

Zoning Permit

Permit Number ZP-2024-012340

LOCATION OF WORK 4224-26 BALTIMORE AVE, Philadelphia, PA 19104-4412 Proposed use registration for tenant space A	PERMIT FEE \$1,224.00	DATE ISSUED 5/6/2025
	ZBA CALENDAR MI-2025-001262	ZBA DECISION DATE 5/6/2025
	ZONING DISTRICTS RM1	

PERMIT HOLDER CLARKMORE RESIDENTIAL LLC	C/O THYLAN ASSOCIATES 805 3RD AVENUE, 10TH FL CLARKMORE RESIDENTIAL LLC NEW YORK NY 10022
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OWNER CONTACT 1 Sarah Bruton, Thylan Associates, Inc., agent for Clarkmore Resi 805 Third Avenue, 10th Floor, New York, NY 10022

OWNER CONTACT 2

TYPE OF WORK Change of Use

APPROVED DEVELOPMENT

APPROVED USE(S) Child Care - Child Care Center

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

4224-26 BALTIMORE AVE, Philadelphia, PA 19104-4412

ADDITIONAL USE DETAILS

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

Child Care Center in Tenant Space A

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-2024-012340	Zoning District(s): RM1	Date of Refusal: 2/12/2025
Address/Location: 4224-26 BALTIMORE AVE, Philadelphia, PA 19104-4412 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Eileen Quigley DBA: BALLARD SPAHR, LLP	Applicant Address: 1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103 USA	Civic Design Review? N

Application for:

For the proposed use, Child Care Center, within an existing structure.

No changes to previously approved uses.

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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Child Care Center, is expressly prohibited in the RM-1 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

AP# 581534, CAL# 24449 Granted 6/17/15. For the erection of a detached structure (78' 6 1/2" High) For the creation of 60 off-street parking spaces with two accessible spaces, 50 bicycle spaces (should be in an accessible space) and the creation of one loading space. Size and location per plans.

For Multi-Family Household Living (132 Units) from the 1st through the 8th floors, and a vacant commercial space on the first floor front (use registration required prior to occupancy) with accessory parking.



Andrew DiDonato
PLANS EXAMINER

2/12/2025
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.