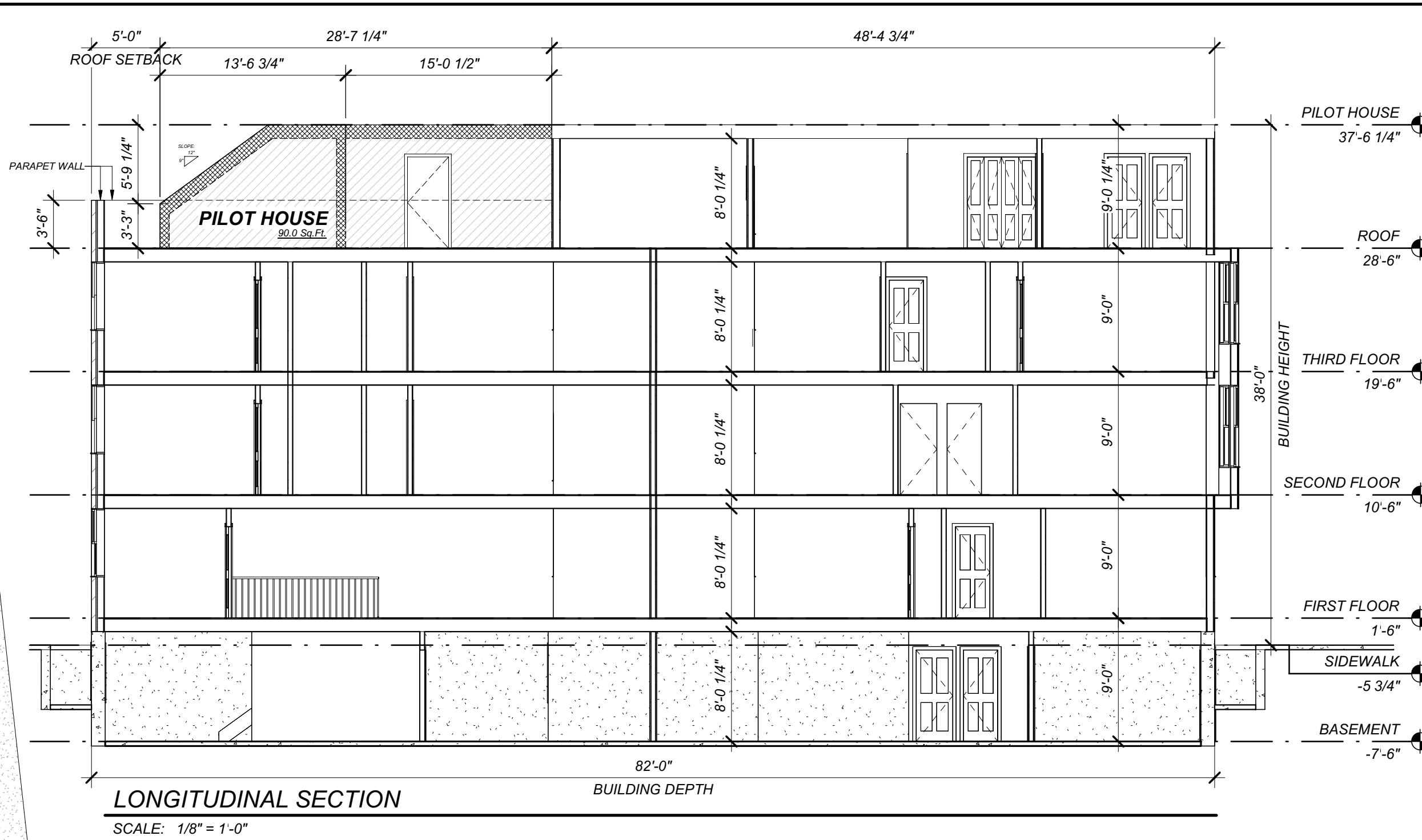
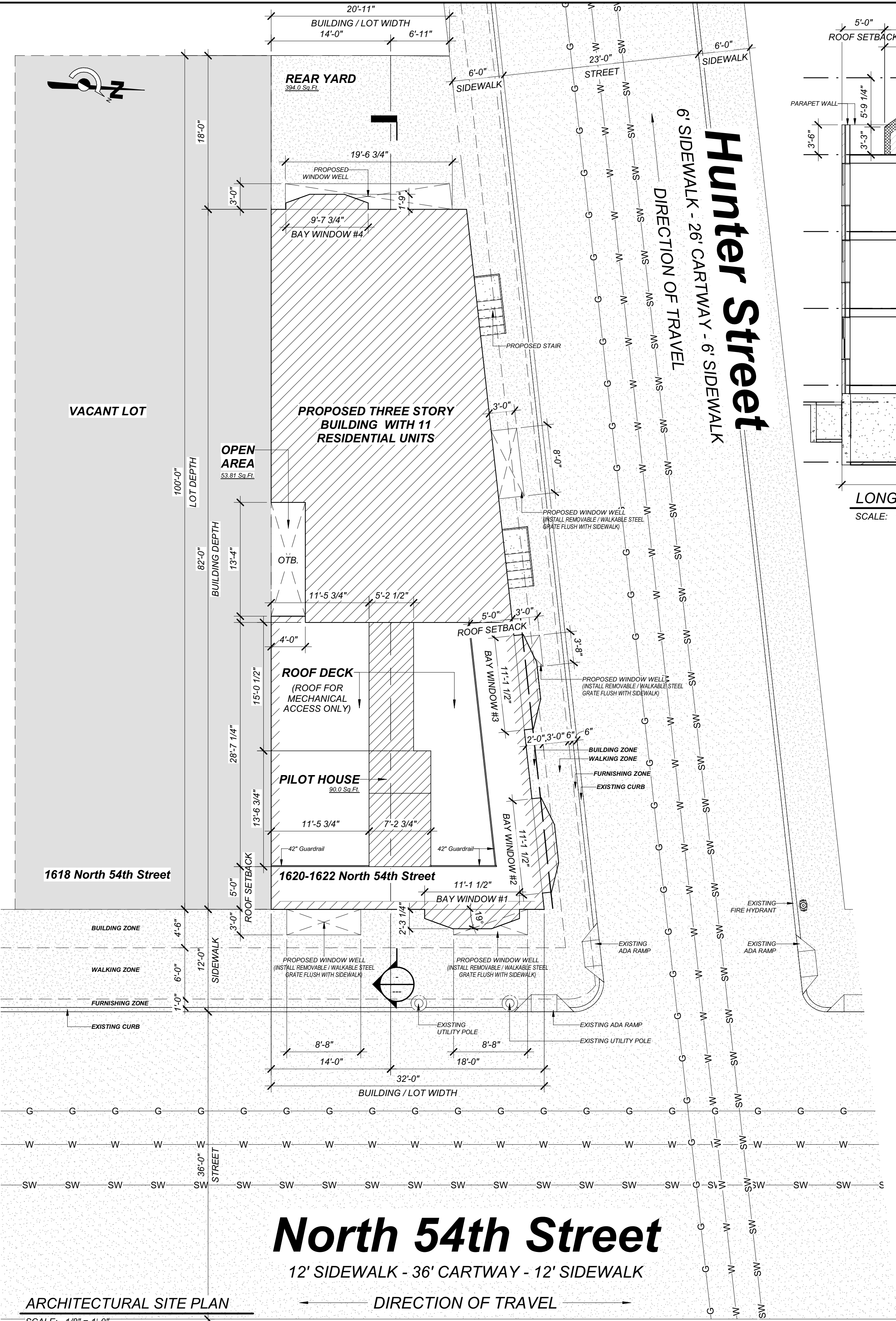
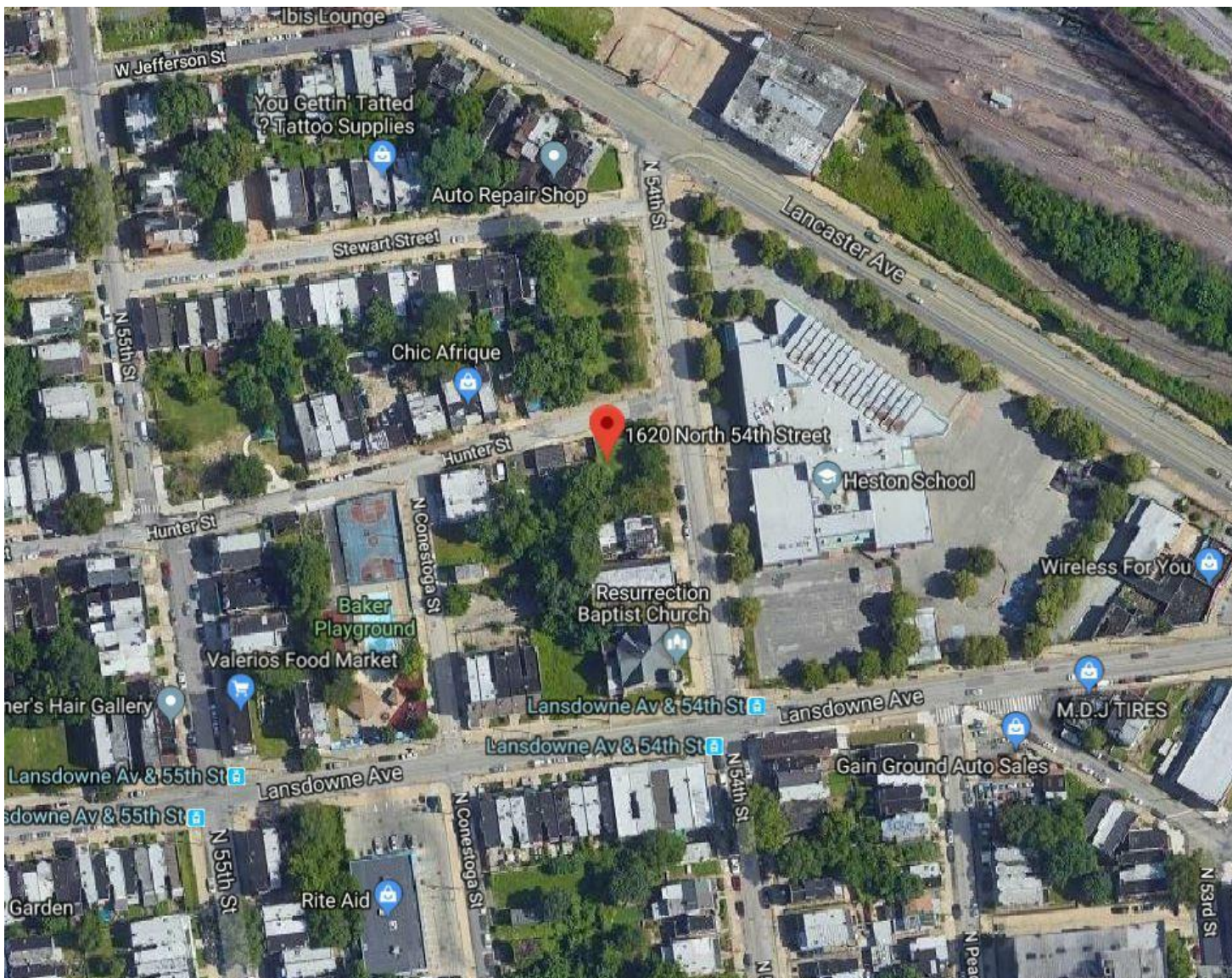
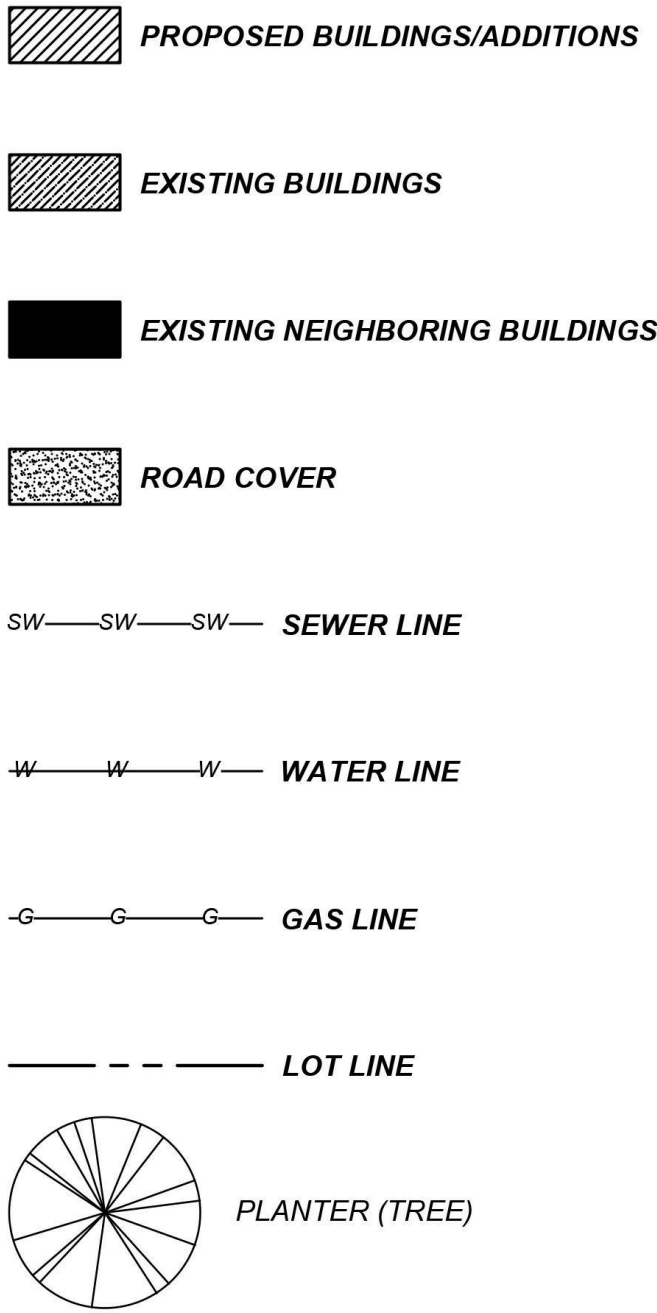




ZONING PLAN ABBREVIATIONS



AERIAL VIEW (1620-1622 N 54th Street)

SITUATE in the 4th (formerly part of the 52nd) Ward of the City of Philadelphia.

BEGINNING at a point in the Westerly side of Fifty-fourth Street at the distance of Two hundred Seventy-four feet Northward from the North line of Lansdowne Avenue; thence extending Westwardly on a line at right angles to said Fifty-fourth Street, by ground formerly of Catherine Keough, One hundred feet to a point; thence Northward on a line parallel with said Fifty-fourth Street Six feet, Eleven inches to the South line of Hunter's Avenue; thence Eastwardly along the South line of Hunters Avenue One hundred feet, Six and One-quarter inches to the West line of said Fifty-fourth Street; thence Southward along the same Eighteen feet Two inches to the place of beginning.

BEING No. 1622 North Fifty-fourth Street.
DEED (1622 N 54th Street)

SITUATE on the West side of Fifty-fourth Street Two hundred Sixty feet Northward from the North side of Lansdowne Avenue in the 4th (formerly part of the 42nd) Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Fifty-fourth Street Fourteen feet and extending of that width in length or depth Westward between parallel lines at right angles to the said Fifty-fourth Street One hundred feet.

BEING No. 1620 North Fifty-fourth Street.
DEED (1620 N 54th Street)

Property Schedule			
Parcel No.	Address	Area	Proposed
041289310	1622 N 54th Street	1245 SF	
041289310	1620 N 54th Street	1400 SF	
RSA-5 PREVIOUS DISTRICT NAME - R9A/10A1620-1622 North 54th Street PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM			
	REQUIRED	PROPOSED	
LOT DIMENSIONS			
MIN. LOT WIDTH (Ft.)	16 Ft.	32 Ft.	
MIN. LOT AREA (Sq.Ft.)	1440 Sq.Ft.	2645 Ft.	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE 25%; CORNER 20%	16.9 %	
FRONT SETBACK			
MINIMUM (Ft.)	BASED ON SETBACK OF ABUTTING LOTS		
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (Ft.)	2/5 EACH		
DETACHED, CORNER (Ft.)	5 Ft.		
SEMI-DETACHED (Ft.)	5 Ft.		
ATTACHED (Ft.)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
DETACHED, INTERMEDIATE (Ft.)	2/8 EACH		
DETACHED, CORNER (Ft.)	8 Ft.		
REAR YARD			
MIN. DEPTH (Ft.)	9 Ft.	18 Ft.	
HEIGHT			
MAXIMUM (Ft.)	38 Ft.	38 Ft. 0 Inch	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (Sq.Ft.)		394.0 Sq.Ft.	
SIDE YARD (Sq.Ft.)		53.3 Sq.Ft.	
FRONT YARD (Sq.Ft.)		N/A	
BUILDING FOOTPRINT (Sq.Ft.)		2197.7 Sq.Ft.	
BUILDING USE			
		Multi-Family Residential	

STREETS DEPARTMENT	
RIGHT OF WAY	1620-22 North 54th Street

STREET BREAK-DOWN: NORTH 54th STREET
12 Ft. SIDEWALK - 36 Ft. CARTWAY - 12 Ft. SIDEWALK = 60 Ft. WIDE

STREET BREAK-DOWN: HUNTER STREET
6 Ft. SIDEWALK - 23 Ft. CARTWAY - 6 Ft. SIDEWALK = 35 Ft. WIDE

	ENCROACHMENT TYPE		DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT	
STAIRS / STEPS	Proposed	In property boundary	3'-0"
WINDOW WELL	Proposed	In property boundary	3'-0"
BAY WINDOW #1	Proposed	In property boundary	2'-3 1/4"
BAY WINDOW #2	Proposed	In property boundary	2'-3 1/4"
BAY WINDOW #3	Proposed	In property boundary	2'-3 1/4"
BAY WINDOW #4	Proposed	In property boundary	1'-9"
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"			

ZONING APPROVAL STAMP

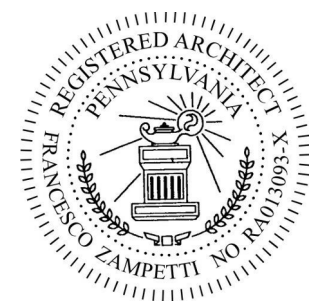
BUILDING APPROVAL STAMP



614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: Plans@HaverfordSq.com



Owner:

OMEGA HOLDING FUND
LLC



Know what's below.
Call before you dig.



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK (X) ONE BOX ONLY ☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Rev. 0	Initial permit submission	7/13/2019
Rev. 1	Initial permit submission	08/17/2020
Rev. 2	Initial permit submission	08/25/2020

Project Name:

1620-22 N 54TH Street,
Philadelphia, PA 19131.

Drawing Name:

ZONING PLAN.

Project number	1620-22 N 54th Street
Date	8/28/2020 11:08:31 AM
Drawn by	Alexandr Stratila
Checked by	FZ

Sheet Number:

Z1

Scale As indicated



Applied Electronically by L&I User:

Zoning Permit

Permit Number ZP-2020-005349

LOCATION OF WORK 1620 N 54TH ST, Philadelphia, PA 19131-3505	PERMIT FEE \$1,250.00	DATE ISSUED 9/24/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER OMEGA HOLDING FUND LLC	22 BOWMAN DR FEASTERVILLE TRE PA 19053
---	--

APPLICANT LEV YAKUBOV	614 SOUTH 4TH STREET#510PHILADELPHIA, PA 19147USA
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TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT ZONING ADMINISTRATIVE REVIEW TO AMEND ORIGINAL AP#934110 TO REDUCE BUILDING HEIGHT AND ADD ADDITIONAL FLOOR AREA AT UPPER LEVEL.
--

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

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

Zoning Permit

Permit Number ZP-2020-005349

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1620 N 54TH ST, Philadelphia, PA 19131-3505

ADDITIONAL USE DETAILS

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

ELEVEN (11) DWELLING UNITS AS PREVIOUSLY APPROVED BY ZBA ON AP#934110

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.