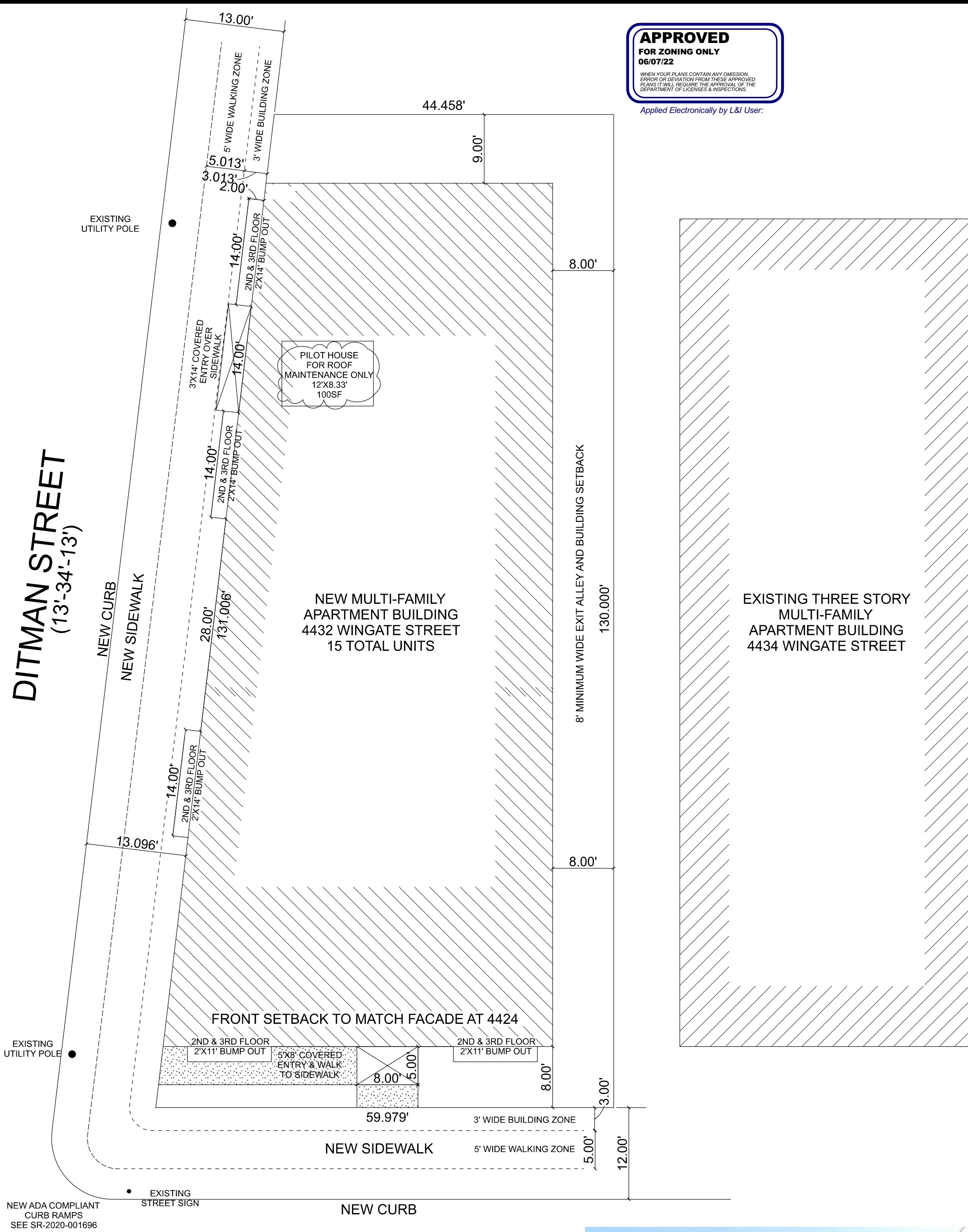




APPROVED
FOR ZONING ONLY
06/07/22
INVEST YOUR PLANS AND CONTAIN ANY COMMISSION, PERIOD OF EXPIRATION FROM THESE APPROVED PLANS. THESE APPROVED PLANS ARE NOT TO BE USED FOR ANY OTHER PURPOSES OR FOR ANY OTHER PROJECTS WITHOUT THE APPROVAL OF THE DEPARTMENT OF CITY PLANNING & INSPECTION.
Applied Electronically by L&J User.

In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of
REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET
REAR LOT LINE OPPOSITE: Wingate St.
PRIMARY FRONTAGE: Dittman St.
REAR STREET:
Applied Electronically By: AARON HOLLY
June 3, 2022
Ledger No.: E-3057
Philadelphia City Planning Commission



FRONT ELEVATION
1/4" = 1' - 0"



VIEW NORTH



ZONE	RH-1
FRONT YARD	NA
REAR YARD	9'
SIDE YARDS	8'
MIN. OPEN AREA	20%
MAXIMUM HEIGHT	38'

WINGATE STREET
(12'-26'-12')

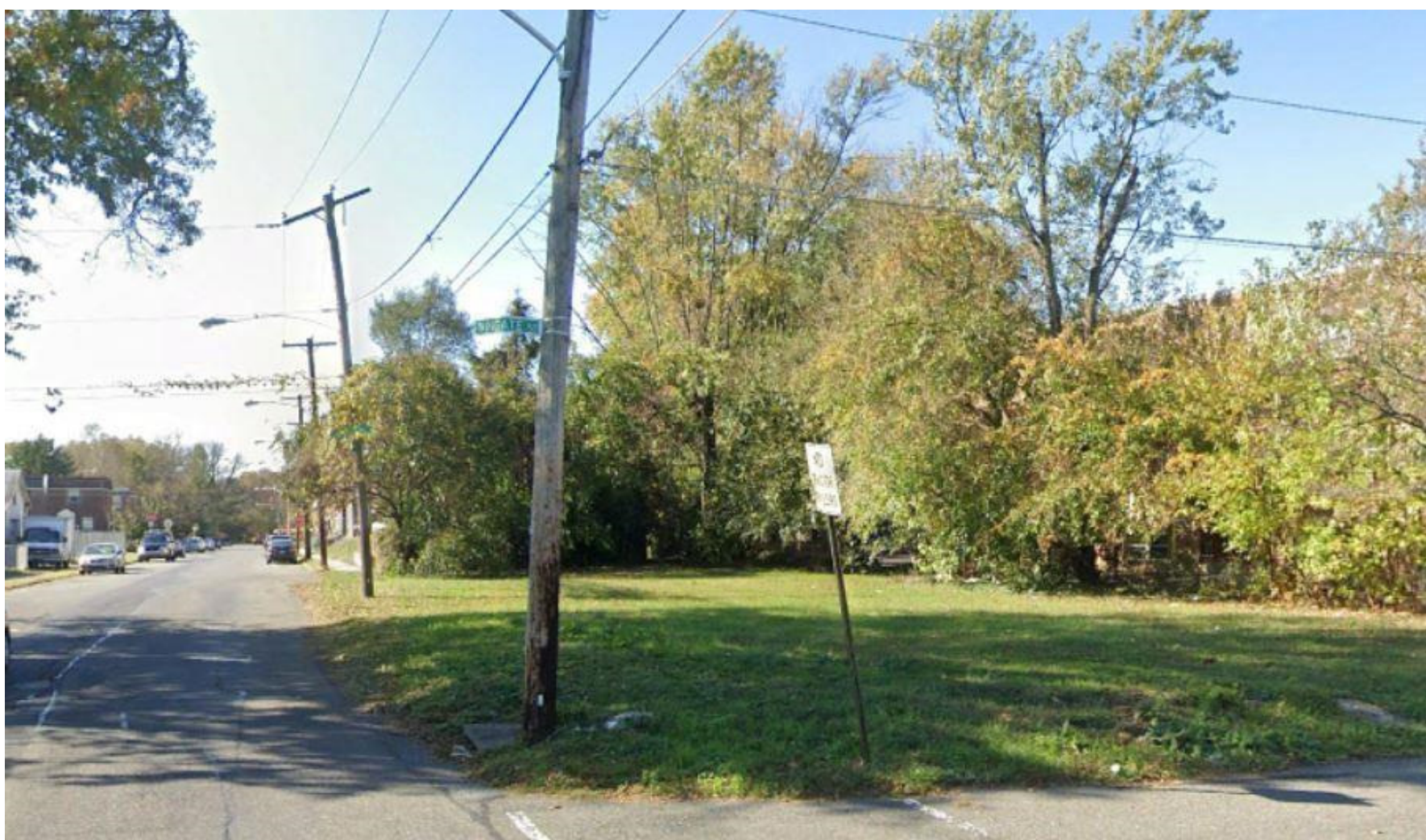
SITE PLAN
1" = 10'

LOT SIZE	6,788SF
MAIN BLDG COVERAGE	5,036SF
OPEN SPACE	1,752SF 25.8%

REQUIRED AREA FOR 15 UNITS
FIRST 4 UNITS = 1,440SF
NEXT 11 UNITS @ 480 PER UNIT = 5,280SF
TOTAL AREA REQUIRED FOR 15 UNITS = 6,720SF



VIEW SOUTH



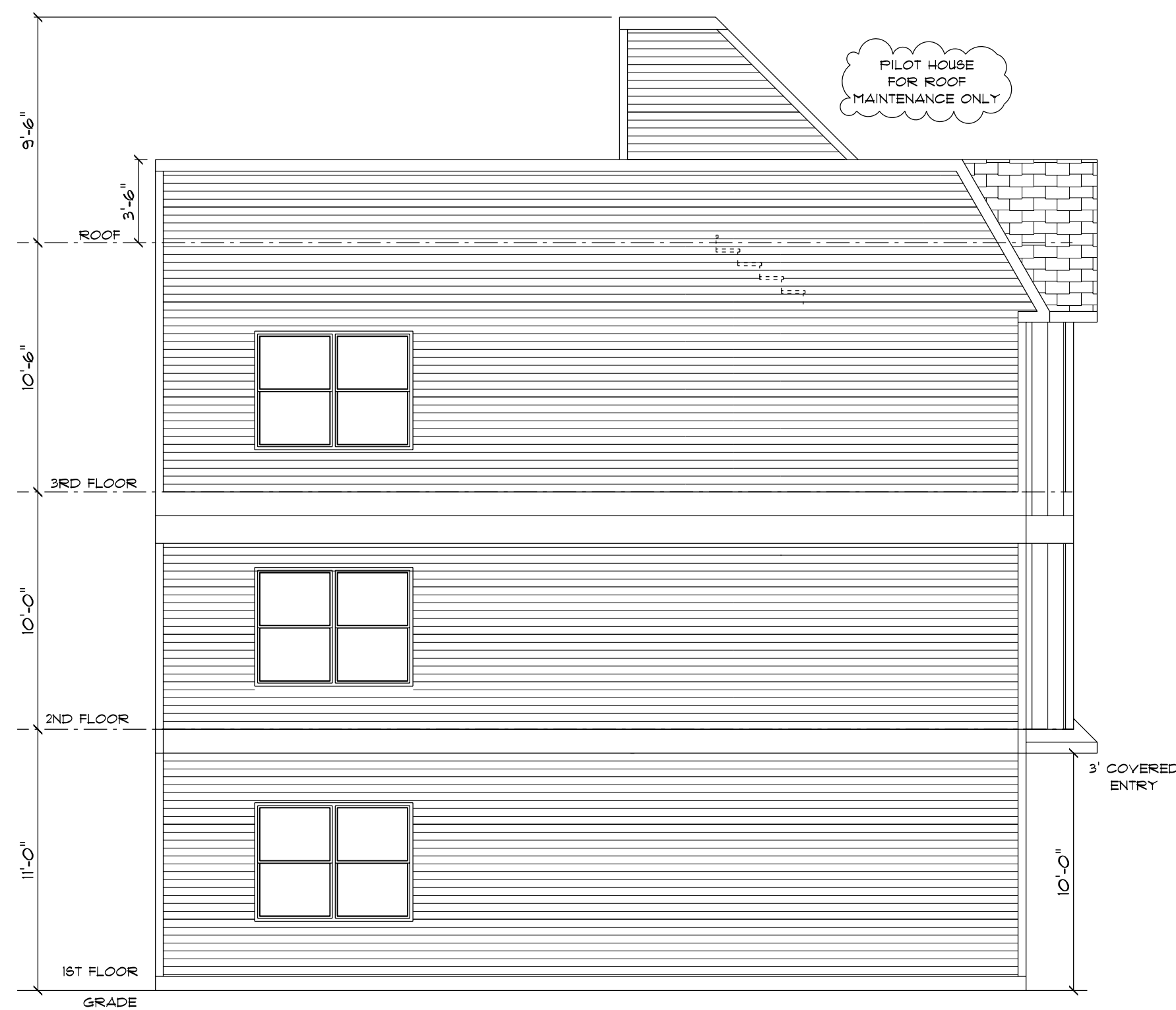
VIEW WEST

Here's The Plan, LLC
541 Street Road, 2nd floor, Southampton, PA 18966
Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com
NEW 3 STORY MULTI-FAMILY APARTMENT BUILDING
15 UNIT APARTMENT BUILDING

4432 WINGATE STREET PHILADELPHIA, PA	DRAWN BY: R.A. DATE: DECEMBER 1, 2021
PLANS, SPECIFICATIONS, SECTION	REV. DRAWING NUMBER 21 OF 3



LEFT SIDE ELEVATION
3/16" = 1' - 0"



REAR ELEVATION

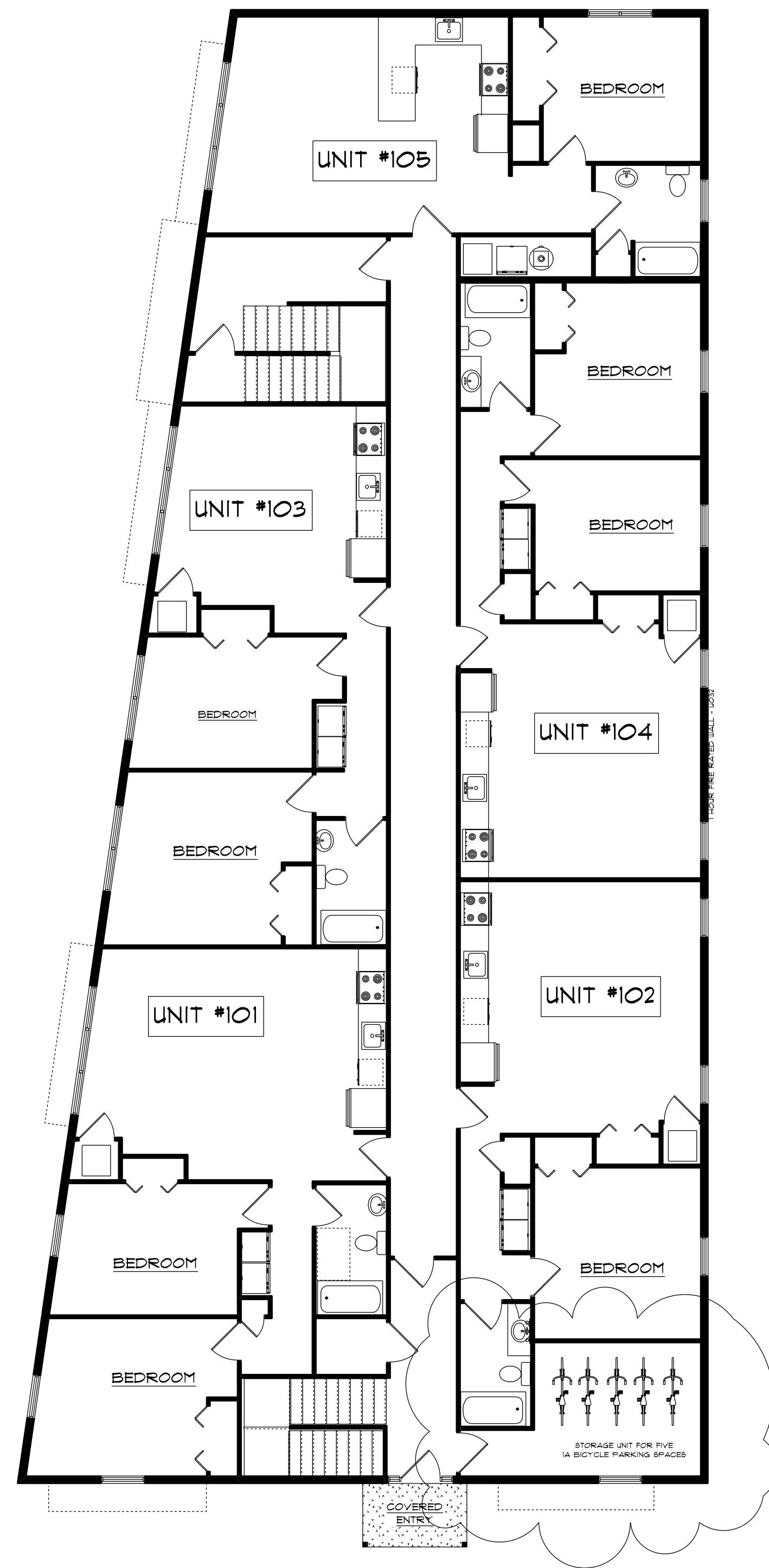


RIGHT SIDE ELEVATION

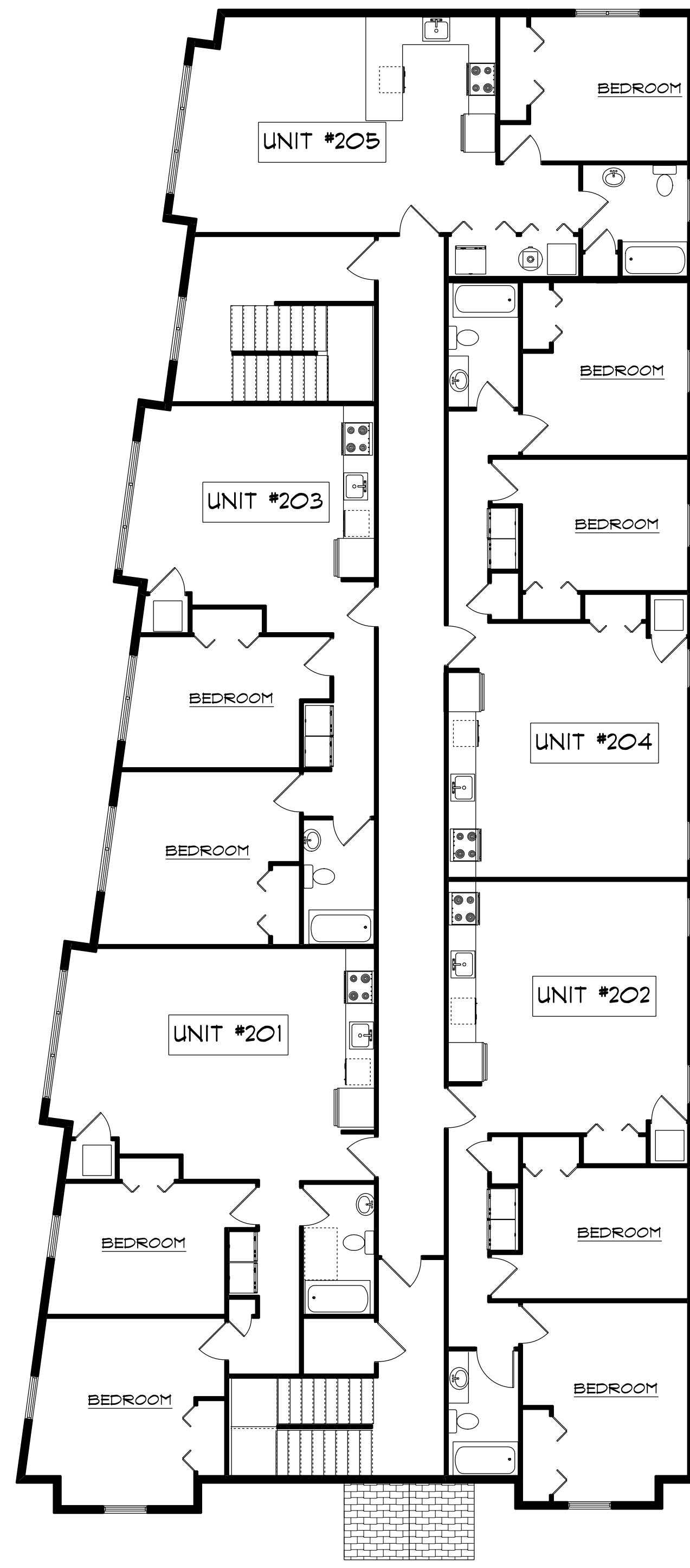


Applied Electronically by L&I User

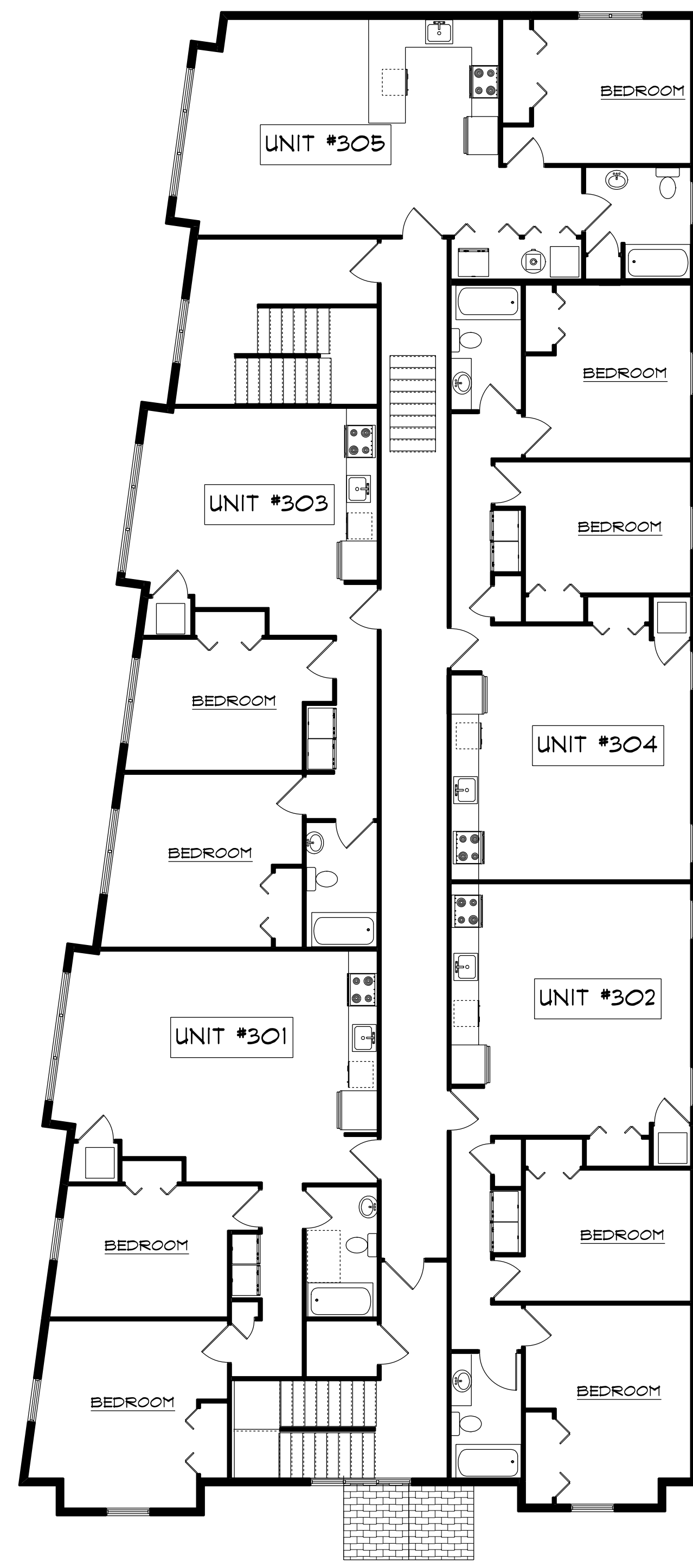
Here's The Plan, LLC 541 Street Road, 2nd floor, Southampton, PA 18966 Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com			
NEW 3 STORY MULTI-FAMILY APARTMENT BUILDING 15 UNIT APARTMENT BUILDING			
4432 WINGATE STREET PHILADELPHIA, PA		DRAWN BY: R.A. DATE: DECEMBER 1, 2021	
PLANS, SPECIFICATIONS, SECTION		REV.	DRAWING NUMBER 22 of 3



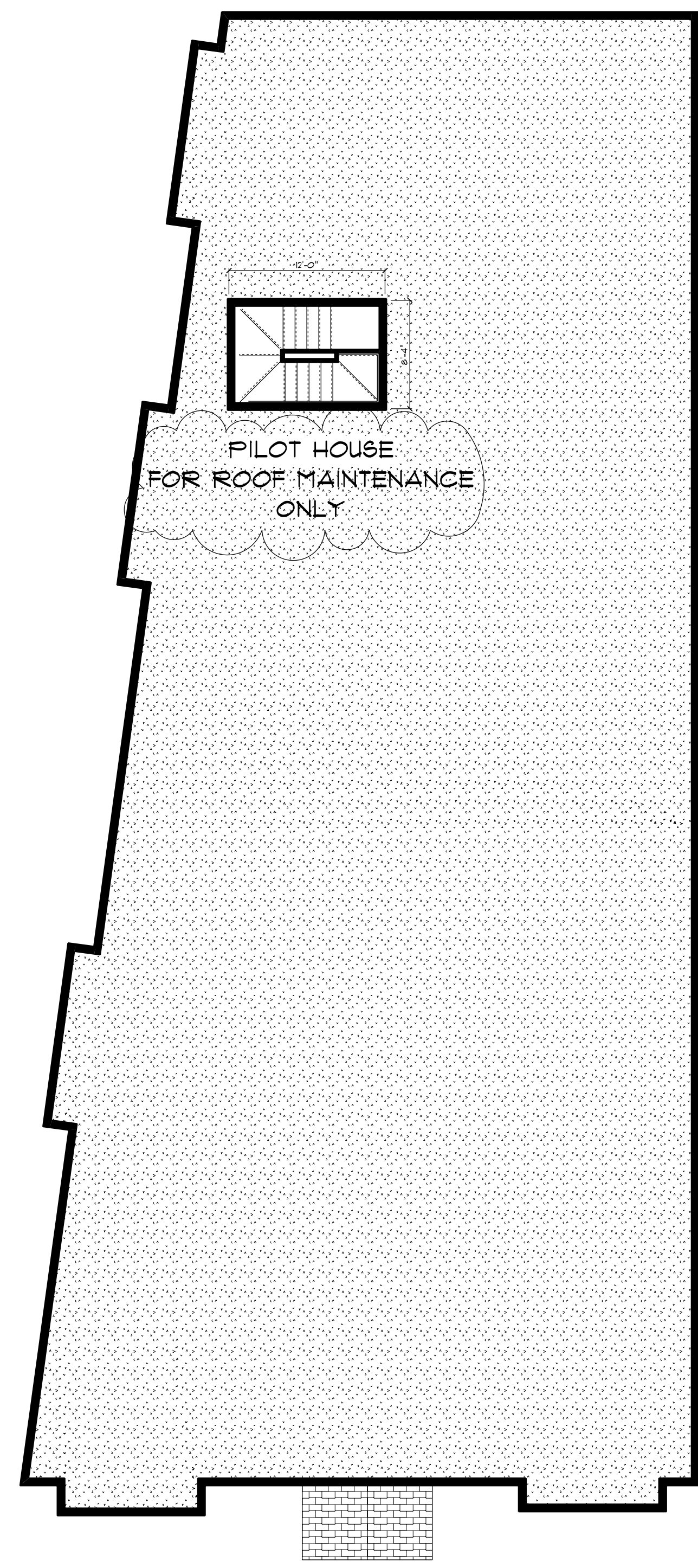
FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

APPROVED
FOR ZONING ONLY
06/07/22

WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, CORRECTIONS OR CHANGES FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User

Here's The Plan, LLC	
541 Street Road, 2nd floor, Southampton, PA 18966	
Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com	
NEW 3 STORY MULTI-FAMILY APARTMENT BUILDING 15 UNIT APARTMENT BUILDING	
4432 WINGATE STREET PHILADELPHIA, PA	DRAWN BY: R.A. DATE: DECEMBER 1, 2021
PLANS, SPECIFICATIONS, SECTION	REV. DRAWING NUMBER 23 of 3

Zoning Permit

Permit Number ZP-2022-002160

LOCATION OF WORK 4432 WINGATE ST, Philadelphia, PA 19136-2830	PERMIT FEE \$672.00	DATE ISSUED 6/8/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CIFLIKU ELONA, CIFLIKU ROBERT	2348 PHILMONT AVE CIFLIKU ROBERT HUNTINGDON VALLEY PA 19006
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of a detached structure (w/roof access structure for maintenance purposes only; no roof deck), size and location as shown on plan/application.

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.

Zoning Permit

Permit Number ZP-2022-002160

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4432 WINGATE ST Philadelphia, PA 19136-2830

ADDITIONAL USE DETAILS

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

For use as Multi-Family Household Living (Fifteen (15) Dwelling Units) with five (5) Class 1A Bicycle Parking Spaces (located along an accessible route).

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.