

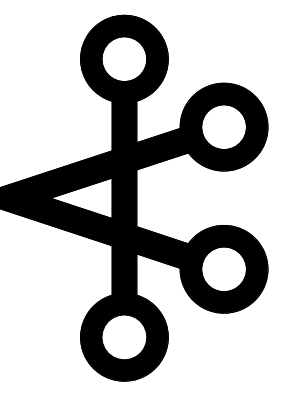
ZONING: RM-1
LOT AREA: 8,370 SF

USE: NEW RESIDENTIAL BUILDING
BASEMENT - UTILITIES
GROUND FLOOR - RESIDENTIAL AND RESIDENTIAL ENTRY - EXISTING BUILDING PROPOSED TO BE ALL RESIDENTIAL
2ND FLOOR - RESIDENTIAL
3RD FLOOR - RESIDENTIAL
4TH FLOOR - RESIDENTIAL

	<u>ALLOWED</u> 18	<u>PROPOSED</u> 18
<u>DIMENSIONAL STANDARDS</u>	<u>REQUIRED / ALLOWED</u>	<u>PROPOSED</u>
OCCUPIED AREA	75.00%	3.073 116' (47.49%)
FRONT (RIDGE AVE) SETBACK	0'-0"	95'-4 1/2" for proposed new building
SIDE (NORTH) SETBACK	5'-0"	5'-0" for proposed new building
SIDE (SOUTH) SETBACK	5'-0"	5'-0"
REAR YARD	9' MIN	17'-10 1/4"
HEIGHT	-	38'-0" from Average Grade (see Zoning Elevation Map)
TOP OF PARAPET	-	39'-6"



6712 Ridge Avenue Philadelphia, PA 19125

AMBIT
ARCHITECTURE

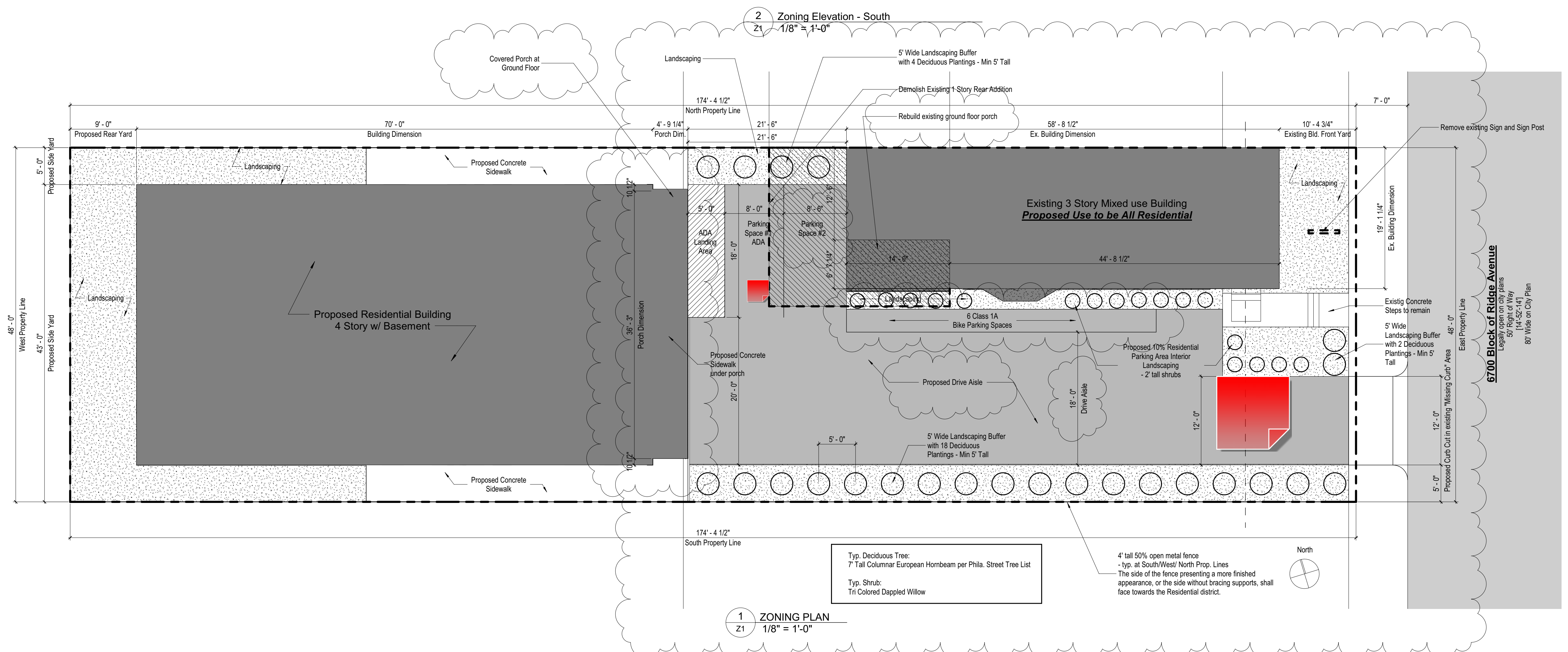
8/20/21	Zoning Rev. 1
9/28/21	Zoning Rev. 2
10/15/21	Zoning Rev. 3



IN



Applied Electronically by L&I User:



Zoning Permit

Permit Number ZP-2021-010009

LOCATION OF WORK 6712 RIDGE AVE, Philadelphia, PA 19128-2430	PERMIT FEE \$1,612.00	DATE ISSUED 11/23/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER SRD 6712 LLC	6712 RIDGE AVE PHILADELPHIA PA 19128-2430
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT AMENDMENT: For the removal of one residential unit (17 Total) FOR THE DEMOLITION OF A REAR ONE-STORY ADDITION; FOR THE ERECTION OF A DETACHED STRUCTURE (HEIGHT NTE 38 FEET), ON THE SAME LOT WITH AN EXISTING THREE-STORY SEMI-DETACHED STRUCTURE FOR USE AS HOUSEHOLD LIVING (TOTAL OF EIGHTEEN (18) DWELLING UNITS ON THE LOT); FOR THE CREATION OF TWO (2) OPEN AIR PARKING SPACES (INCLUDING ONE (1) ACCESSIBLE SPACE) ACCESSORY TO THE DETACHED STRUCTURE ONLY. SIZE AND LOCATION AS
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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.

Zoning Permit

Permit Number ZP-2021-010009

SHOWN IN THE APPLICATION/PLANS.



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Zoning Permit

Permit Number ZP-2021-010009

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6712 RIDGE AVE, Philadelphia, PA 19128-2430

ADDITIONAL USE DETAILS

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

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.