

Zoning Permit

Permit Number ZP-2020-002849

LOCATION OF WORK 1616 N 54TH ST, Philadelphia, PA 19131-3505	PERMIT FEE \$650.00	DATE ISSUED 9/2/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER OMEGA HOLDING FUND LLC	22 BOWMAN DR FEASTERVILLE TREV PA 19053
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APPLICANT LEV YAKUBOV	614 SOUTH 4TH STREET#510PHILADELPHIA, PA 19147USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE (TO ENCLOSE STAIRS AND LANDINGS ONLY). SIZE AND LOCATION AS SHOWN ON PLANS AND APPLICATION.
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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
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 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1616 N 54TH ST Philadelphia, PA 19131-3505

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY LIVING (12 UNITS).

This permit is subject to the following specific conditions.

CONDITIONS

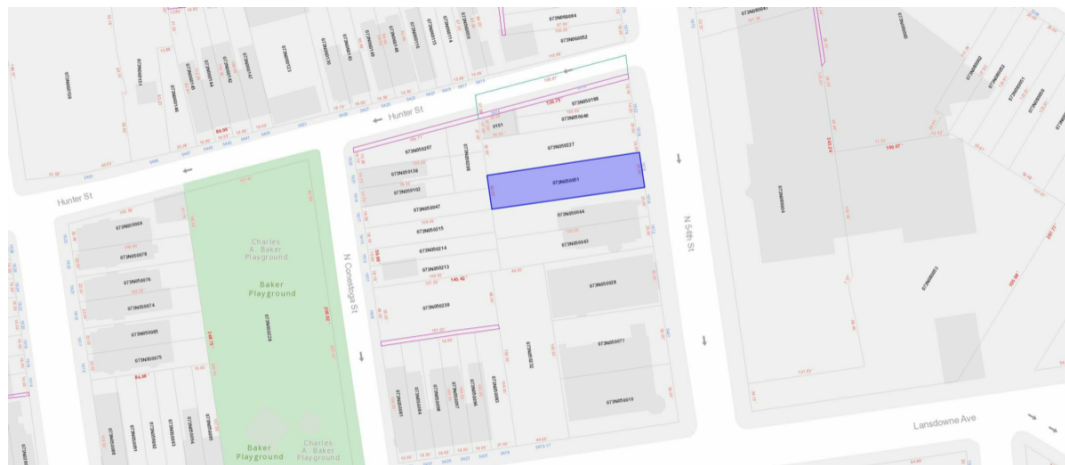
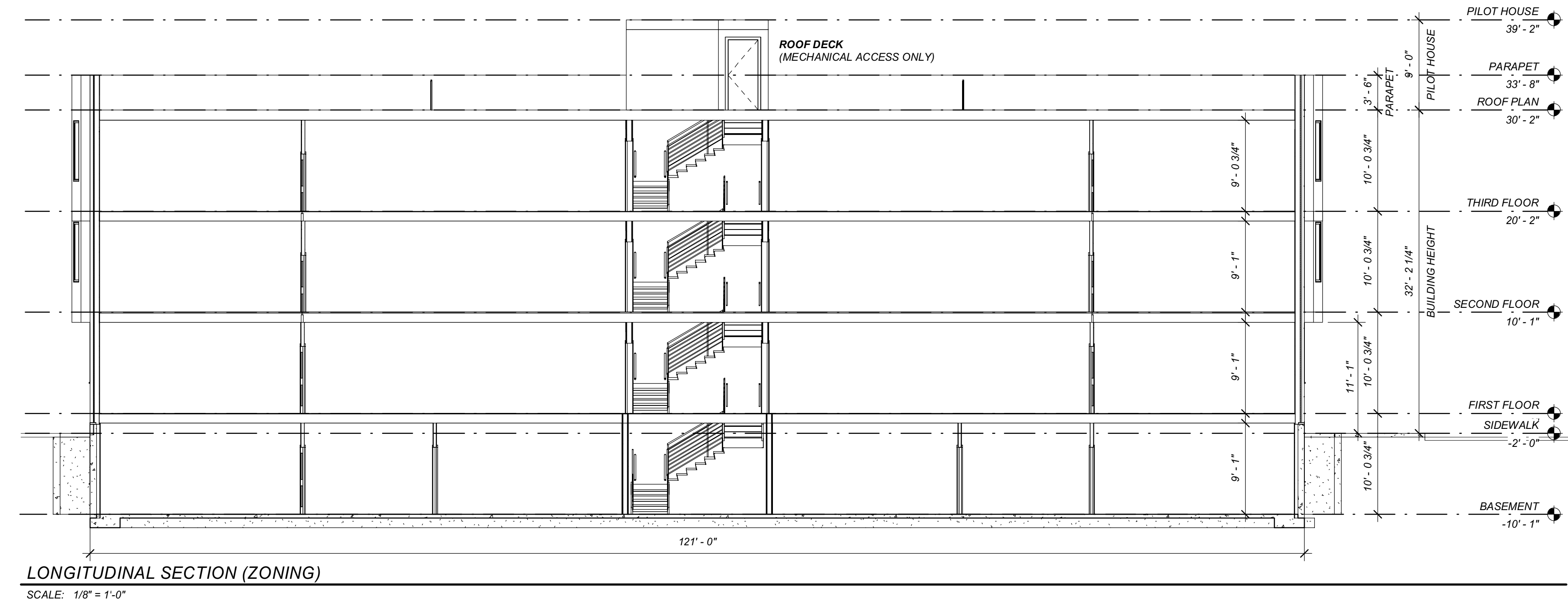
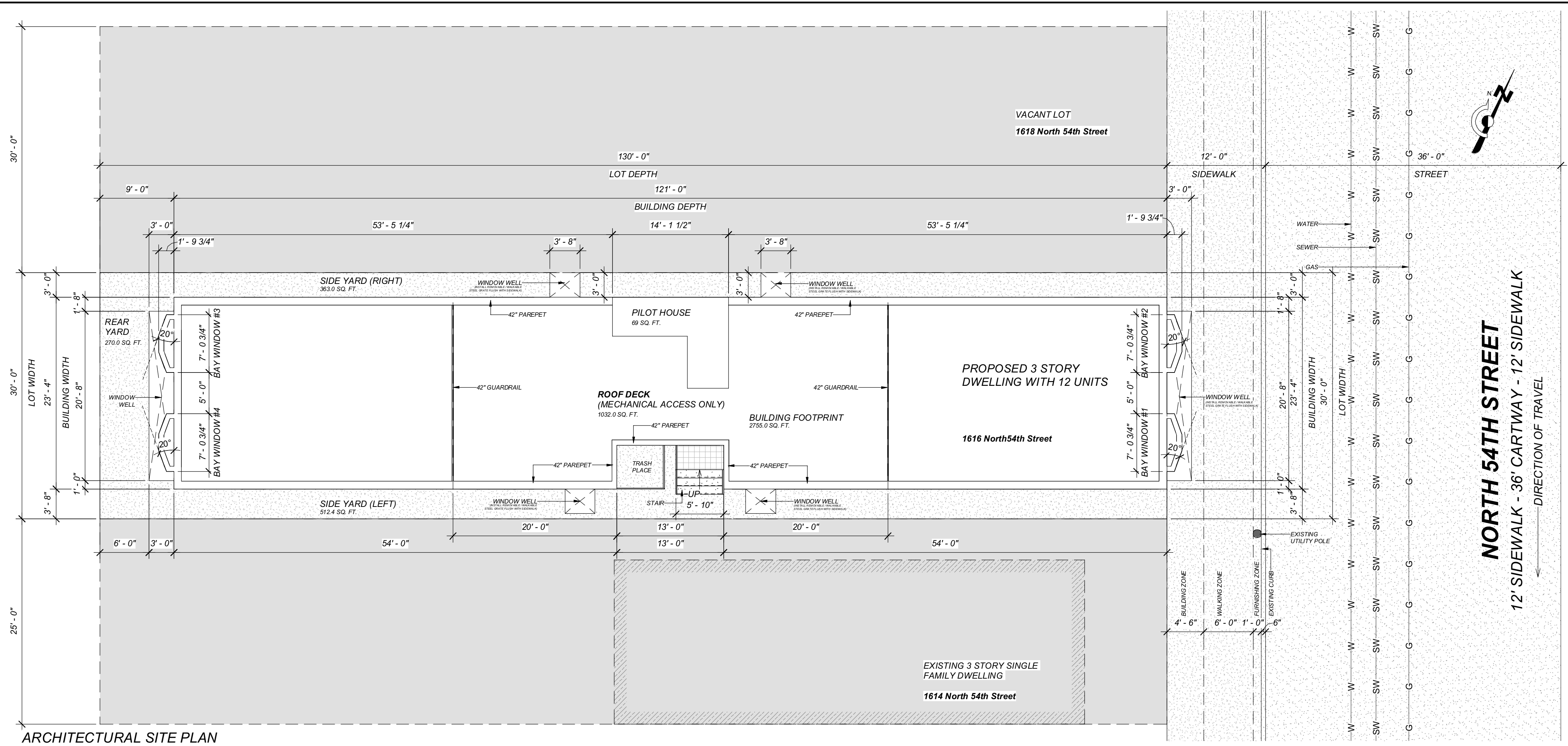
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



SATELLITE VIEW

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the Westerly side of 54th Street at the distance of 200 feet Northward from the Northerly side of Lansdowne Avenue.

CONTAINING in front or breadth on 54th Street 30 feet and extending of that with Westwardly between parallel lines at right angles to 54th Street in length or depth 130 feet.

BOUNDED Southward by ground now or late of Liuneaus A. Prince Westward by ground now or late of Evan Jones, Northward by ground now or late of Joseph A. Shaffer and Eastward by 54th Street aforesaid.

BEING NO. 1616 North 54th Street

DEED

Property Schedule			
Parcel No.	Address	Area	Proposed
041289100	1616 N 54th Street	3899 SF	
RM-1 PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19 1616 N 54th Street, Philadelphia, PA 19131			
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED			
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-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	30 FT (EXISTING)	
MIN. LOT AREA (SQ FT)	1440 SQ FT	3899 SQ FT (EXISTING)	
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE: 20%; CORNER 20%	29.4 % (1,145.4 Sq.Ft.)	
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		
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT		
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT		
SINGLE- OR TWO-FAMILY SEMI-DETACHED (FT)	5 FT		
MULTI-FAMILY SEMI-DETACHED (FT)	12 FT		
ATTACHED (FT)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701			
INTERMEDIATE (FT)	2/12 EACH		
CORNER (FT)	12 FT		
REAR YARD			
MIN. DEPTH (FT)	9 FT	9 FT	
HEIGHT			
MAXIMUM (FT)	38 FT	+/- 32 FT 4 INCH	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (SQ FT)	144 SQ FT	270.0 SQ FT	
SIDE YARD (SQ FT)		875.4 SQ FT	
FRONT YARD (SQ FT)			
BUILDING FOOTPRINT (SQ FT)		2755.0 SQ FT	
BUILDING USE			
		RESIDENTIAL	
STREETS DEPARTMENT			
RIGHT OF WAY	1616 N 54th Street, Philadelphia, PA 19131		
STREET BREAK-DOWN: North 54th Street			
12' SIDEWALK - 36' CARTWAY - 12' SIDEWALK = 60 FT WIDE			

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS	Proposed	N/A
WINDOW WELL	Proposed	In property boundary (3'-0")
BAY WINDOW #1	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #2	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #3	Proposed	In property boundary (1'-9 3/4")
BAY WINDOW #4	Proposed	In property boundary (1'-9 3/4")

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.

Project Name:
1616 North 54th Street,
Philadelphia, PA 19131

Drawing Name:
ZONING.

Project number 1616 North 54th Street
Date 6/23/2020 1:28:53 PM
Drawn by Alexandr Stratila
Checked by FZ

Sheet Number:
Z1

Scale As indicated