

Zoning Permit

Permit Number ZP-2025-004519

LOCATION OF WORK 300 CHRISTIAN ST, Philadelphia, PA 19147-6649	PERMIT FEE \$253.00	DATE ISSUED 9/17/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER SALTER MEWS LP	300 CHRISTIAN ST PHILADELPHIA, PA 19147-
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OWNER CONTACT 1 Philip Harvey	525 S. 4th St. Phila., PA 19147
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OWNER CONTACT 2	
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TYPE OF WORK Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT For the erection of a single-faced statically illuminated building identification sign. Size ad location as shown on the plan

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

300 CHRISTIAN ST, Philadelphia, PA 19147-6649

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.

300 Christian Street



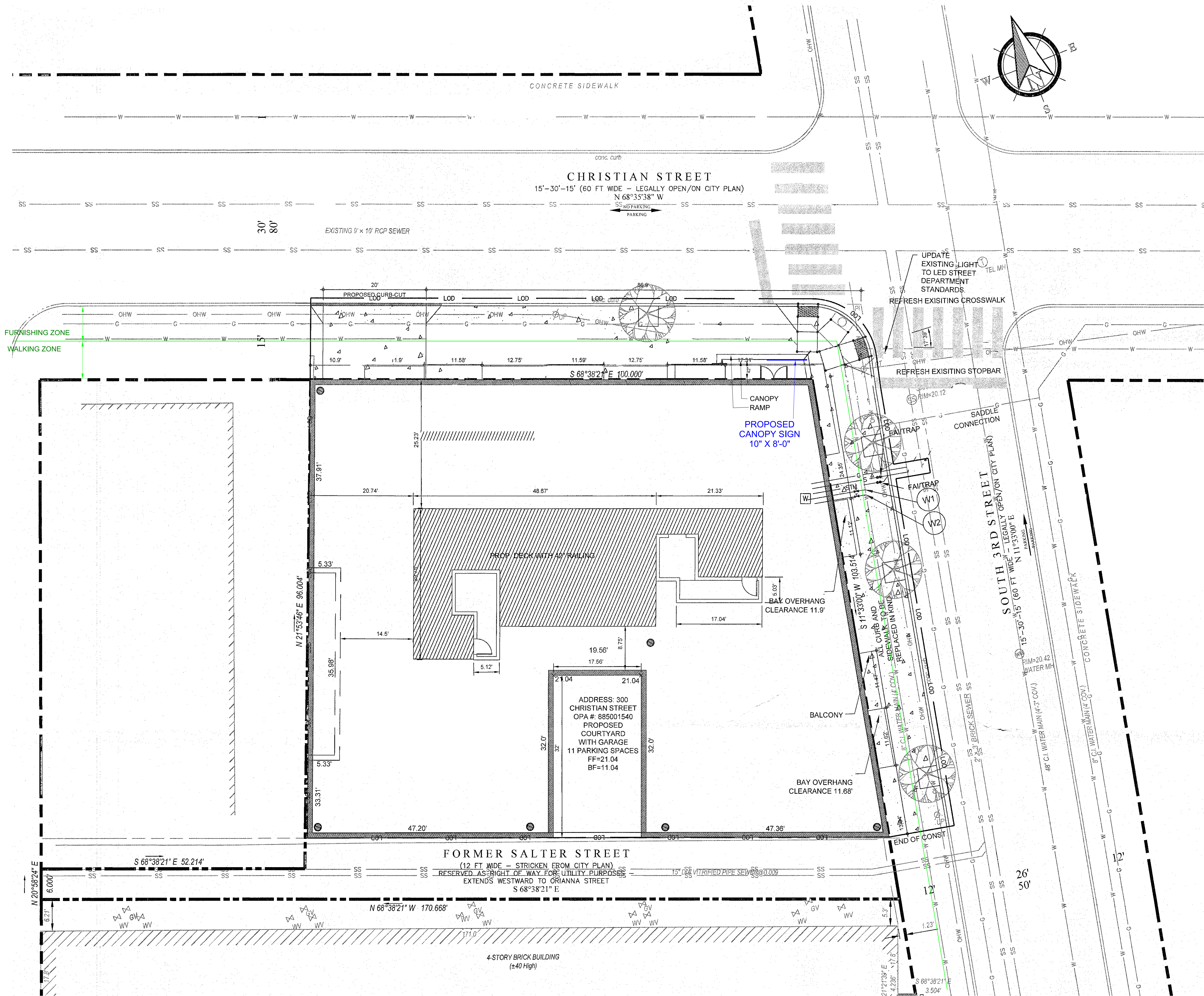
**DEPARTMENT OF
LICENSES & INSPECTIONS**
**APPROVED
FOR ZONING ONLY**
09/17/25
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
DEVIATION FROM THESE APPROVED PLANS IT WILL
REQUIRE THE APPROVAL OF THE DEPARTMENT OF
LICENSES & INSPECTIONS

10" X 8'-0" INTERNALLY ILLUMINATED CHANNEL LETTERS ATTACHED TO A RACEWAY WHICH IS SECURED TO THE EXISTING AWNING

Applied by L&I: Roland Ngaba



SCALE: 1'=10'



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
*** FINAL APPROVAL OF SITE PLAN ***
THESE PLANS MAY BE USED TO OBTAIN ZONING AND BUILDING PERMITS
THIS APPROVAL IS NOT A PERMIT, AND DOES NOT INCLUDE APPROVAL FOR PROPOSED
UNDERGROUND UTILITIES OR ENCROACHMENTS WITHIN THE PUBLIC RIGHT OF WAY.
NO PHYSICAL CHANGES TO THE RIGHT OF WAY WILL OCCUR WITHOUT A PERMIT FROM THE
HIGHWAY DISTRICT ENGINEER, AND APPROVAL FOR ALL ADA CURB RAMP, AS SHOWN ON
THESE PLANS (AND AS APPLICABLE) LINE AND GRADE FOR NEW, ALTERED OR RESET
CURBS MUST BE OBTAINED FROM THE DISTRICT SURVEYOR AND REGULATOR.
SHOULD THESE PLANS CONTAIN AN ERROR OR OMISSION
OUR APPROVAL WILL BE NULL & VOID.

DRIVEWAYS
COMPLETE STREETS POLICY (TO BE POSTED WITHIN 60 DAYS)
OTHER **Signs Only**

PLAN # _____ OF _____
APPLIED ELECTRONICALLY BY STREETS STAFF:
Christian Andrews
ON: **June 26, 2025**
FOR CHIEF HIGHWAY ENGINEER

DEPARTMENT OF
LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
06/17/25
WHEN THESE PLANS CONTAIN ANY REVISION, ERROR OR
OMISSION, THE REVISION, ERROR OR OMISSION MUST BE
RECORDED IN THE RECORDS OF THE DEPARTMENT OF
LICENSES & INSPECTIONS.

Applied by L&I: Roland Ngaba

300 CHRISTIAN STREET
PHILADELPHIA, PA