

Zoning Permit

Permit Number ZP-2021-010088

LOCATION OF WORK 234-36 W CHELTEN AVE, Philadelphia, PA 19144-3803	PERMIT FEE \$1,722.00	DATE ISSUED 9/7/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER CHELTEN AVENUE HOLDINGS L	107-109 SOUTH 13TH ST PHILADELPHIA PA 19107
--	---

APPLICANT Rich Villa DBA: AMBIT ARCHITECTURE	412 S. 2nd Street Philadelphia, PA 19147USA
---	---

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE (HEIGHT NTE 55 FEET), WITH PILOTHOUSES (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR STAIR ACCESS ONLY) TO ACCESS ROOF DECKS WITH 42-INCH GUARD RAILS, ACCESSORY TO HOUSEHOLD LIVING (FORTY-NINE (49) DWELLING UNITS) AND VACANT COMMERCIAL SPACE ON THE FIRST FLOOR (SEPARATE USE PERMIT REQUIRED PRIOR TO OCCUPANCY). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

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. Permit must be posted within 5 days of issuance.	 Post a copy of this permit in a conspicuous location along each frontage.
---	--

Zoning Permit

Permit Number ZP-2021-010088

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

234-36 W CHELTEN AVE, Philadelphia, PA 19144-3803

ADDITIONAL USE DETAILS

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

FOR THE CREATION OF THIRTY-FOUR (34) OPEN-AIR, ACCESSORY PARKING SPACES (INCLUDING ACCESSIBLE SPACES, ELECTRIC VEHICLE SPACES AND COMPACT PARKING SPACES) AND SEVENTEEN (17) CLASS IA BICYCLE PARKING SPACES, LOCATED ALONG AN ACCESSIBLE ROUTE.

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.

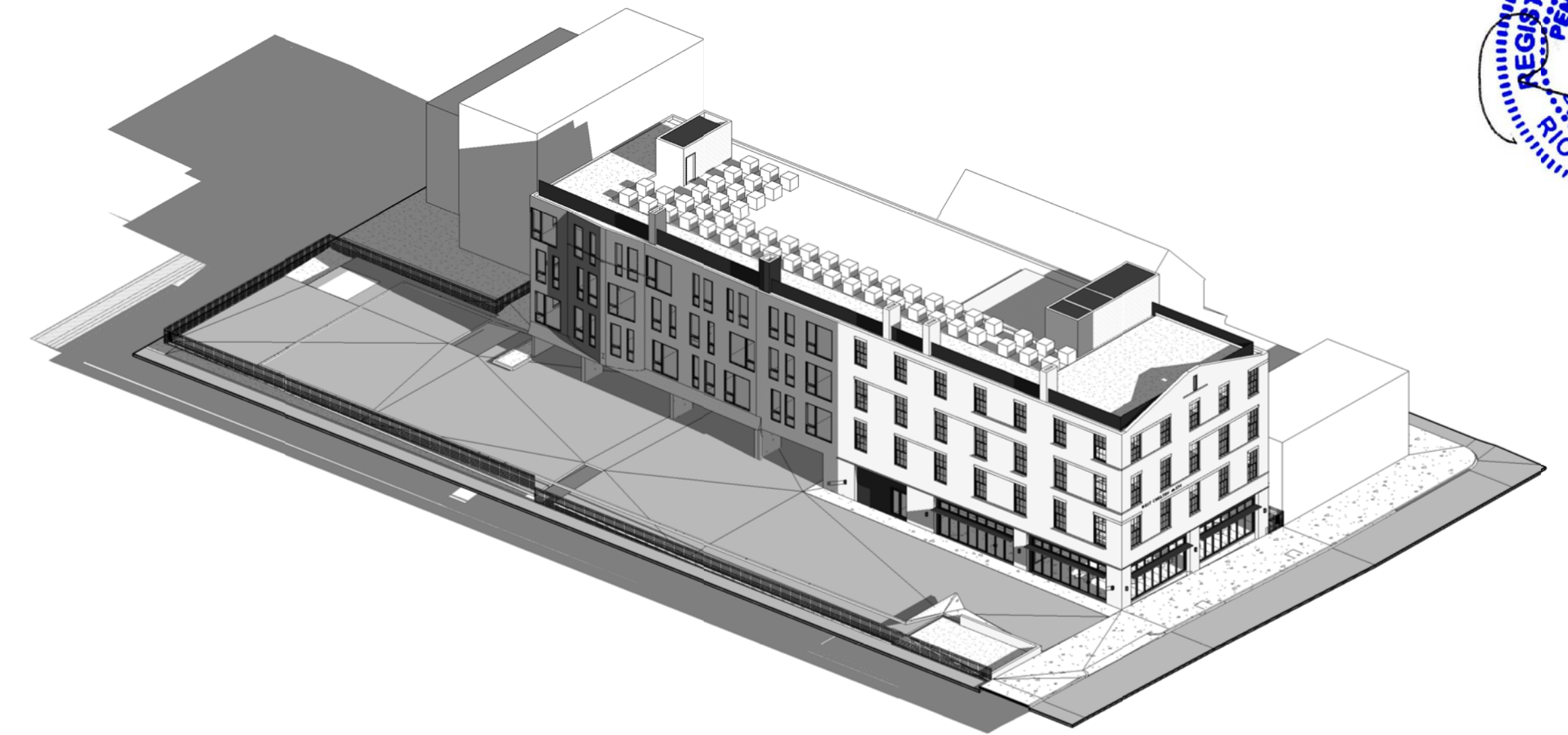
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.

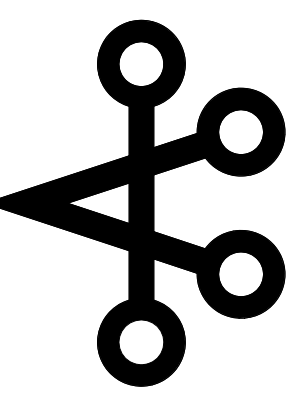


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

234 West Chelten
49 Residential Units / 1 Commercial Unit:
234 West Chelten Avenue
Philadelphia, PA 19125 Philadelphia, PA 19125



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.C
OM

AMBIT
ARCHITECTURE

7/15/21	Zoning Rev. 1
8/1/21	Zoning Rev. 2

49 Residential Units / 1 Commercial Unit.
234 West Chelton Avenue
Philadelphia, PA 19125

IN

PROJECT SUMMARY: 234 Chelten Avenue

ZONING: CMX 2.5

LOT AREA: 24,000 SF

PROPOSED GROSS FLOOR AREA = 37,893 SF

USE: RESIDENTIAL BUILDING
 1. GROUND FLOOR - COMMERCIAL SPACE / RESIDENTIAL / RESIDENTIAL ENTRY / UTILITIES / AMENITY
 2. SECOND FLOOR - RESIDENTIAL
 3. THIRD FLOOR - RESIDENTIAL
 4. FOURTH FLOOR - RESIDENTIAL

DWELLING UNITS

ALLOWED
 66

PROPOSED
 49

DIMENSIONAL STANDARDS

REQUIRED / ALLOWED

PROPOSED

OCCUPIED AREA 75.00%
 FRONT (CHELTEN AVE) SETBACK 0'-0"
 SIDE (NORTH) SETBACK 0'-0"
 SIDE (SOUTH) SETBACK 0'-0"
 REAR YARD 20' MIN (at South side of Lot)
 HEIGHT 45'-0"

9,498 SF (39.50%)
 0'-0"
 4'-0"
 5'-0"
 20'-0"
 45'-0"

TOP OF PARAPET

45'-0"

VEHICLE PARKING

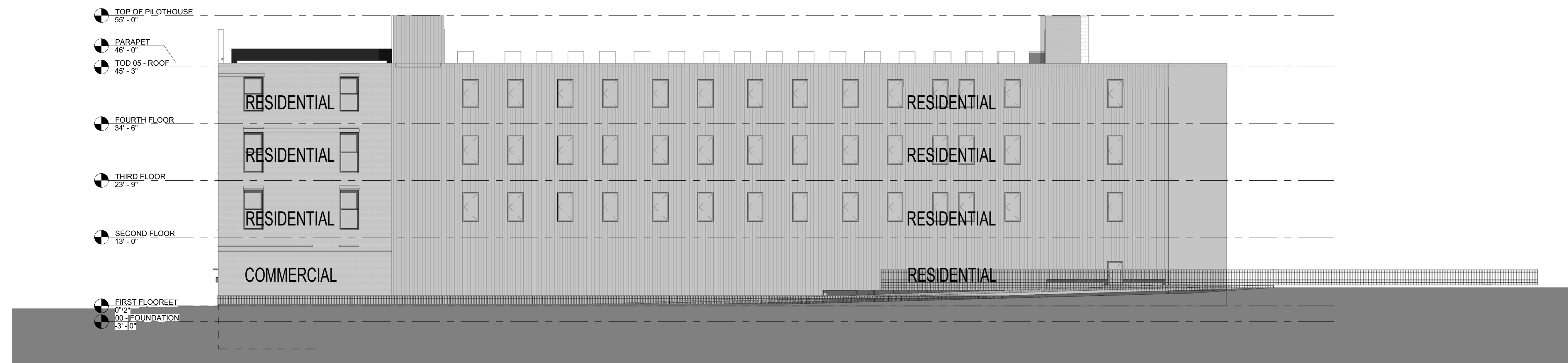
0

34 spaces (including 2 ADA Van spaces,
 5 compact parking spaces and
 3 electric vehicle parking spaces).

BICYCLE PARKING

17

17



14-603(16)(d) & 14-803(5) Landscaping / Screening ☒ APPROVED ☐ DISAPPROVED ☐ WAIVED	14-705(1)(d) Buffering between Land Uses ☒ APPROVED ☐ DISAPPROVED
---	---

PHILADELPHIA CITY PLANNING COMMISSION

☒ APPROVED

☐ DISAPPROVED

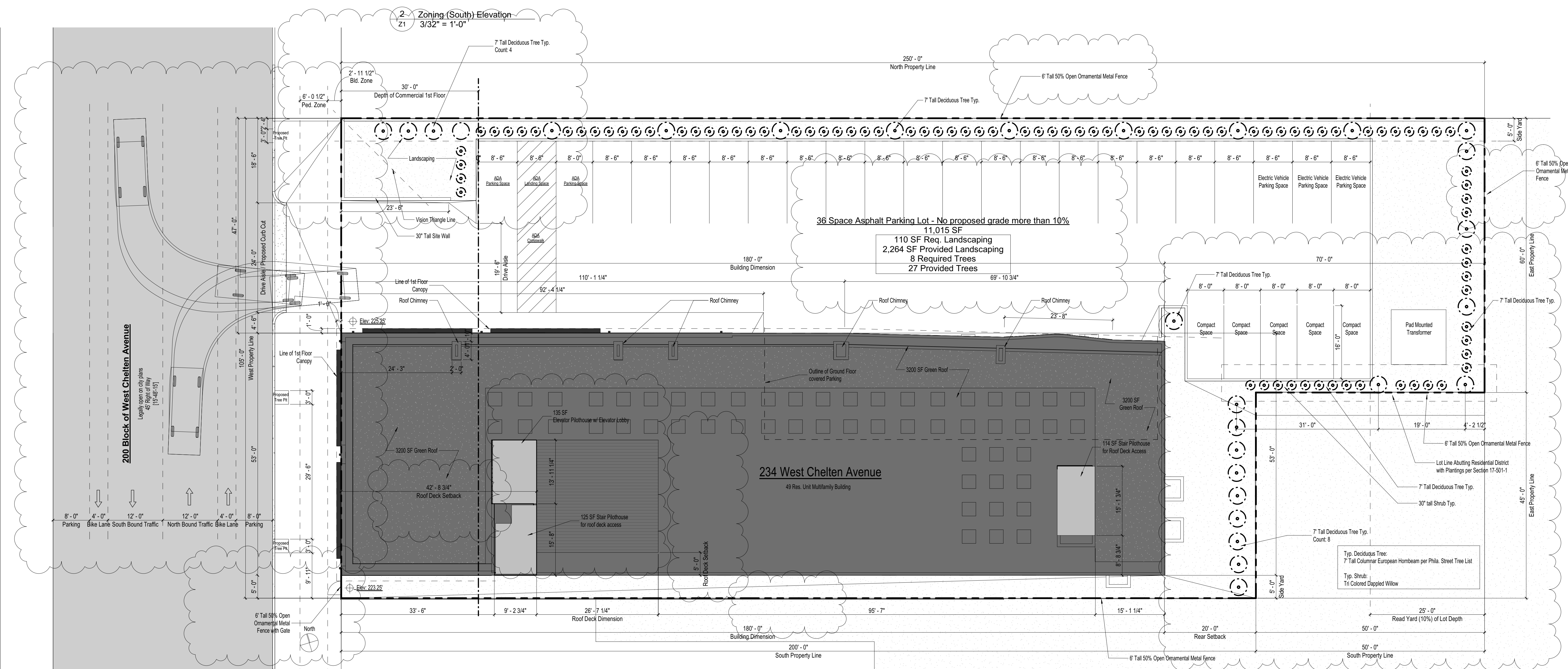
PHILADELPHIA CITY PLANNING COMMISSION
CATEGORY 5

- ☒ Approved 0 - 24%
- ☐ Disapproved $\geq 25\%$

APPROVED
FOR ZONING ONLY
09/05/21
UNOFFICIAL COPY
FOR INFORMATION ONLY
DO NOT REPLY TO THIS EMAIL

PHILADELPHIA CITY PLANNING COMMISSION
N SLOPES GREATER THAN 15%

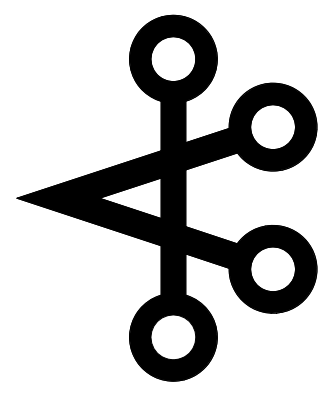
Amplified Electroanalysis, by J. R. Kice



1 ZONING PLAN
Z1 3/32" = 1'-0"



412 SOUTH 2nd STREET
PHILADELPHIA, PA 19147
267.909.0004
WWW.AMBITARCHITECTURE.COM

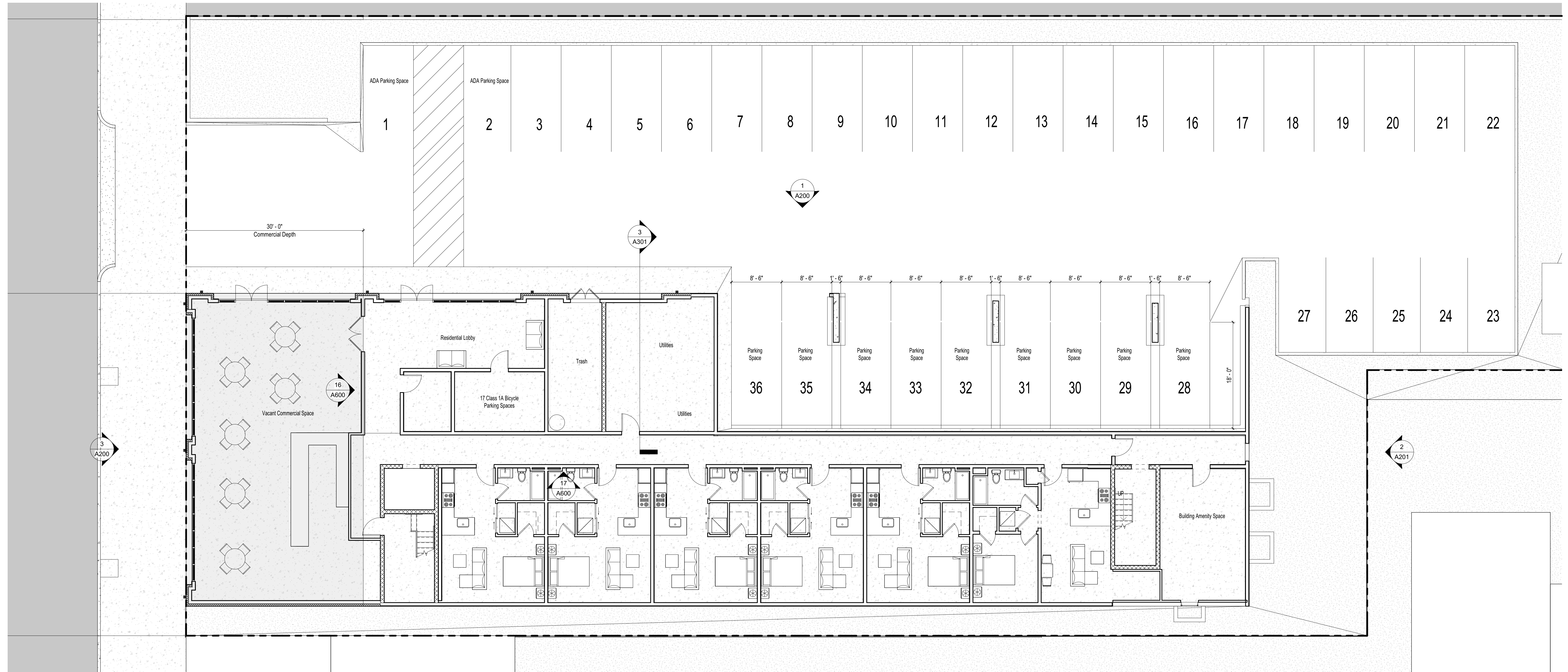


AMBIT
ARCHITECTURE

REVISION	DATE	BY	APP'D
1	7/15/21	WGL	
2			

49 Residential Units / 1 Commercial Unit:
234 West Cheltenham Avenue
Philadelphia, PA 19125

Z2



APPROVED
FOR ZONING ONLY
09/05/21
Applied Electronically by L&L User.