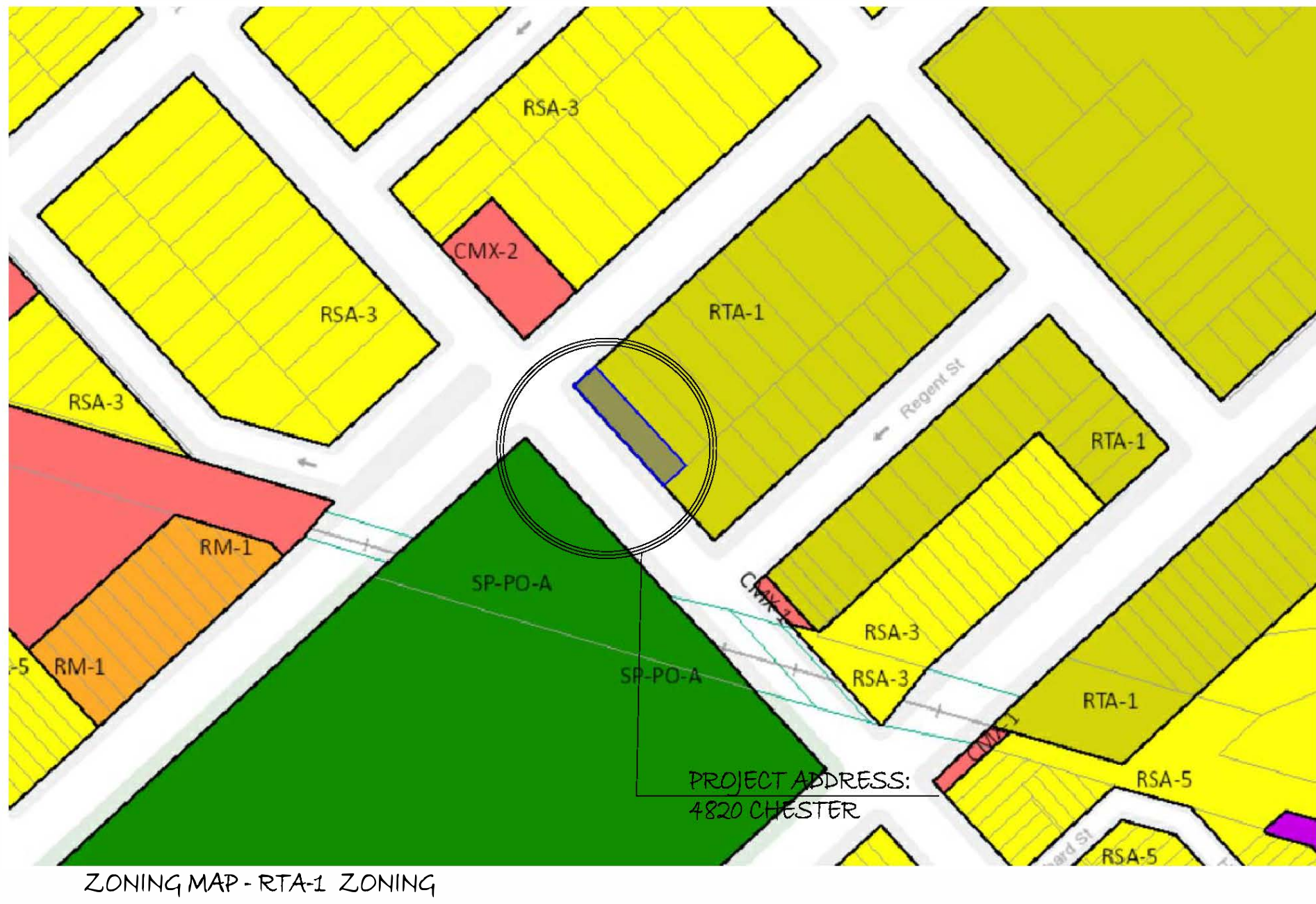


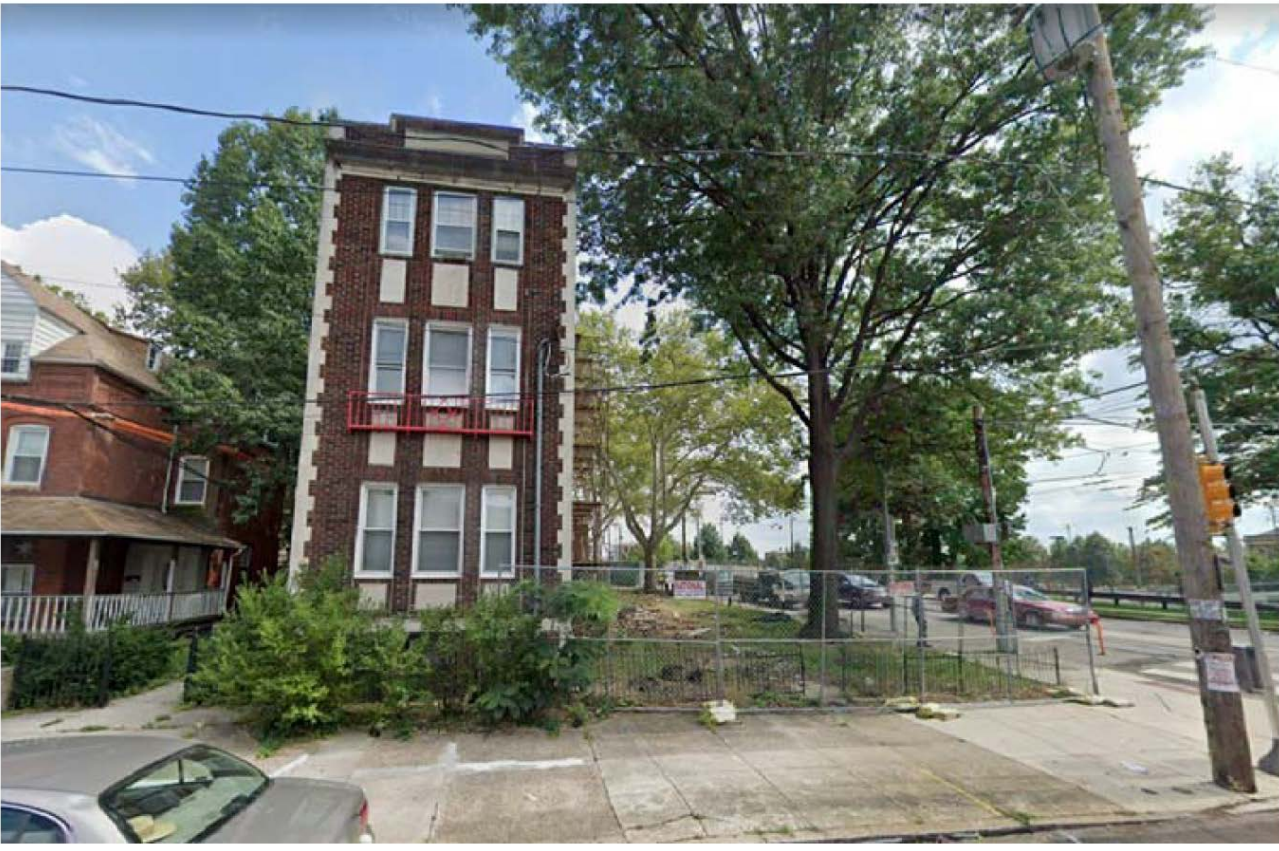
ZONING CODE FOR THE CITY OF PHILADELPHIA RTA-1 DISTRICT SUMMARY FOR PROPERTY 4820 CHESTER AVENUE ZONING PLAN		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL	MULTI FAMILY RESIDENTIAL
LOT WIDTH	25'-0"	30'-0"
LOT AREA	2250	4050 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 50%	1292 SQ. FT. = 31.9% OPEN
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 50%	2758 SQ. FT. = 68.1% BUILDING
FRONT YARD SETBACK	0'-0"	0'-0"
SIDE YARD SETBACK	N/A	0'-0"
REAR YARD SETBACK	15'-0" MINIMUM	20'-0"
HEIGHT REGULATIONS	35'-0" MAX.	NOT TO EXCEED 38'-0" MAX.
UNITS	2	(12) UNITS



CHESTER STREET
80' ROW [18'-44'-18']
LEGALLY OPEN - ON CITY PLANS
LOCAL STREET

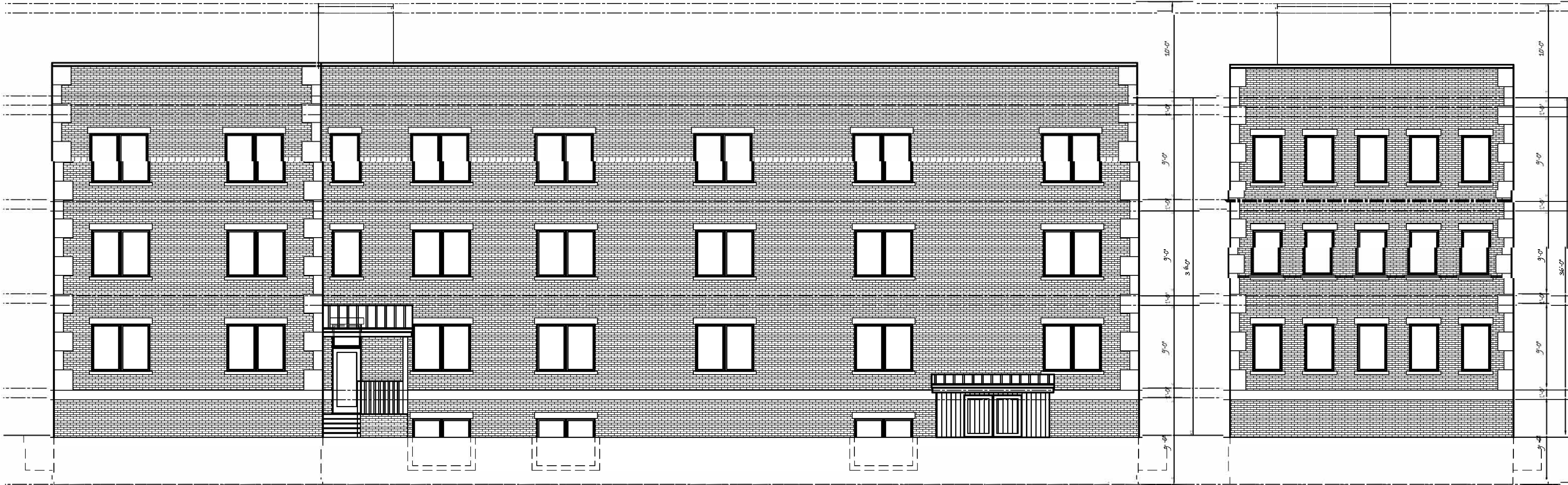


THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 189 IN JANUARY 2005)
SITE SERIAL NO. 20160410684 (ward 18)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLIANCE WITH THE PROVISIONS OF
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF
1996 AND ACT 189 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM 24 HOURS LESS THAN 4, AND
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



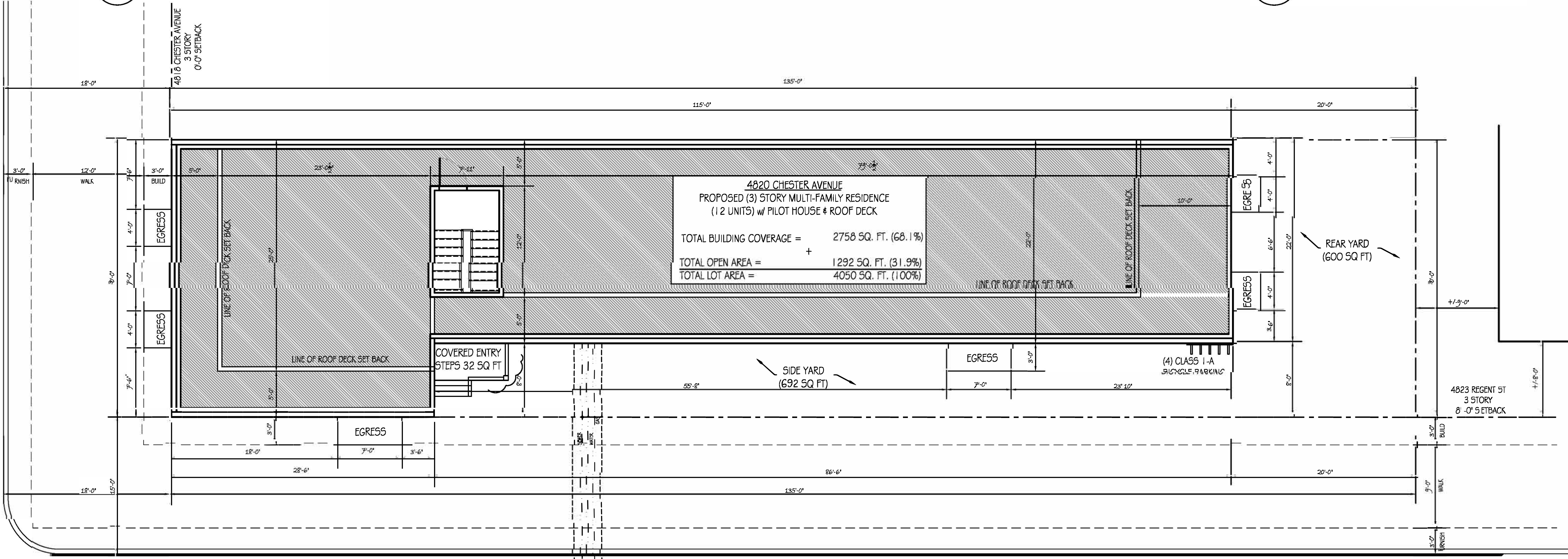
PROPOSED MULTI-FAMILY RESIDENCE

4820 CHESTER AVENUE, PHILADELPHIA, PENNSYLVANIA
PROPOSED (3) STORY MULTI-FAMILY FAMILY RESIDENCE w/ PILOT HOUSE & ROOF DECK



2 SIDE ELEV
Z-1 SCALE: 1/8"=1'-0"

1 FRONT ELEV
Z-1 SCALE: 1/8"=1'-0"



49TH STREET
70' ROW [15'-40'-15']
LEGALLY OPEN - ON CITY PLANS
LOCAL STREET

APPROVED

Revised plans, 1 page, approved by ZBA
4/13/22.

Sharon Suleta
Sharon Suleta, Esq.

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



PROJECT
PROPOSED MULTI FAMILY RESIDENCE
4820 CHESTER AVENUE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:
RCO REV 1

DRAWN BY: HK
CHECKED BY: HK
DATE: 2021-10-12
SCALE: AS NOTED

JOB NO: 4820 CHESTER
FILE: 4820 CHESTER

Z-1



Zoning Permit

Permit Number ZP-2021-013560

LOCATION OF WORK 4820 CHESTER AVE, Philadelphia, PA 19143-3424	PERMIT FEE \$972.00	DATE ISSUED 4/13/2022
	ZBA CALENDAR MI-2021-004899	ZBA DECISION DATE 4/13/2022
	ZONING DISTRICTS RTA1	

PERMIT HOLDER 4820 CHESTER ASSOCIATES L	3000 CHESTNUT ST UNIT 42613 PHILADELPHIA PA 19101
--	---

OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN.
--

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.

Zoning Permit

Permit Number ZP-2021-013560

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4820 CHESTER AVE, Philadelphia, 19143-3424

ADDITIONAL USE DETAILS

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

TWELVE (12) DWELLING 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.

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

Application Number: ZP-2021-013560	Zoning District(s): RTA1	Date of Refusal: 11/9/2021
Address/Location: 4820 CHESTER AVE, Philadelphia, PA 19143-3424 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: JT Ran Expediting DBA: JT Ran Expediting	Applicant Address: 1105 RIDGE AVE PHILADELPHIA, PA 19123 USA	

Application for:

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS TWELVE (12) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING). SIZE AND LOCATION AS SHOWN IN PLAN.

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>
Section 14-802-1	Parking	In the RTA-1 zoning district one (1) parking space is required per unit, therefore twelve (12) parking spaces are required whereas zero (0) are proposed.
Table 14-602-1	Structure	Attached structures are prohibited in the RTA-1 zoning district
Table 14-602-1	Use	Multi-family household living is prohibited whereas twelve (12) dwelling units are proposed.
Table 14-701-1	Front Yard	Front yard depth shall be 8ft, whereas plans propose 0ft.
Table 14-701-1	Occupied Area	Max occupied area shall be 50% (2025 SF) whereas plans propose 68.1% (2758 SF).

TWO (2) USE REFUSALS
THREE (3) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

4820 CHESTER ASSOCIATES L



SHAKIR COHEN
PLANS EXAMINER

11/9/2021
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.