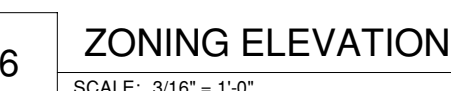
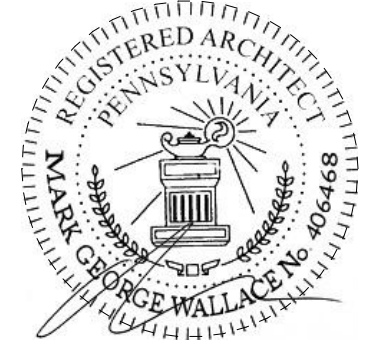


Philadelphia City Planning Commission



6 ZONING ELEVATION

[illegible]



PROJECT

921 E. CHELTEN AVE.

PHILADELPHIA PA, 19138

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
D	ISSUE FOR ZONING	01/07/2025
E	REISSUED FOR ZONING	01/30/2025

DRAWING TITLE
ZONING ELEVATIONS

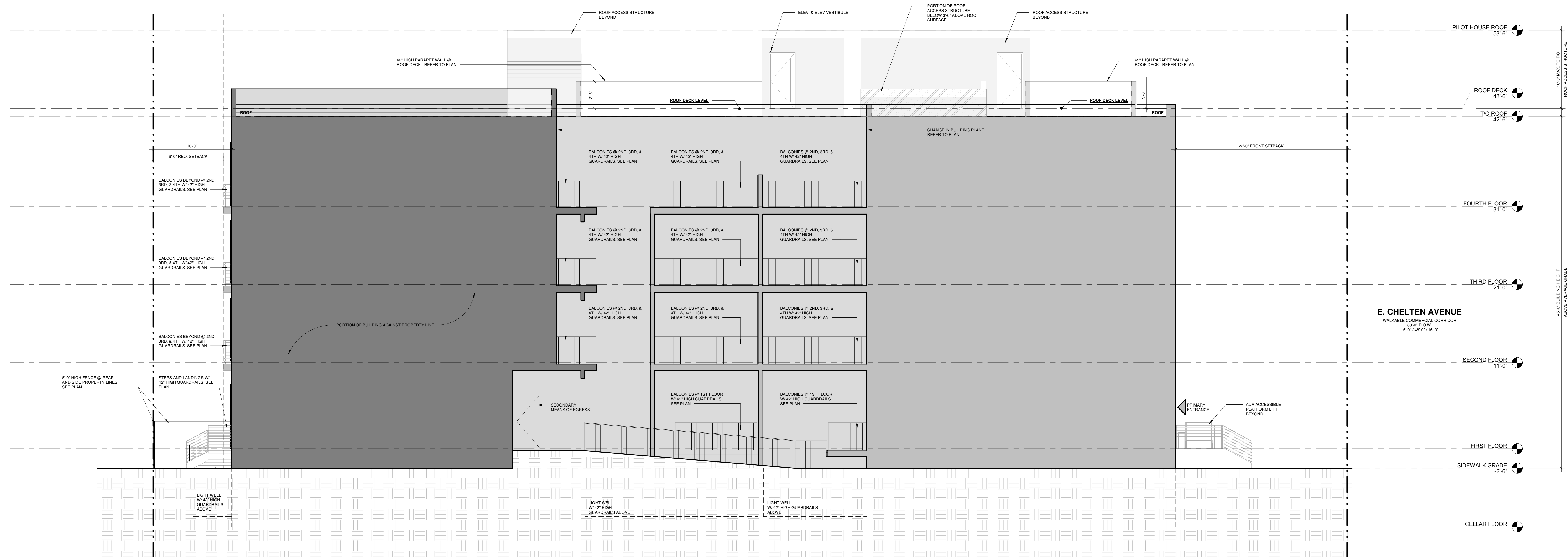
JOB NO: 24026

DRAWN BY: JMT
SCALE: 3/16" = 1'-0"

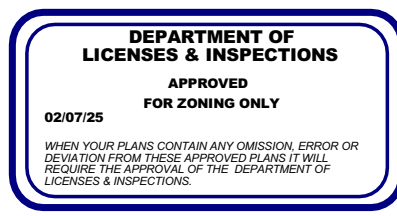
SHEET NO. _____

71 01

21.01



1 LONGITUDINAL ZONING SECTION
SCALE: 3/16" = 1'-0"



Zoning Permit

Permit Number ZP-2025-000278

LOCATION OF WORK 921-23 E CHELTEN AVE, Philadelphia, PA 19138-1713	PERMIT FEE \$1,745.00	DATE ISSUED 2/7/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER CHELTEN AVE LLC	1060 WALDORF TERRACE CHELTEN AVE LLC LAKEWOOD NJ 08701
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OWNER CONTACT 1

OWNER CONTACT 2

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

APPROVED DEVELOPMENT FOR THE ERECTION OF A NEW ATTACHED FOUR (4) STORY STRUCTURE WITH BALCONIES, A ROOF DECK (RESIDENTIAL USE ONLY) ACCESSED BY THREE (3) INDIVIDUAL ROOF ACCESS STRUCTURES WITH ONE (1) ELEVATOR OVERRUN. TO BE USED AS MULTI-FAMILY (TWENTY (20) DWELLING UNITS INCLUDING TWO (2) MODERATE INCOME UNITS) HOUSEHOLD LIVING AND SEVEN (7) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. HEIGHT NTE 45

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-2025-000278

FEET, SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.



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)



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 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
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Zoning Permit

Permit Number ZP-2025-000278

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

921-23 E CHELTEN AVE, Philadelphia, PA 19138-1713

ADDITIONAL USE DETAILS

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

TWENTY (20) DWELLING UNITS INCLUDING TWO (2) MODERATE INCOME UNITSSEVEN (7) OFF-STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES

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.