

Zoning Permit

Permit Number ZP-2022-008503

LOCATION OF WORK 675 N 41ST ST, Philadelphia, PA 19104-1752	PERMIT FEE \$747.00	DATE ISSUED 3/9/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER Terra Firma Real Estate Holdings LLC	403 Chapman Circle Hartfield, Pennsylvania 19440
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OWNER CONTACT 1 Anurag Velchala	403 Chapman Circle, Hartfield, PA 19440
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH PRIVATE BALCONIES. SIZE AND LOCATION AS SHOWN IN PLAN. **AMENDMENT 3/23/23 TO INCREASE FOOTPRINT AND ADD BALCONIES.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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

675 N 41ST ST Philadelphia, PA 19104-1752

ADDITIONAL USE DETAILS

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

NINE (9) DWELLING UNITS AND VACANT COMMERCIAL AT GROUND FLOOR PRIMARY FRONT (30'-0" DEEP).

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.

CMX-2 Zoning Analysis			
Category	Regulation	Philadelphia Zoning Code Reference	Comments
Uses Allowed / Maximum Allowed Multifamily Unit Count	Multifamily permitted; limited by total lot area to 9 units	14-602(3)	9 units proposed
Nonresidential Ground Floor Requirement	Non-Residential Use required for the first 30' of primary frontage	14-602(4)	Non-Residential Living use proposed for the first 30' ground floor from the primary frontage of N 41st St
Minimum Open Area / Maximum Occupied Area of...	Min. Corner Lot Open Area: 20% / Max. Occupied Area: 80%	14-701(3)	3,699 sf (79.2%) occupied area proposed
Side Setback	Min. side setback required for detached building: 5'	14-701(2)	5' side setback proposed
Rear Setback	Min. rear setback: greater of 9' or 10% of lot depth (8')	14-701(2)	10' rear yard proposed
Maximum Building Height	Max. building height of 38'	14-701(2)	38' building height proposed

Area Schedule (Zoning Alt Scheme)		
Name	Area	%
Prop'd 1-Story Building	112 SF	2.40%
Prop'd 3-Story Building	3,587 SF	76.80%
Occupied	3,699 SF	79.20%
Yard	971 SF	20.80%
Open	971 SF	20.80%
Grand total: 3	4,671 SF	100.00%

increase in occupied footprint of 3.1%



View of Warren St & N 41st St



View of N 41st St



View along N 41st St



View along Warrent St & N 41st St



View along Warren St

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY
NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN.
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES, AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT.
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO.)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
Amro Amin
ON: March 22, 2023
FOR CHIEF HIGHWAY ENGINEER



Dial 8-1-1 or 1-800-242-1776 not less than 3 business days nor more than 10 business days prior to the start of excavation.

Pennsylvania One Call System Serial Number
20221500175

Utility Plan for information only. Contractor to contact individual utility companies for latest data and information before digging. Call PA One Call before you dig in accordance with state and local laws and regulations.

All Water, Sewage, and Storm service sizes and materials to be designed by a licensed Pennsylvania Engineer.



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Terra Firma Real Estate Holdings LLC

New Construction Multifamily

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Philadelphia, PA 19104

Stamps

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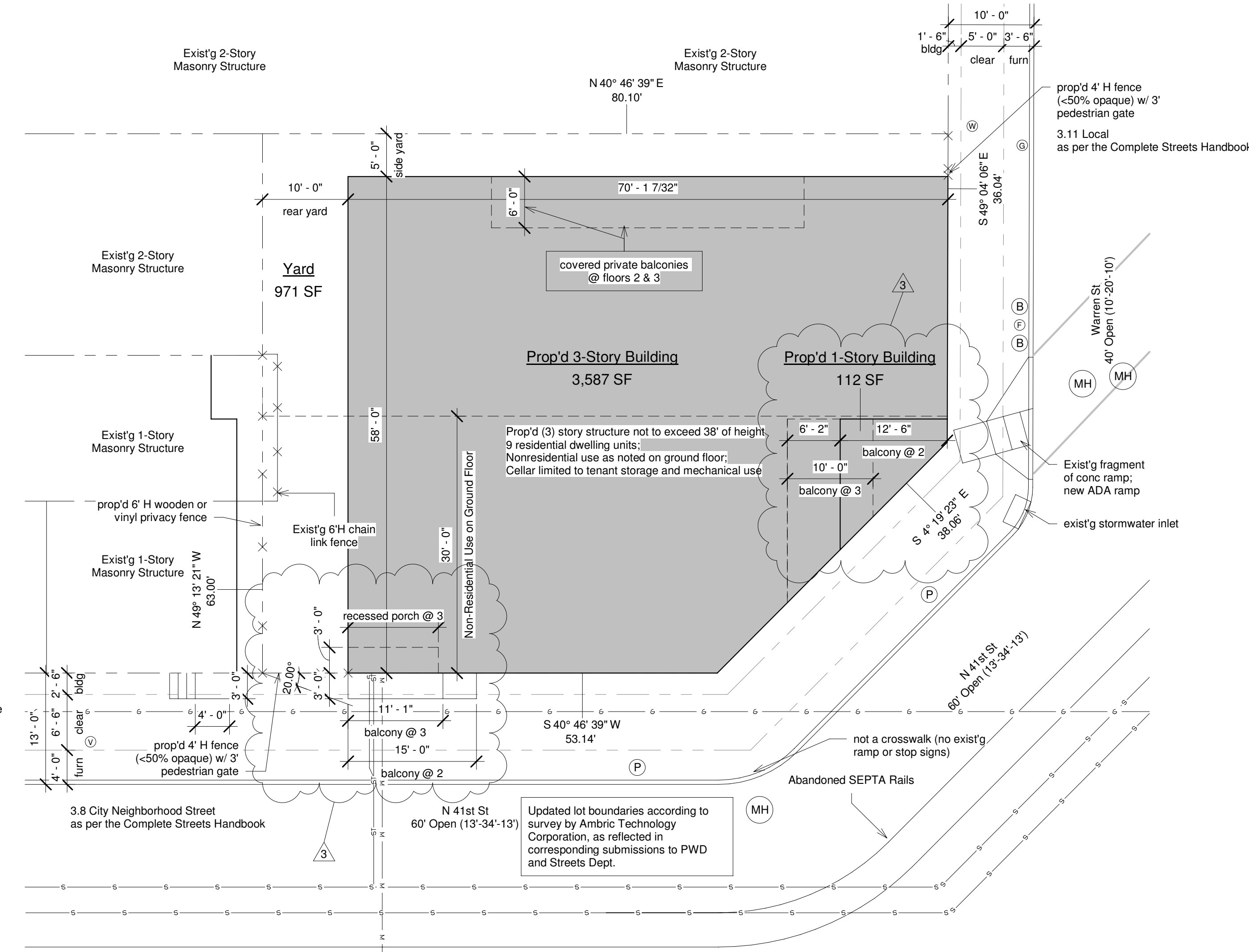
MEP Engineer

No.	Description	Date
1	Zoning Submission	7/17/2022
2	Zoning Submission Rev	9/23/2022
3	Zoning Submission Rev	3/9/2023
3	Streets 1 Revision	3/19/2023

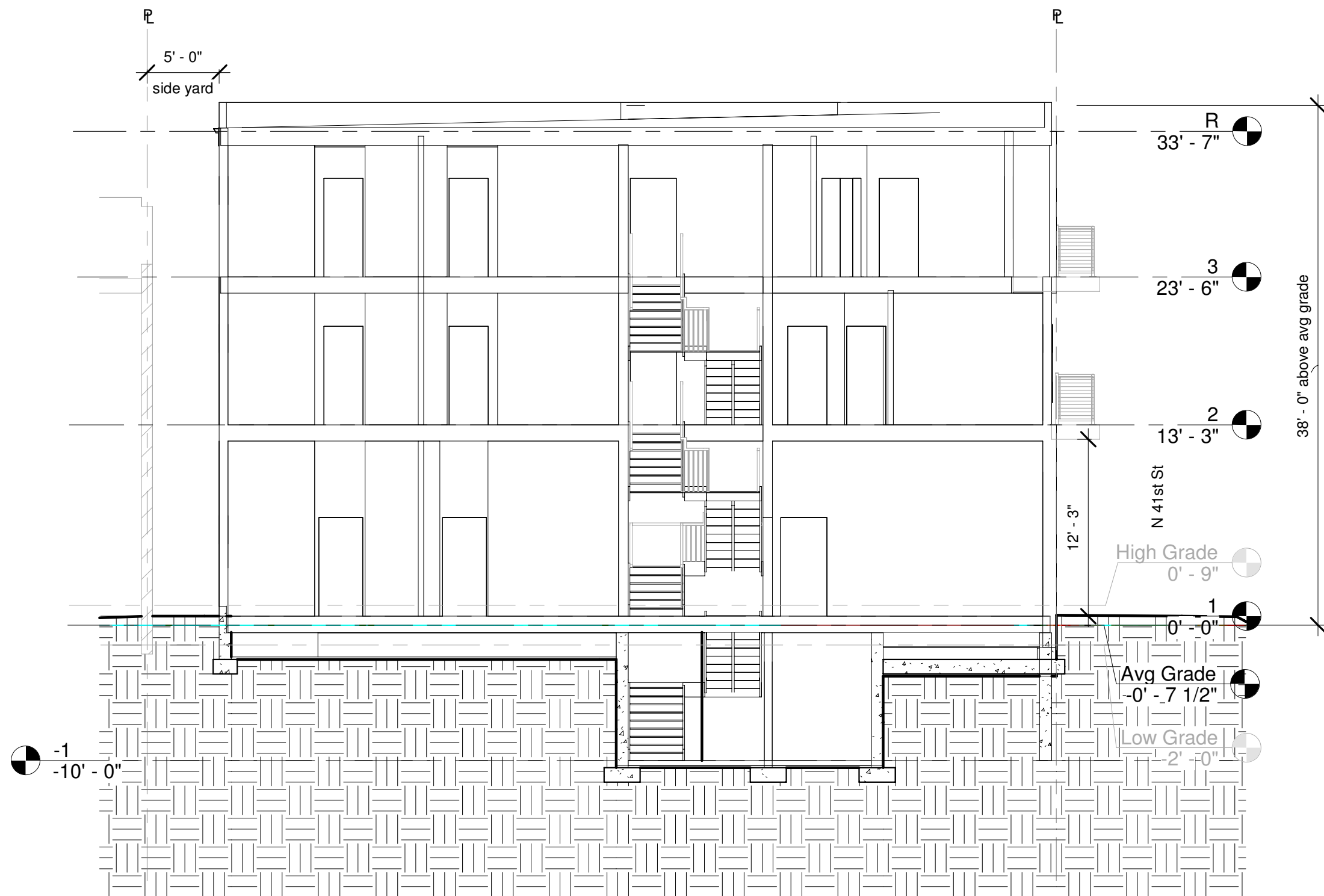
Zoning

Project number	202204-33
Date	3/19/2023
Scale	As indicated

Z-01



1 Zoning Site Plan
1" = 10'-0"



2 Zoning Section
1/8" = 1'-0"



Applied by L&L Shafir Cohen