

Zoning Permit

Permit Number ZP-2024-007012

LOCATION OF WORK 700 N 43RD ST, Philadelphia, PA 19104-1418	PERMIT FEE \$754.00	DATE ISSUED 9/11/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER CHRISTIAN FELLOWSHIP COMM	4306 FAIRMONT AVE PHILADELPHIA PA 19104
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OWNER CONTACT 1 McDonald Ford	4306 FAIRMONT AVE PHILADELPHIA PA 19104
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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 THE ERECTION OF AN ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.

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

700 N 43RD ST, Philadelphia, 19104-1418

ADDITIONAL USE DETAILS

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

FOR USE AS TWO (2) VACANT COMMERCIAL SPACES (SEPARATE PERMITS REQUIRED PRIOR TO USE & OCCUPANCY) AND FIVE (5) DWELLING UNITS (MULTI-FAMILY HOUSEHOLD LIVING).

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.

OWNER:

CHRISTIAN FELLOWSHIP COMMUNITY CHURCH INC
4306 FAIRMOUNT AVE
PHILADELPHIA, PA 19104

STREET DEPARTMENT NOTES:

WORK TO BE DONE IN ACCORDANCE WITH STANDARD SPECIFICATIONS, APPROVED DRAWINGS, AND REGULATIONS OF THE DEPARTMENT OF STREETS, PHILADELPHIA WATER DEPARTMENT, PHILADELPHIA PARKS & RECREATION DEPARTMENT, AND SPECIAL PROVISIONS OF THE PROPOSAL.

PURSUANT TO THE REQUIREMENTS OF PENNSYLVANIA ACT 287 (1974), AND AS AMENDED, THE CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM AT 1-800-242-1776, AT LEAST 3 WORKING DAYS PRIOR TO EXCAVATION.

UTILITIES SHOWN ARE TAKEN FROM PUBLIC RECORD. THE CONTRACTOR MUST VERIFY THE EXACT LOCATION AND DEPTH.

HORIZONTAL AND VERTICAL CONTROL, LINE AND GRADE STAKES FOR CURB, PAVING, ETC. SHALL BE FURNISHED BY THE SURVEY DISTRICT OF PHILADELPHIA.

PROJECT DESCRIPTION:

ERECT NEW 3-STORY DETACHED
COMMERCIAL/RESIDENTIAL BUILDING ON A VACANT LOT.

PERMITS FOR BOLLARDS, CURB, & SIDEWALK PAVING SHALL BE FURNISHED BY THE HIGHWAY DISTRICT OF THE CITY OF PHILADELPHIA.

THE CITY OF PHILADELPHIA SHALL PROVIDE INSPECTION SERVICES FOR PAVING AND RELATED WORK. THE CONTRACTOR SHALL CONTACT THE CONSTRUCTION UNIT OF THE DIVISION OF SURVEYS, DESIGN & CONSTRUCTION AT (215) 686-5539, A MINIMUM OF 2 WEEKS PRIOR TO THE START OF WORK. THIS ITEM, INSPECTION SERVICES, SHALL BE INCLUDED IN THE CONTRACTOR'S BID.

STREET TREES MUST BE PERMITTED BY THE PHILADELPHIA DEPARTMENT OF PARKS & RECREATION. CONTACT THE STREET TREE MANAGEMENT DIVISION AT (215) 685-4363.

FOR PROJECTS ON STATE ROUTES, NOTICE IS HEREBY GIVEN THAT THE RECEIPT OF A PERMIT FROM EITHER PHILADELPHIA STREETS DEPARTMENT, OR THE PENNSYLVANIA DEPARTMENT OF TRANSPORTATION (PENNDOT) DOES NOT IMPLY A PERMIT FROM THE OTHER. ALL PERMIT MUST BE OBTAINED PRIOR TO THE START OF CONSTRUCTION.

TABLE 14-702(7): (CMX-2 USE)

- (1) A MINIMUM 480 SQ. FT. OF LOT AREA IS REQUIRED PER DWELLING UNIT FOR CM-2 PROPERTIES IN COUNCIL DISTRICT 3. WHENEVER THE CALCULATION OF PERMITTED NUMBER OF DWELLING UNITS RESULTS IN A FRACTION OF A DWELLING UNIT, THEN THE NUMBER OF PERMITTED DWELLING UNITS SHALL BE ROUNDED DOWN TO THE NEAREST WHOLE NUMBER.

TOTAL LOT AREA = 2,500 SQ. FT. (COUNCIL DISTRICT 3)

2,500 SQ. FT. / 480 SQ. FT. = 5.21 (5 UNITS - ROUNDED DOWN)

FAMILY DWELLINGS PERMITTED BY RIGHT = 5 UNITS

PROPOSED UNIT BREAKDOWN:

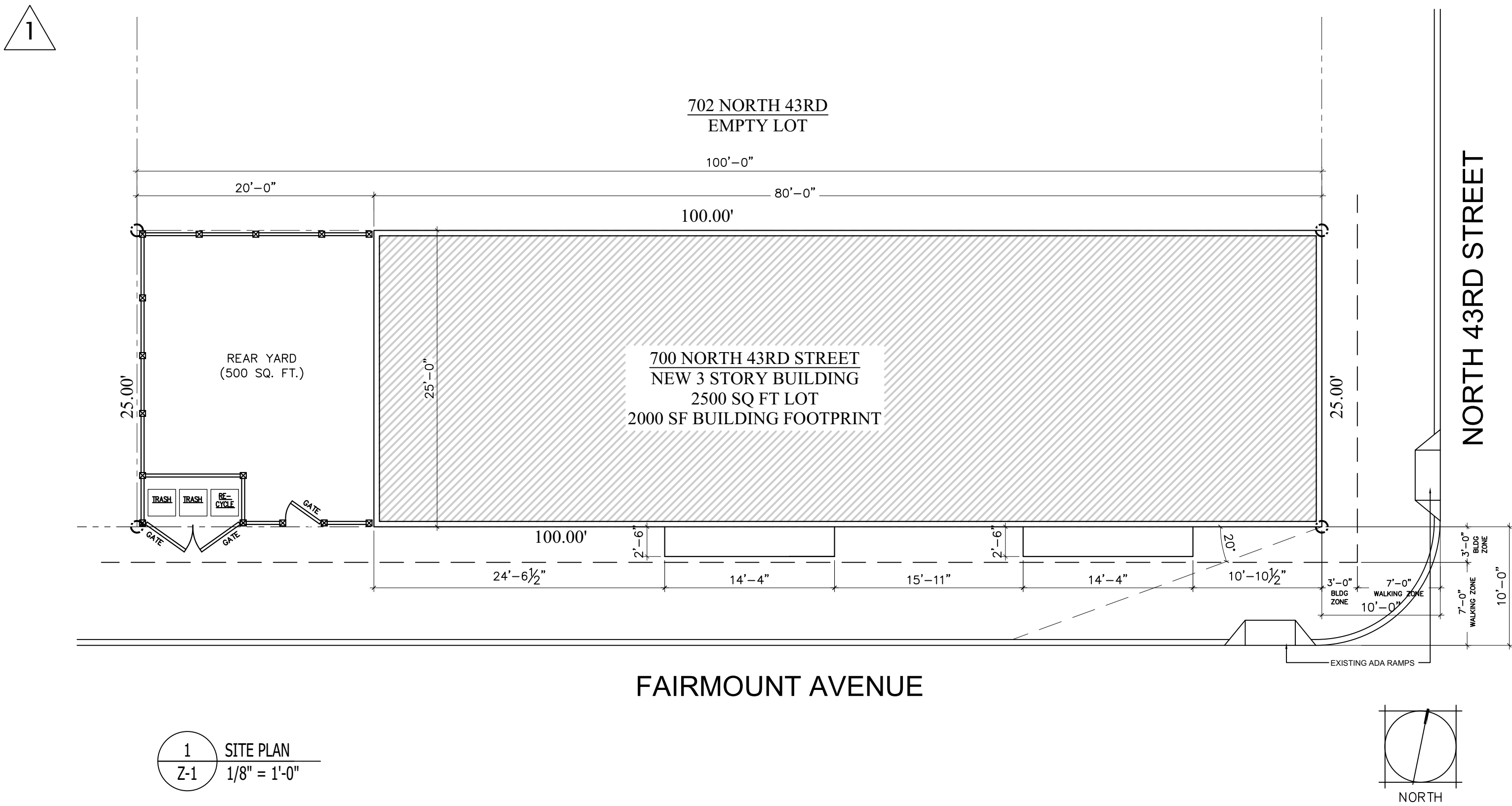
- | | | |
|--------------|---|--------------------------|
| BASEMENT | - | UTILITIES & STORAGE |
| FIRST FLOOR | - | TENANT #1 & TENANT #2 |
| SECOND FLOOR | - | DWELLING UNITS 1 & 2 |
| THIRD FLOOR | - | DWELLING UNITS 3, 4, & 5 |



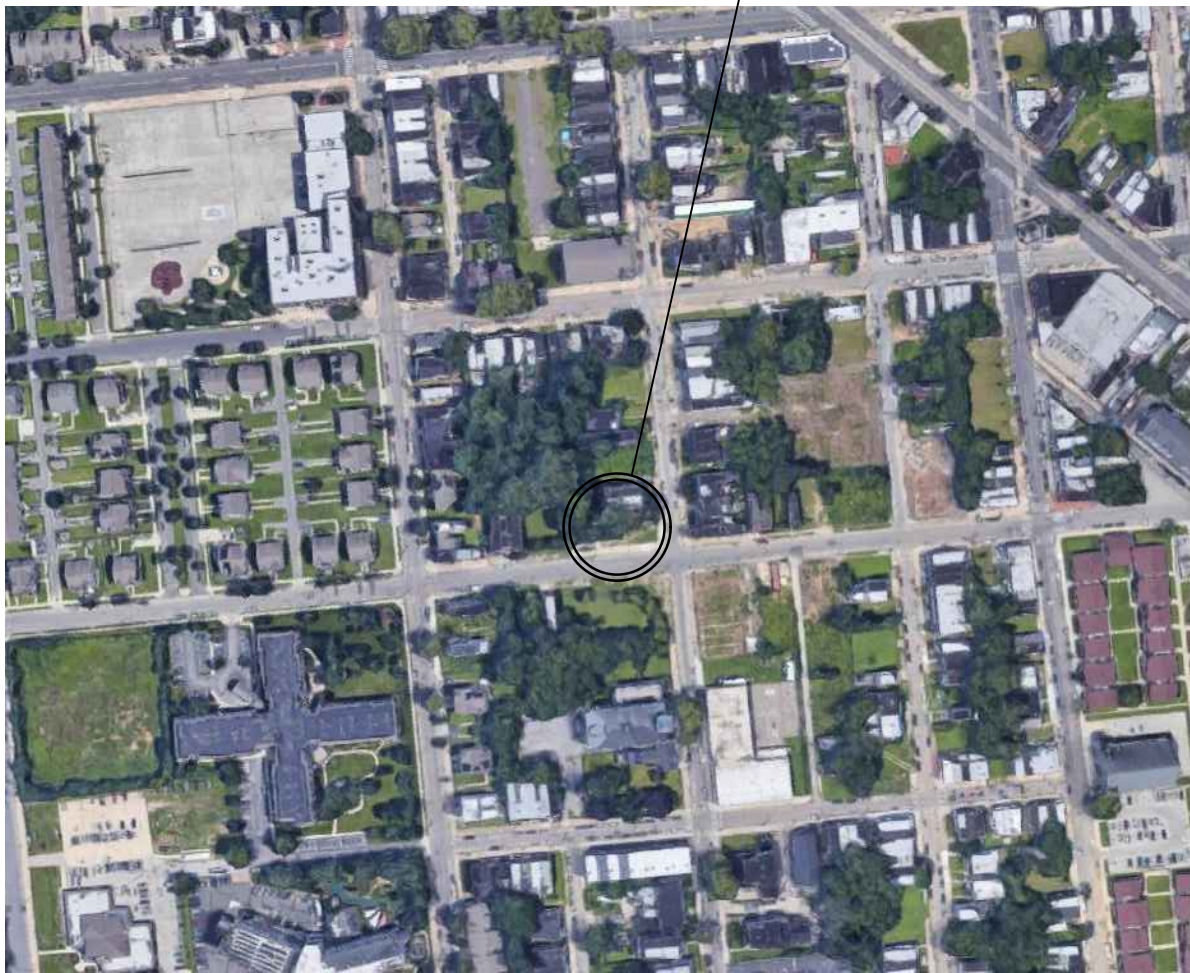
Applied by L&I: Christopher Hartland

ZONING CONFORMANCE SCHEDULE				
Zoning Classification: CMX-2 Present Use: VACANT LOT				
Address: 700 NORTH 43RD STREET Proposed Use: MIXED USE				
Philadelphia, PA 19104 COMMERCIAL/RESIDENTIAL BUILDING				
Lots: UNKNOWN				
ZONING CRITERIA	REQUIRED / ALLOWED	EXISTING	PROPOSED	CONFORMS
AREA	N/A	2,500 SQ. FT.	NO CHANGE	N/A
MIN. LOT DIMENSIONS:				
WIDTH	N/A	25'-0"	NO CHANGE	N/A
DEPTH	N/A	100'-0"	NO CHANGE	N/A
LOT COVERAGE:				
OPEN AREA	20%	VACANT LOT	500 SQ. FT. OR 20%	Y
MAX OCCUPIED AREA	80%	VACANT LOT	2,000 SQ. FT. OR 80%	Y
IMPERVIOUS COVERAGE	N/A	N/A	N/A	N/A
MIN. REAR YARD DEPTH				
	GREATER OF: 9'-0" OR 10% OF LOT DEPTH	VACANT LOT	20'-0"	Y
HABITABLE STORIES	N/A	VACANT LOT	3	N/A
MAXIMUM BUILDING HEIGHT	38'-0"	VACANT LOT	33'-9"	Y
BUILDING SETBACKS:				
FRONT	N/A	VACANT LOT	N/A	N/A
SIDE(S)	5'-0" (IF USED)	VACANT LOT	0	Y
REAR	GREATER OF: 9'-0" OR 10% OF LOT DEPTH	VACANT LOT	20'-0"	Y

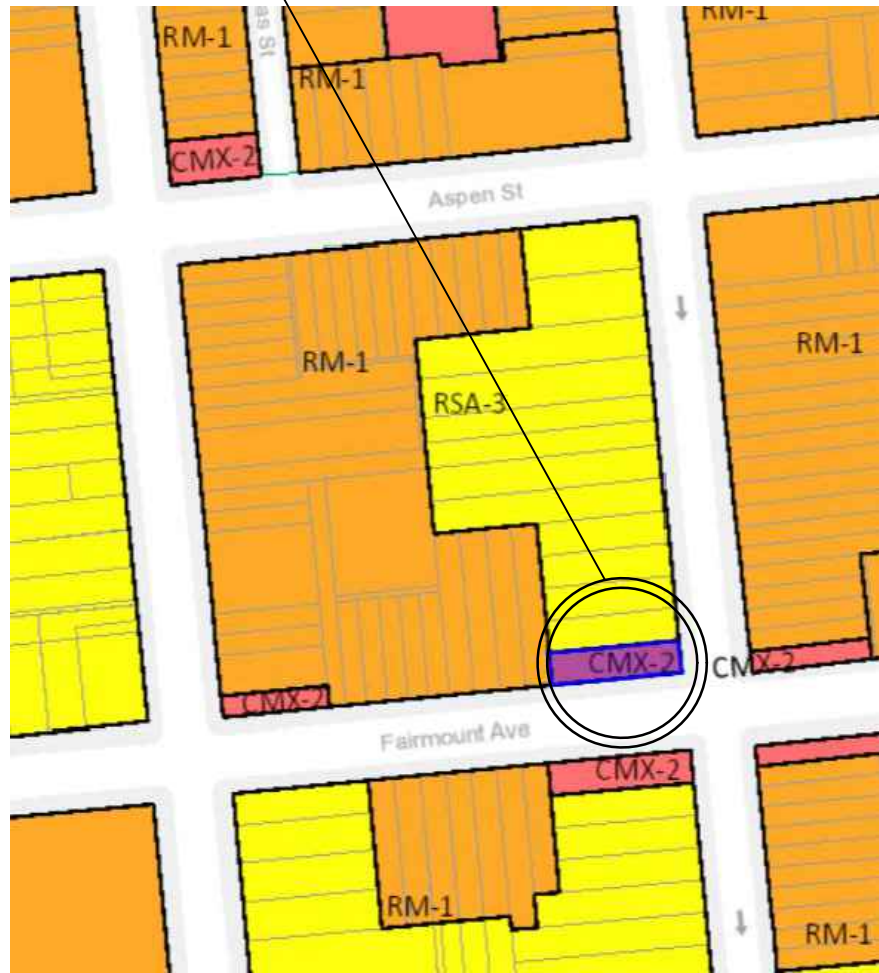
NEW CONSTRUCTION AT 700 NORTH 43RD STREET PHILADELPHIA, PA 19104



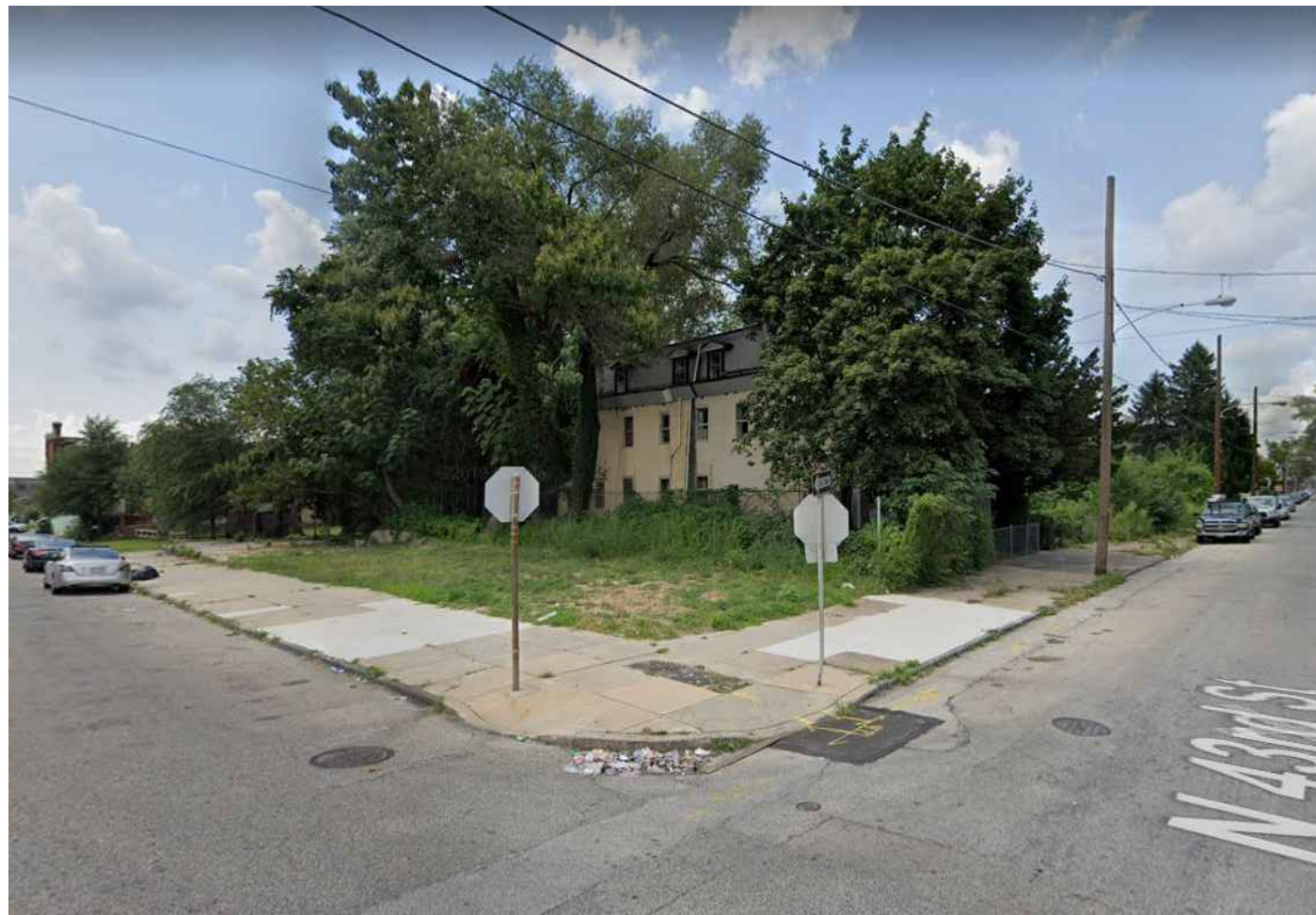
700 N. 43RD ST.
PHILADELPHIA, PA 19104



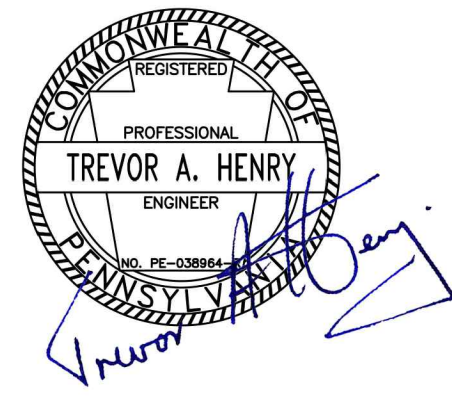
2 SITE AERIAL
Z-1 NOT TO SCALE



3 SITE ZONING
Z-1 NOT TO SCALE



4 STREET VIEW REFERENCE PHOTO 01
Z-1 NOT TO SCALE



CDGI

CASALINA DESIGN GROUP, INC.
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2149 Menlo Avenue
Glenside, PA 19038
215.498.4149
jose@casalinadesign.com

HBS

TREVOR HENRY, P.E.
HENRY BUILDING SERVICES
1125 MASON AVENUE
DREXEL HILL, PA 19026
(215) 219-7203
TRINBAR@MSN.COM

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PA ONE CALL
CALL 3 DAYS BEFORE YOU DIG

NEW CONSTRUCTION AT:
700 NORTH 43RD STREET
PHILADELPHIA, PA 19104

PROJECT TITLE:

REVISIONS

NO.	DATE	DESCRIPTION
1	7-24-24	REVISED PER L&I COMMENTS

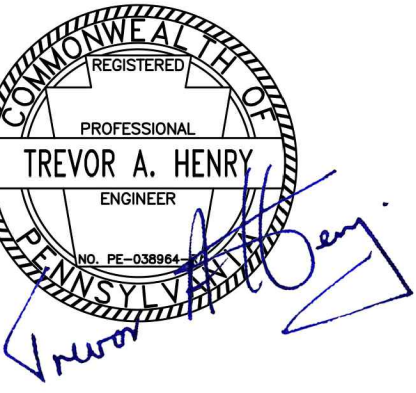
DRAWN BY: CDGI
CHECKED BY: HBS
ISSUE DATE: 6-28-2024

ZONING PERMIT

SHEET NAME:
COVER SHEET

SHEET NUMBER:
Z-1

PROJECT NO.: 202017.01



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PROJECT TITLE:
**NEW CONSTRUCTION AT:
700 NORTH 43RD STREET
PHILADELPHIA, PA 19104**

REVISIONS

NO.	DATE	DESCRIPTION
1	7-24-24	REVISED PER L&I COMMENTS

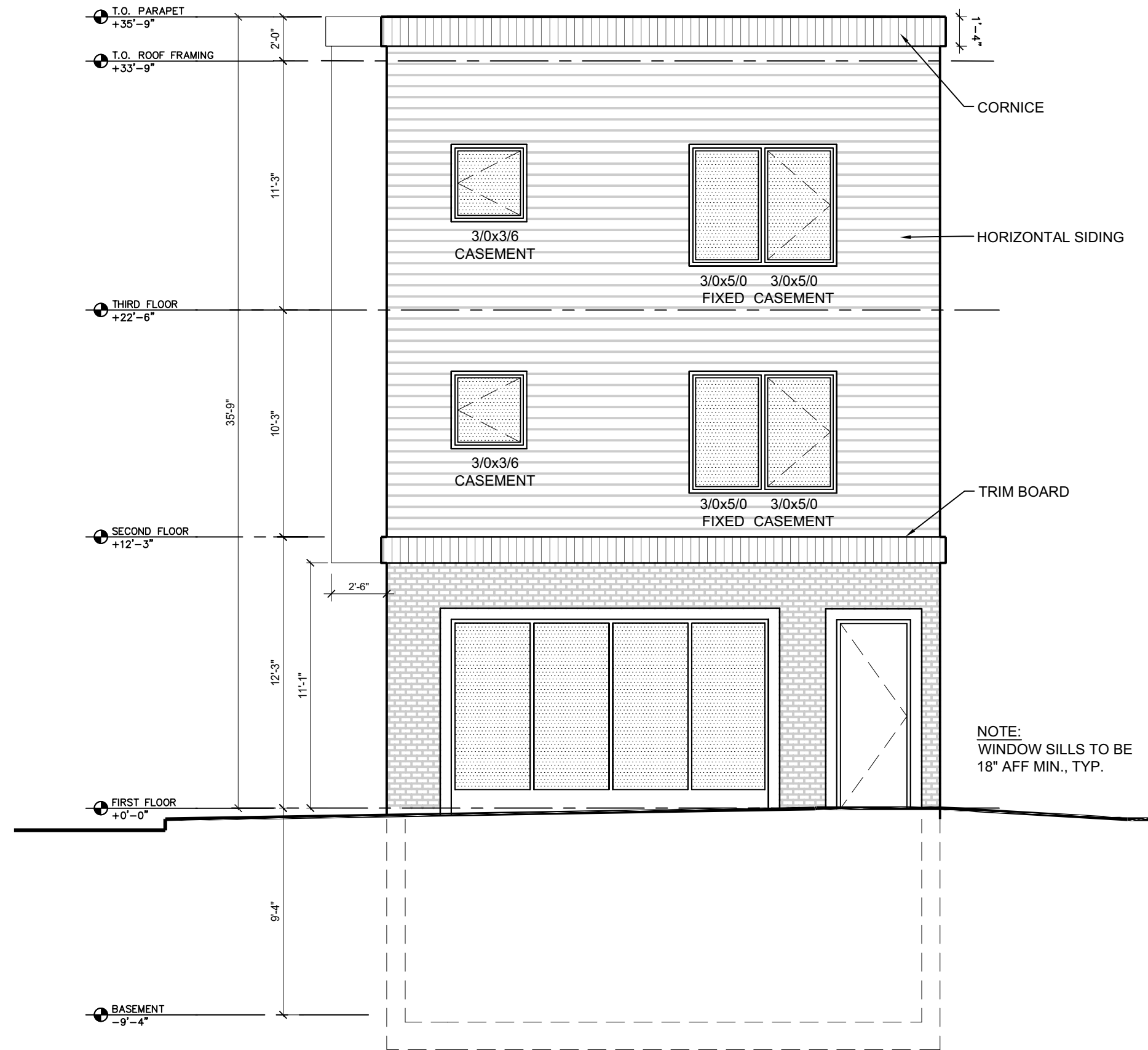
DRAWN BY: CDGI
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ISSUE DATE: 6-28-2024

ISSUED FOR:
ZONING PERMIT

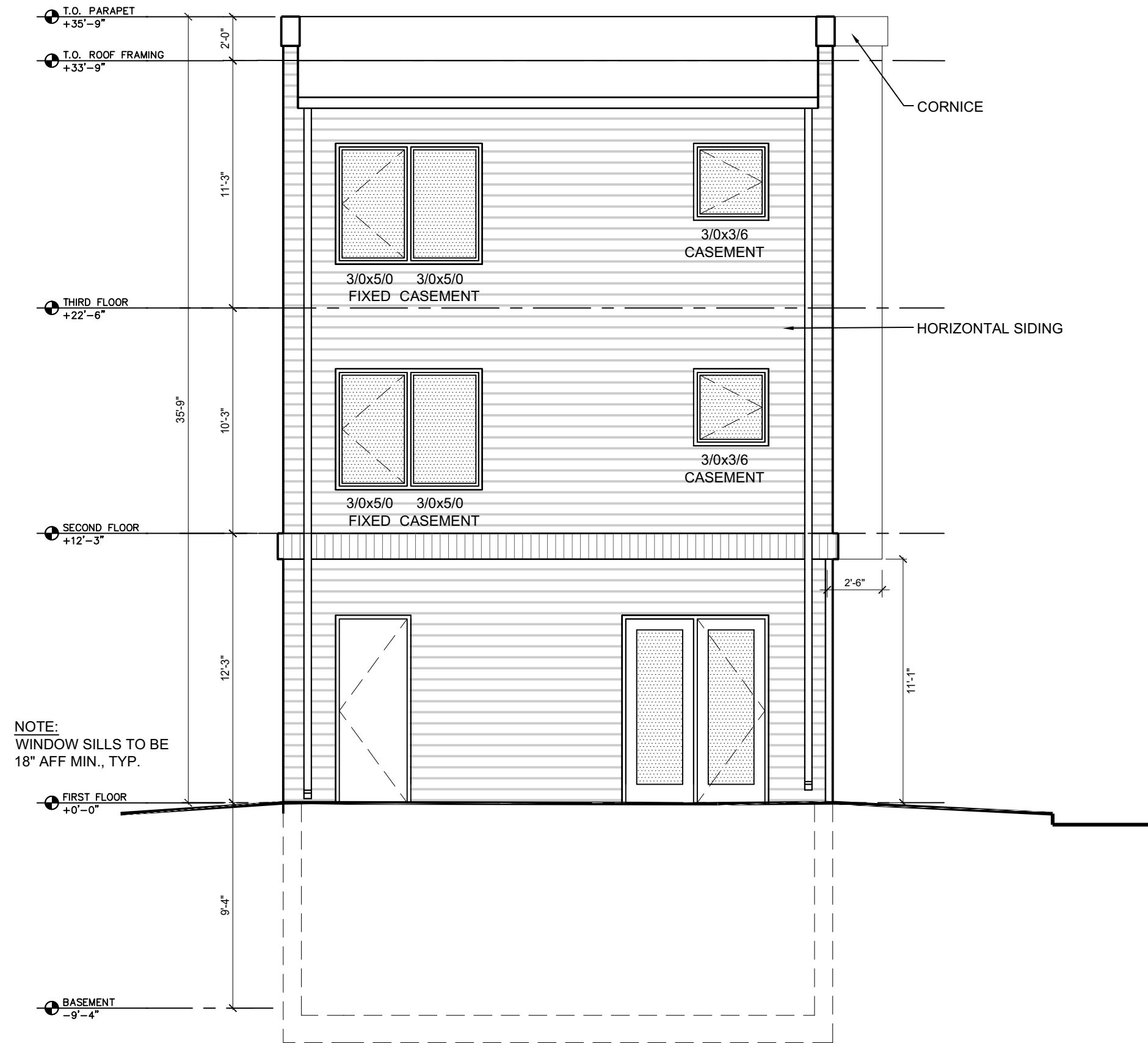
SHEET NAME:
ELEVATIONS

SHEET NUMBER:
Z-2

PROJECT NO.: 202017.01



2
Z-2 NORTH 43RD STREET (EAST) ELEVATION
3/16" = 1'-0"



3
Z-2 SIDE YARD (WEST) ELEVATION
3/16" = 1'-0"

