

Zoning Permit

Permit Number ZP-2024-008244

LOCATION OF WORK 2353-59 E HAGERT ST, Philadelphia, PA 19125-3030	PERMIT FEE \$754.00	DATE ISSUED 6/4/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER 2353 E HAGERT STREET LLC	2350 E HAGERT ST PHILADELPHIA PA 19125
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OWNER CONTACT 1 KENNETH LUX	2350 E HAGERT ST, PHILADELPHIA, PA 19125
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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 an Administrative Adjustment to AP#1003937 in accordance with ZBA approval (see MI-2024-005928) to change the approved scope from the erection of an addition to complete demolition of the existing attached structure (documentation of removal of more than 2/3 of existing structural framing and the front exterior wall) and the new construction of an attached three-story structure with decks at the 2nd and 3rd stories. Size and location as shown on plans.
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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.

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Original AP#1003937 Approval: For the amendment of AP#817317 for removal of proposed pilot house and roof deck. For the erection of an addition on the 2nd and 3rd floor level with decks (residential use) located on the 2nd and 3rd floor levels to an existing attached structure. Size and location as shown per application/plan. Structure for use as vacant commercial space on the 1st floor level (separate Use Registration Permit to be obtained prior to occupancy) with multi-family household living (six (6) dwelling units) on the 2nd through 3rd floor levels.



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.
- 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

2353-59 E HAGERT ST, Philadelphia, PA 19125-3030

ADDITIONAL USE DETAILS

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

For use as vacant commercial space at the 1st floor (separate Use Registration Permit required prior to occupancy) and six (6) dwelling units (multi-family household living) at the 2nd through 3rd floors in accordance with ZBA-approved Administrative Adjustment (see MI-2024-005928).

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.

2353-59 E HAGERT ST.
ZONING CALCS.

ZONING DESIGNATION: RSA-5

USE PROPOSED: NO CHANGE FROM PREVIOUSLY-APPROVED (1003937):
COMM. FIRST FLOOR + SIX (6) DWELLING UNITS ABOVE

LOT AREA: 3634 SQ. FT

BLDG FOOTPRINT EXIST.: 3634 SQ. FT
BLDG FOOTPRINT ALLOWED: 2725.5 SQ. FT
BLDG FOOTPRINT PROPOSED: NO CHANGE FROM PREVIOUSLY-APPROVED (1003937):
3634 SQ. FT FIRST FLR. (TO MATCH EXIST. CONDITION) + 2655 SQ. FT 2ND+3RD FLR

OPEN SPACE ALLOWED: 908.5 SQ. FT (25%)
OPEN SPACE PROPOSED: NO CHANGE FROM PREVIOUSLY-APPROVED (1003937):
0 SQ. FT OPEN SPACE FIRST FLR. + 919 SQ. FT. OPEN SPACE AT 2ND+3RD FLR

FRONT YARD SETBACK EXIST.: 0'-0"
FRONT YARD SETBACK REQUIRED: 0'-0" BASED ON ADJACENT
FRONT YARD SETBACK PROPOSED: FRONT YARD SETBACK 0'-0"

BUILDING STORIES EXIST.: 1 (ROOF+FRONT WALL DEMOLISHED)
BUILDING STORIES ALLOWED: 3
BUILDING STORIES PROPOSED: 3 AND ROOF

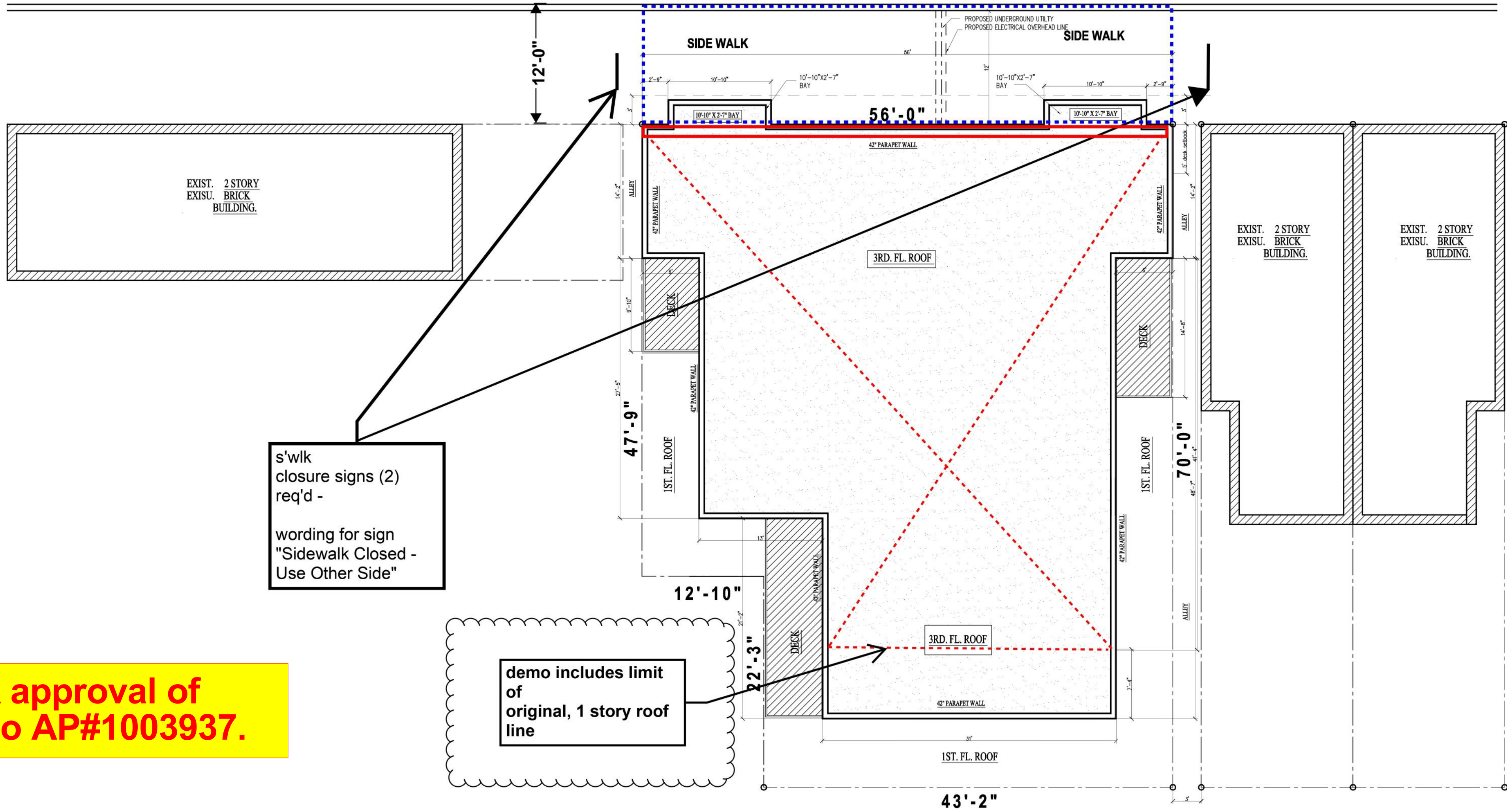
BUILDING HEIGHT EXIST.: 11'-6"
BUILDING HEIGHT ALLOWED: 38'-0" MAX
BUILDING HEIGHT PROPOSED: 32'-8"

TYPICAL ENCROACHMENTS INTO RIGHT-OF-WAY:
PEDESTRIAN ZONE 5'-0"
FURNISHING ZONE 3'-6"
BUILDING ZONE 3'-6"
STAIR ENCROACHMENT 3'-0" (NEW)
EGRESS WELLS (TYP. THROUGHOUT): 3'-0"
BAY WINDOWS AND BALCONIES: NOT TO BE ERRECTED EXCEPT WITHIN LINES DRAWN FROM THE INTERSECTION OF THE PARTY LINE AND THE STREET LINE AT AN ANGLE OF 20 DEG. WITH THE LATTER, ERRECTED AT THE PROPERTY LINE EXTENDING INTO THE RIGHT-OF-WAY NOT MORE THAN 3'-0", AND TO BE MIN. 10'-0" OVER RIGHT-OF-WAY

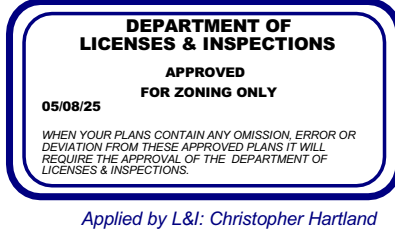
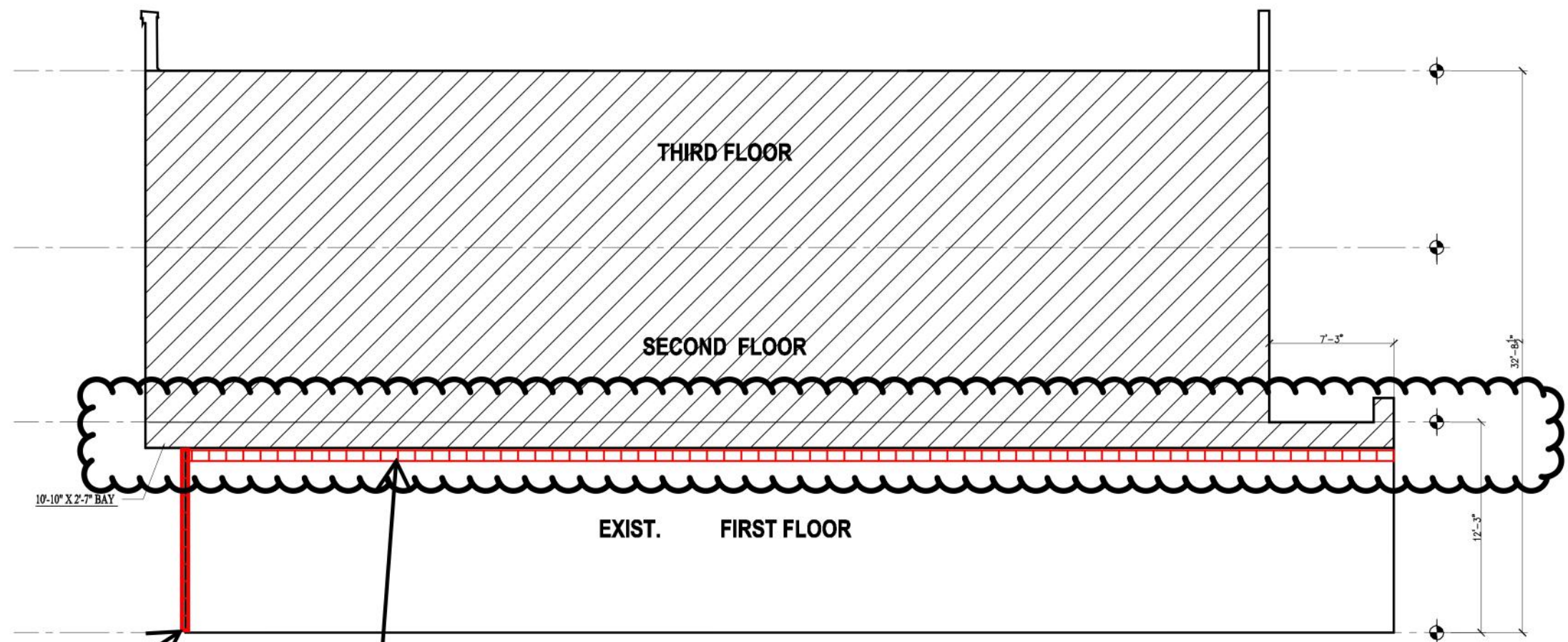
See MI-2024-005928 for ZBA approval of
Administrative Adjustment to AP#1003937.

CEDAR STREET

E HAGERT STREET
ON CITY PLAN - LEGALLY OPEN
LOCAL STREET
(50'-0" WIDE)
12-26-12



PLOT PLAN
SCALE 1/8" = 1'-0"



GENERAL NOTES:

PRIME CONSULTANT:

PROJECT TITLE:

NEW CONSTRUCTION
COMMERCIAL FIRST
FLOOR + SIX (6)
DWELLING UNITS ABOVE

NO.	REVISION / ISSUE	DATE

LOCATION
2356-59 HAGERT
STREET
PHILADELPHIA, PA

DWG TITLE:
Revised Zoning - Front
Wall Demo Shown for
Reference

ISSUED FOR:
Zoning (New Construction)

DATE:	SHEET #
SCALE: 1/8" = 1'-0"	Z-1
CHECKED BY:	
DRAWN BY:	

