

Zoning Permit

Permit Number ZP-2023-006457

LOCATION OF WORK 319 CHERRY ST, Philadelphia, PA 19106-1803	PERMIT FEE \$1,978.00	DATE ISSUED 7/27/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER 141 North 4th Street Property LLC	1150 First Avenue, Suite 551 King of Prussia, Pennsylvania 19406
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OWNER CONTACT 1 Thomas McNerney	2630 Exposition blvd Suite 214, Austin, TX, 78703
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of an attached structure. Size and location shown in plan.

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.
- 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

319 CHERRY ST Philadelphia, PA 19106-1803

ADDITIONAL USE DETAILS

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

For use as a multi-family household living for six(6) dwelling units. Three(3) off-streets parking spaces to be provided.

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.

CLIENT	OLD THREE HUNDRED CAPITAL LLC 2630 EXPOSITION BLVD, STE 214 AUSTIN, TX 78703 215-262-8452
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STRUCTURE LABS LLC
470 BOOT ROAD, #876
DOWNTOWNTOWN, PA 19335
484.467.7413

MEP ENGINEERING CONSULTANT

HUTEC ENGINEERING
620 N. FRONT STREET, 1ST FLOOR
PHILADELPHIA, PA 19123
215.800.3540

CIVIL ENGINEERING CONSULTANT

PENN ENVIRONMENTAL AND REMEDIATION, INC.
2755 BERGEY ROAD
HATFIELD, PA 19440
215.997.9000

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SEAL

PROJECT ADDRESS

319 CHERRY ST
PHILADELPHIA, PA 19106

[illegible]

ZONING AMENDMENT 01	TK	SW	2023.06.1
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.I

PROJECT

FOURTH STREET LOFTS

SHEET TITLE

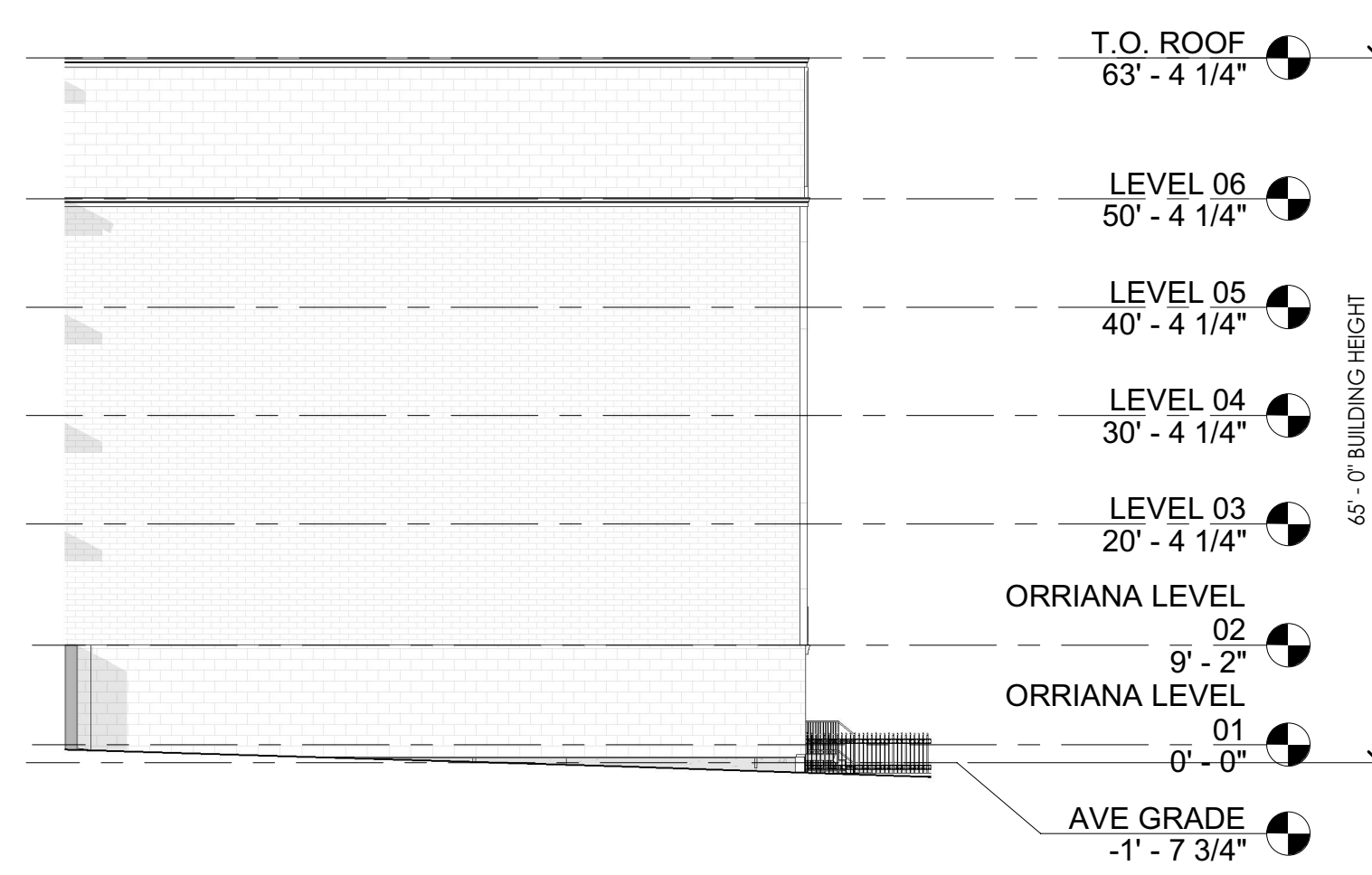
ZONING ELEVATIONS

PROJECT NO	DRAWING NO
20044104	

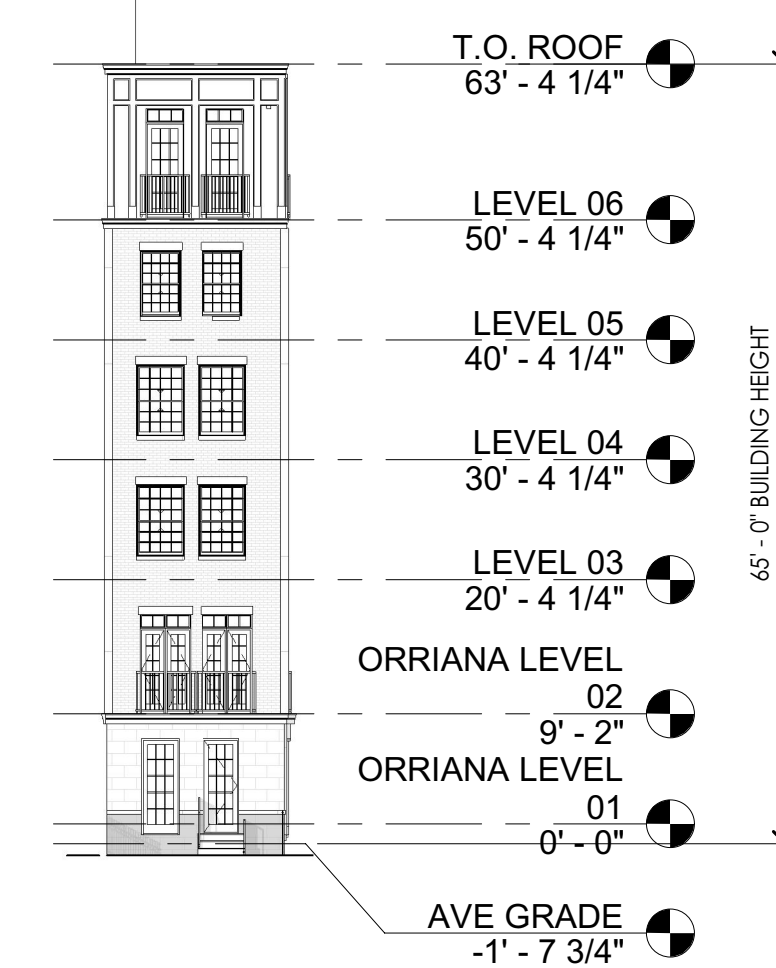
SCALE
As indicated



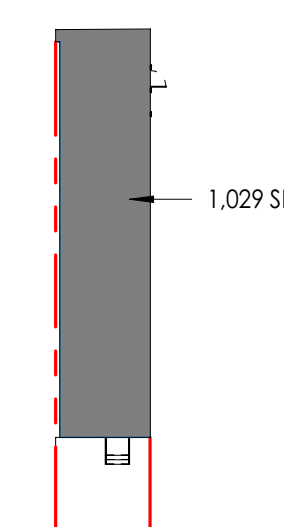
4 | EAST ELEVATION (N ORIANNA ST)
 7002 | 1/16" = 1'-0"



3 | WEST ELEVATION



2 | SOUTH ELEVATION (CHERRY ST)
7002 | 1/16" = 1'-0"



BUILDING & FLOOR AREA TABLE (319 CHERRY ST)	
FLOOR LEVEL	TOTAL GROSS FLOOR AREA
BASEMENT	N/A
LEVEL 01	1,029 SF
LEVEL 02	1,029 SF
LEVEL 03	1,029 SF
LEVEL 04	1,029 SF
LEVEL 05	1,029 SF
LEVEL 06	1,029 SF
TOTAL BLDG AREA	6,174 GSF

AVERAGE GRADE	
CORNER	ELEVATION
CORNER 1	1' - 3 3/4"
CORNER 1	0' - 6 3/4"
CORNER 3	0' - 11 3/4"
CORNER 4	0' - 11 3/4"
AVERAGE	0

1 | TYPICAL FLOOR PLAN
7002 | 1/32" = 1'-0"

