

Zoning Permit

Permit Number ZP-2021-001125

LOCATION OF WORK 4146 PARKSIDE AVE, Philadelphia, PA 19104-1037	PERMIT FEE \$672.00	DATE ISSUED 4/29/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 4148 PARKSIDE LP	1218 GREEN ST PHILADELPHIA PA 19123
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APPLICANT Stephen Bachich	1518 Walnut Street Suite 1300 Philadelphia, PA 19102 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE AMENDMENT TO PERMIT #643472 TO ELIMINATE PILOTHOUSE AND ROOF DECK, AND CHANGE ELEVATION TO A HEIGHT OF 58.5'. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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.



Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

Zoning Permit

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4146 PARKSIDE AVE, Philadelphia, PA 19104-1037

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.

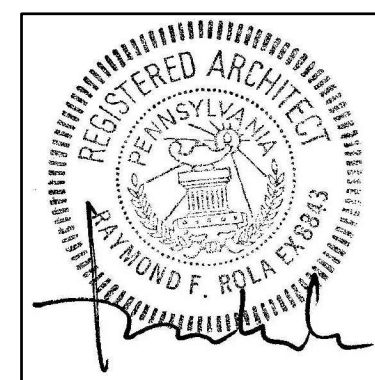
PROPOSED MULTI-FAMILY BUILDING
4146-48 PARKSIDE AVE.
PHILADELPHIA, PA

ARCHITECT



1518 walnut street
suite 1300, philadelphia
pa, 19102
t: 215.546.3155
f: 215.545.3999
rolaarch@verizon.net

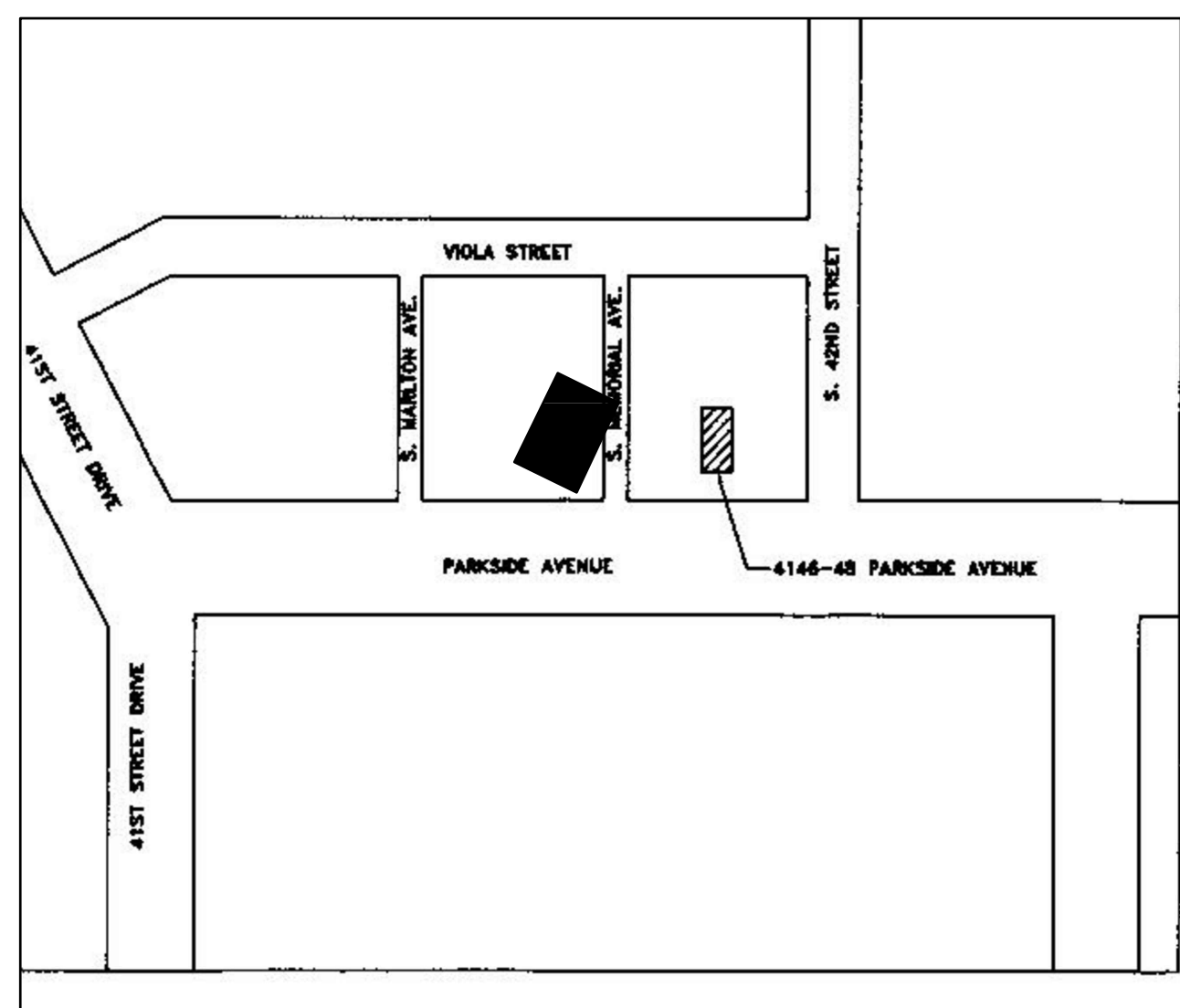
SEAL



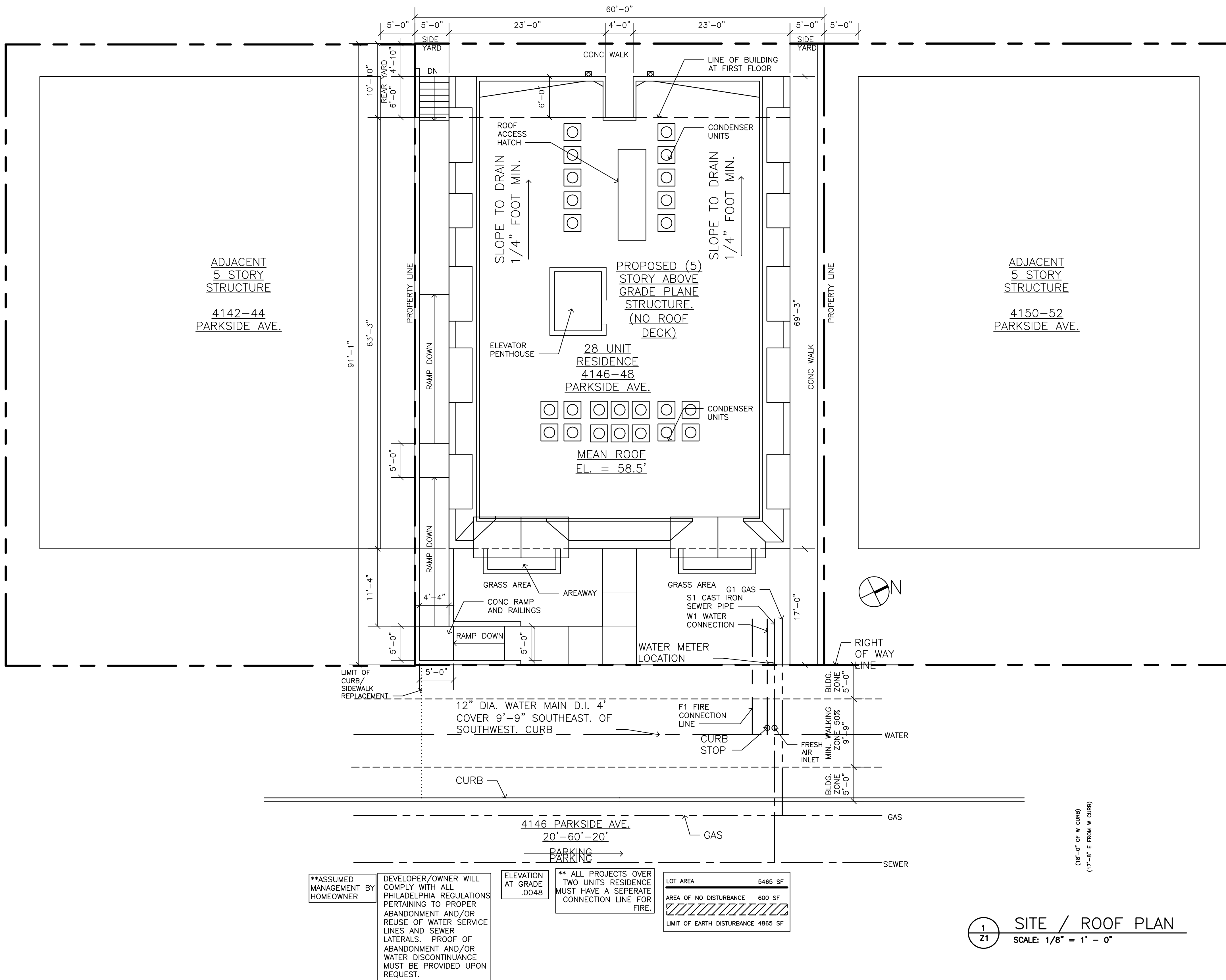
OWNER

4148 PARKSIDE LP
1218 GREEN STREET
PHILADELPHIA, PA 19123

ZONING CODE SUMMARY FOR 4146-48 PARKSIDE AVENUE			
PROJECT: 4146-48 PARKSIDE AVE. ZONING DISTRICT: RM-1			
	PROVISION	EXISTING	PROPOSED
USE REGULATIONS:	MULTI FAMILY	N/A	MULTI FAMILY (28 UNITS)
MIN. LOT SIZE	1,440 SF	5,462.37 SF	NO CHANGE
MIN. LOT FRONTAGE (WIDTH)	16'-0"	60'-0"	NO CHANGE
MIN. OPEN AREA	INTERMEDIATE: 25% CORNER: 20% (3)	100%	34%
MIN. FRONT YARD SETBACK	BASED ON SETBACK OF ADJUTING LOTS	N/A	17'-0"
MIN. SIDE YARD DEPTH	2 @ 5' EACH	N/A	(1) @5'-0" (1) @5'-0"
MIN. REAR YARD DEPTH	9'-0" OR 144 SF	N/A	10'-10"
HEIGHT REGULATIONS	38'-0"	N/A	58'-6"
REQUIRED PARKING	0	N/A	N/A



2
Z1
KEY PLAN
SCALE: NO SCALE



△	DATE	DESCRIPTION
	5/9/17	HISTORICAL REV.
	5/31/17	HISTORICAL REV.
	12/31/19	PROGRESS
	10/02/20	ISSUE FOR PERMIT
	2/17/21	ADMIN. REVIEW

PROPOSED
MULTI-FAMILY
BUILDING

PROJECT LOCATION

4146-48 PARKSIDE AVE.
PHILADELPHIA, PA
19104

BLOCK: -

LOT: -

SHEET TITLE:

PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

REVIEWED BY: RR

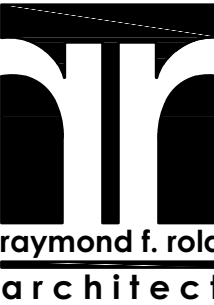
SHEET NO.

Z1



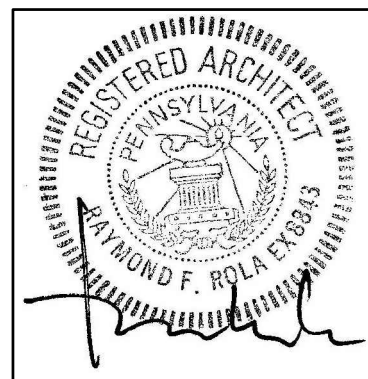
Applied Electronically by L&J User:

ARCHITECT



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SEAL



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PHILADELPHIA, PA
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BLOCK: -

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PROJECT NO. 00000

SCALE: AS NOTED

DATE: 2017

DRAWN BY: RR

REVIEWED BY: RR

SHEET NO.

Z2



APPROVED

FOR ZONING ONLY

04/29/21

WHEN YOUR FIRM OBTAINS ANY DISMISSAL
FROM THE BOARD OF ARCHITECTS, YOU MUST
RENEW YOUR FIRM'S REGISTRATION WITH THE
DEPARTMENT OF CITY PLANNING & PROPERTIES
OF THE CITY OF PHILADELPHIA.

Applied Electronically by L&J User:

1
22

FRONT(PARKSIDE)ELEVATION

SCALE: 1/4" = 1' - 0"