

Zoning Permit

Permit Number ZP-2025-003115

LOCATION OF WORK 824 N 40TH ST, Philadelphia, PA 19104-4830	PERMIT FEE \$821.00	DATE ISSUED 7/1/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA3 RM1	

PERMIT HOLDER 824 N 40TH ST LLC	5 BALANCHINE COURT 824 N 40TH ST LLC AIRMOUNT NY 10952
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OWNER CONTACT 1 michael Matlin	5 BALANCHINE CT 828 N 40TH ST LLC AIRMOUNT NY 10952
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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 BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE. 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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

824 N 40TH ST Philadelphia, PA 19104-4830

ADDITIONAL USE DETAILS

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

MULTI-FAMILY (5 UNITS) HOUSEHOLD LIVING.

This permit is subject to the following specific conditions.

CONDITIONS

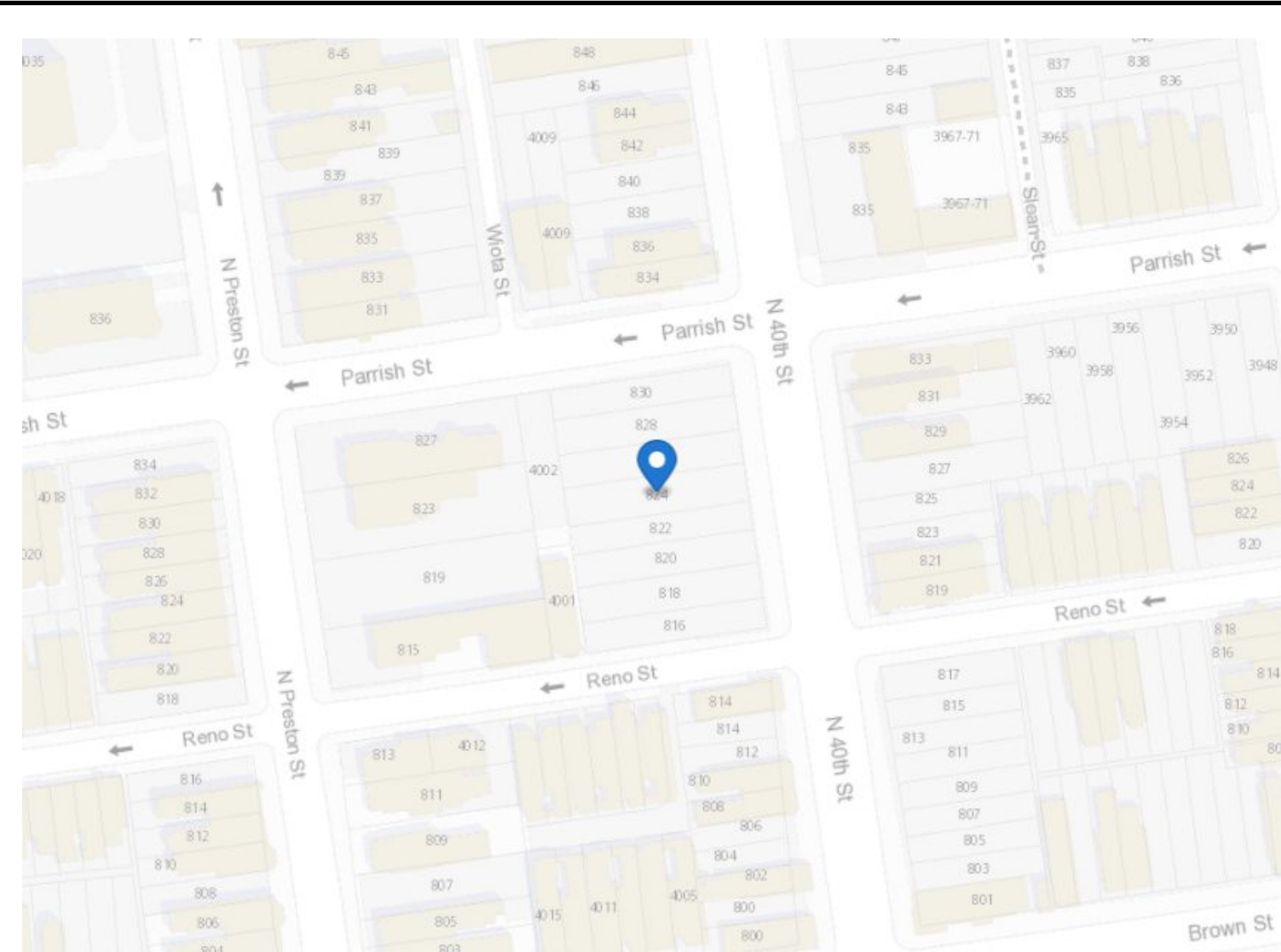
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



AERIAL VIEW



N 40TH STREET



N 40TH STREET



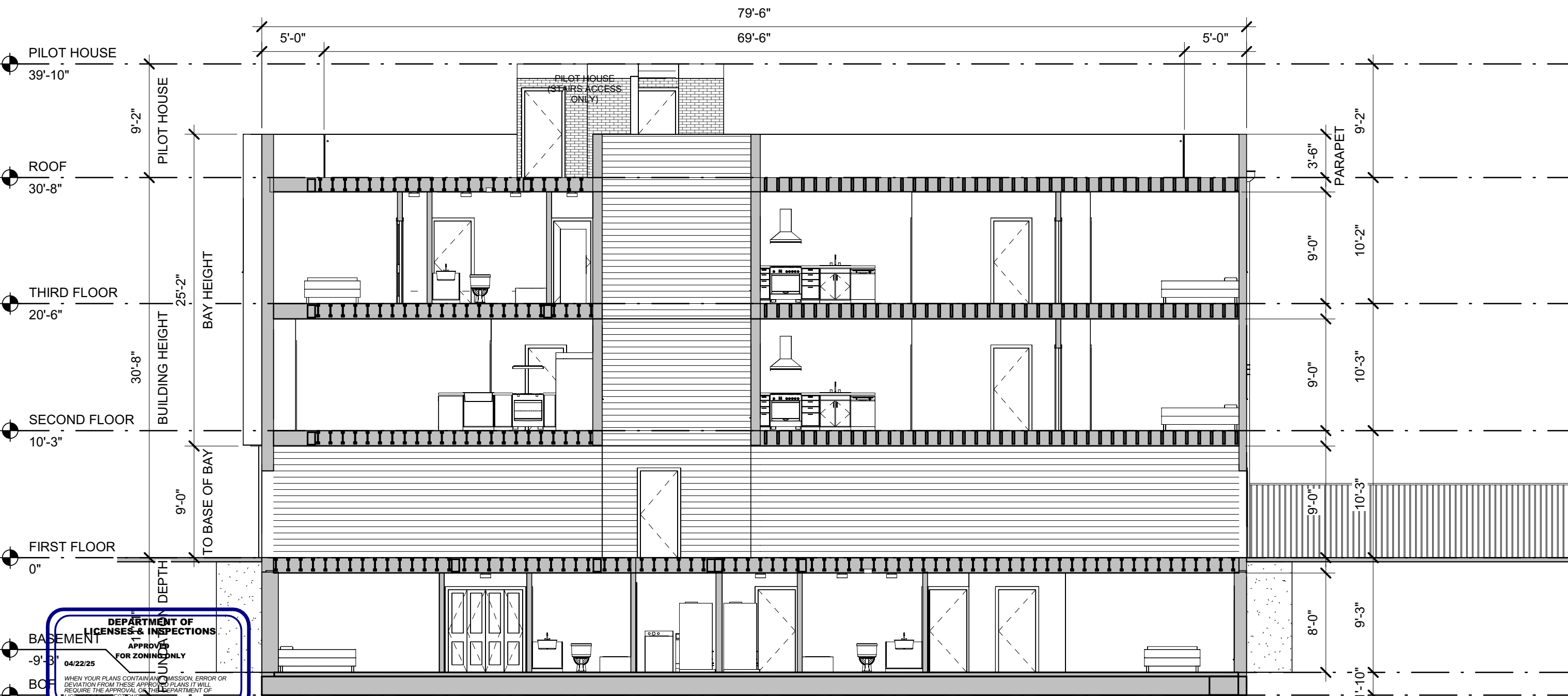
N 40TH STREET

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected; SITUATE on the Westerly side of Fortieth Street at the distance of Fifty-seven feet five inches Southwardly from the Southerly side of Parrish Street in the Twenty-fourth Ward of the City of Philadelphia.

CONTAINING in front or breadth on the said Fortieth Street Nineteen feet five inches and extending of that width in length or depth Westwardly between lines parallel with the said Parrish Street One hundred six feet.

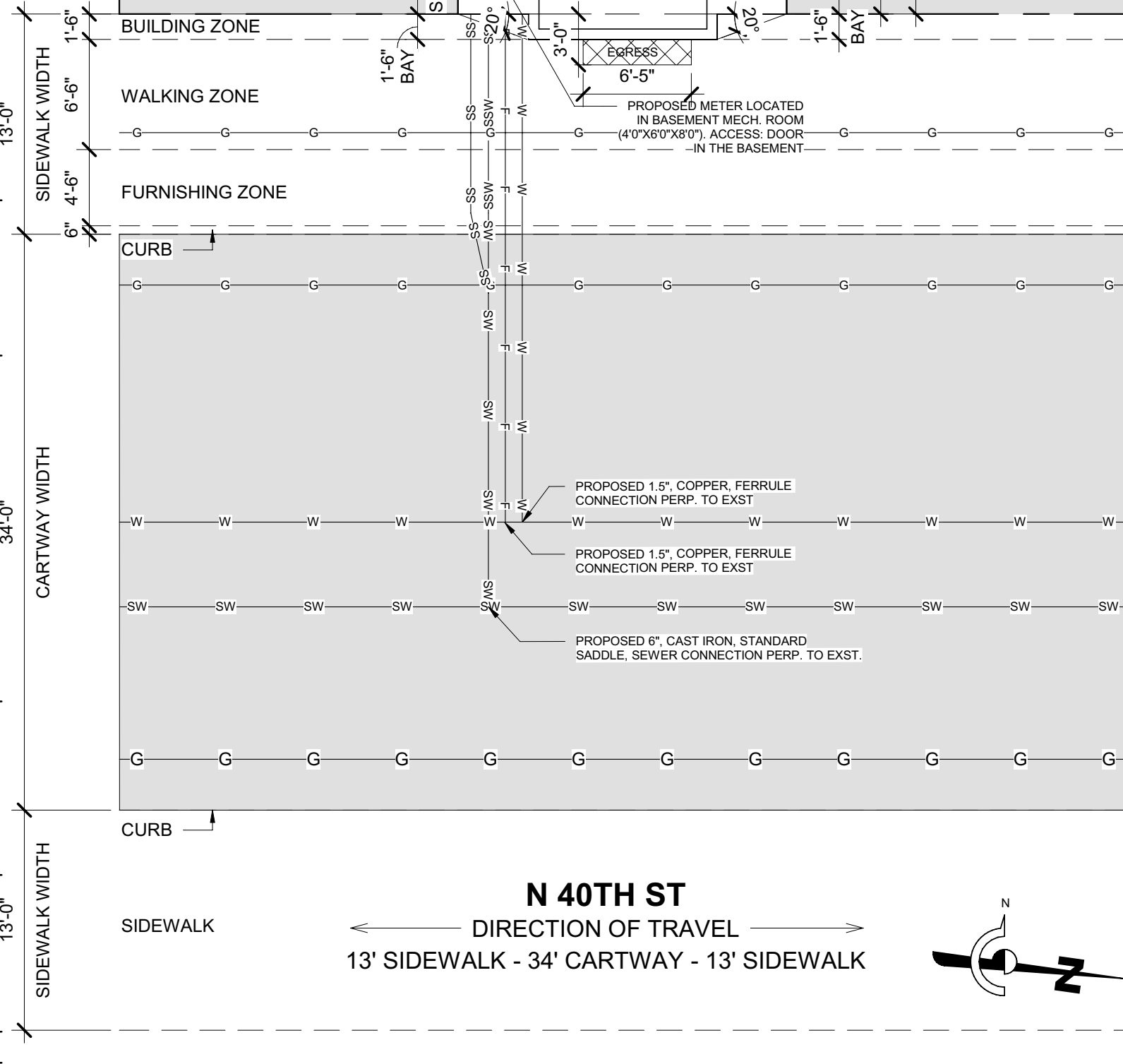
BEING known as premises No. 824 N. Fortieth Street

Being the same property conveyed to Thomas Atkinson, Trustee for Alan T. Henderson, by deed from Lena Cottler and Nathan Marron and Bernice Marron, his wife, by their Attorney-in-Fact, Joseph B. Setzman dated December 28, 1973, recorded December 31, 1973 in Philadelphia County Records of Deeds in Book DCC534 Page 236.



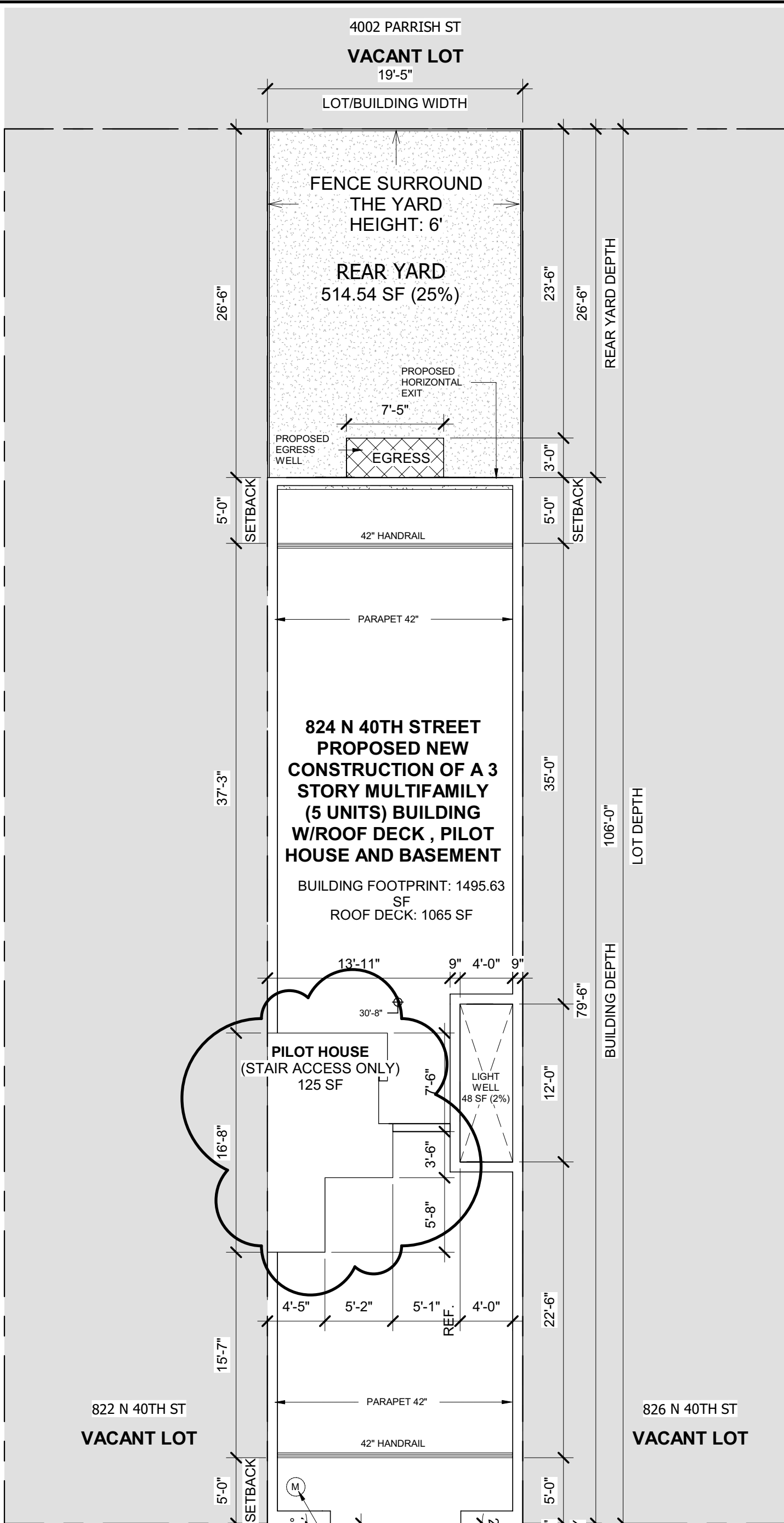
LONGITUDINAL SECTION ZONING

SCALE: 1/8" = 1'-0"



UTILITY PLAN

SCALE: 1/8" = 1'-0"



Property Schedule		
Parcel No.	Address	Area
885077180	824 N 40TH STREET	2058.17 SF
RM-1		
PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		828 N 40TH STREET
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	19 FT 5 IN
MIN. LOT AREA (SQ FT)	1440 SQ FT	2058.17 SF
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE:25%; CORNER 20%	25%
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	26 FT 6 IN
HEIGHT		
MAXIMUM (FT)	38 FT	30 FT 8 IN
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)		514.54 SQ FT
LIGHT WELL (SQ FT)		48 SQ FT
FRONT YARD (SQ FT)		
BUILDING FOOTPRINT (SQ FT)		1495.63 SQ FT
BUILDING USE		
		RESIDENTIAL

STREETS DEPARTMENT
RIGHT OF WAY

STREET BREAK-DOWN: N 40TH ST

13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60 FT WIDE

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP

PLATO
STUDIO

PLATO
MARINAKOS, JR.
ARCHITECT, LLC

www.plato-studio.com

900 N 19th Street
Box 15177
Philadelphia PA 19130. United States
888-312-5369 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER
**824 N 40TH STREET,
LLC.**

ONE CALL #: 20213642040



SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit per the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete and have received a building certificate of occupancy by governing agencies. They are also responsible for any unsafe conditions caused by or related to their sub contractors' work. Plato Marinakos, Architect LLC, and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety; including, but not limited to, osha construction safety requirements, standard construction, job-site safety, job-site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety elements. It is the sole responsibility of the licensed contractor to ensure that all site safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

REV	DATE	DESCRIPTION
01-04-21	Resubmission Zoning	
02-03-22	Resubmission Zoning	
3-27-25	AMENDMENT	
4-11-25	Revision	

APPROVAL STAMP

824 N 40TH STREET
Philadelphia, PA. 19104

ZONING

Project number N/A
Date 03-18-22
Drawn by Justine Velasquez
Checked by Checker

Z100

Scale As indicated