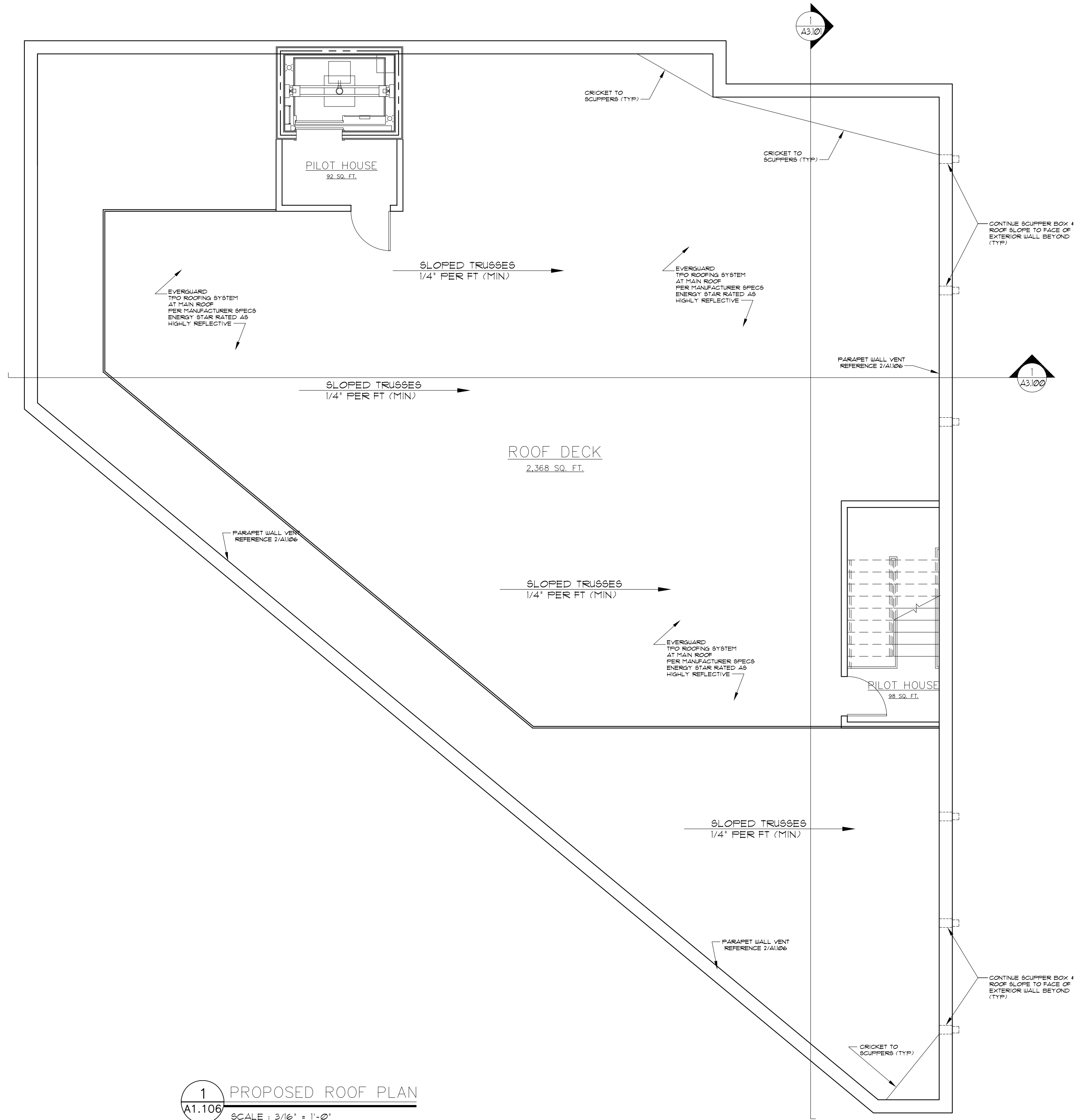




09/2023

Applied by L&I: Frederick Marshall



Michael N. Clark

RE-ISSUED FOR ZONING PERMIT 08/30/2023

REVISIONS	

REVIS	NO.	DATE	BY	CHK	APP	REVISED PER L&I COMMENTS

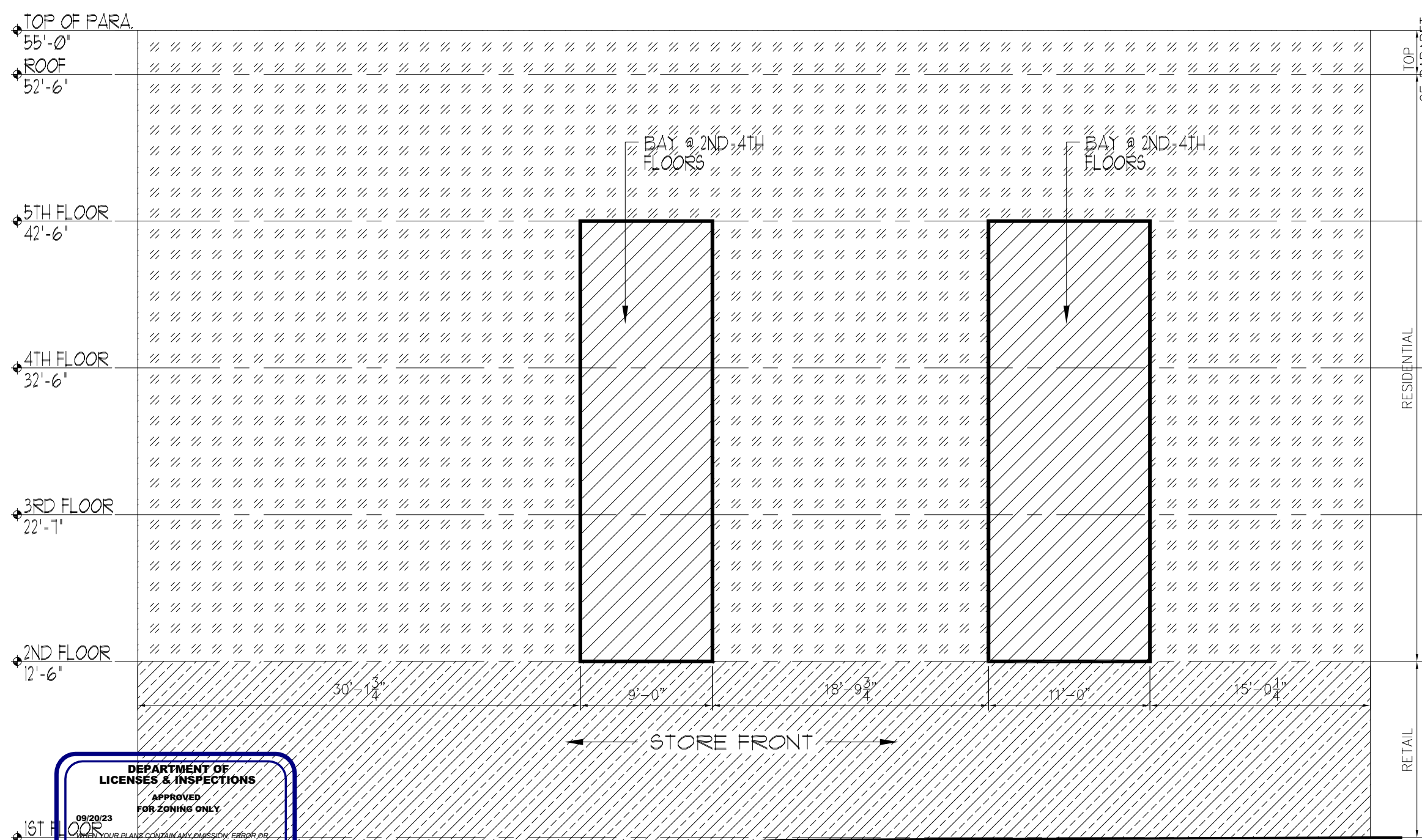
DRAWING: BLDG FLOOR PLANS	PROJECT:	1633-1643 RIDGE AVENUE PHILADELPHIA, PA 19130

DRAWING: BLDG FLOOR PLANS	PROJECT:	1633-1643 RIDGE AVENUE PHILADELPHIA, PA 19130

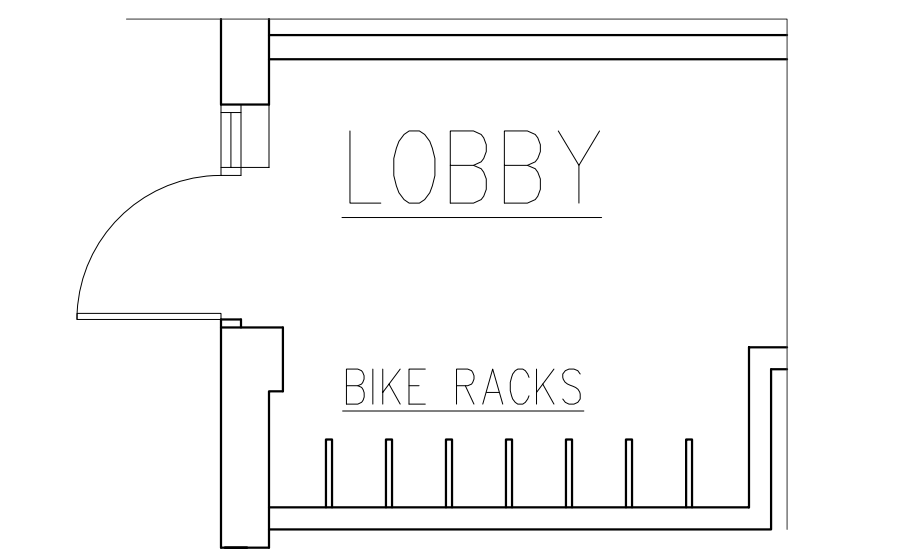
JOB NO.	2020-033
DRAWN	H.L.
P. I. M.	O.G.
P. I. C.	O.G.
SCALE	AS NOTED
DATE	02/25/2022
REVISION NO.	REV. # 3 04/20/2023
DRAWING NO.	A1.108

An aerial photograph of a city street grid, likely in New York City, showing a dense arrangement of buildings and streets. Several colored pins are placed on the map: a red pin is located on a street running diagonally from the bottom left towards the center; a yellow pin is on a street running horizontally across the middle; a blue pin is on a street running vertically on the right side; and a green pin is on a street running horizontally at the bottom. The map shows a mix of residential and commercial buildings, with some larger, more prominent structures and many smaller, uniform buildings. The streets are clearly marked, and the overall layout is a typical grid pattern.

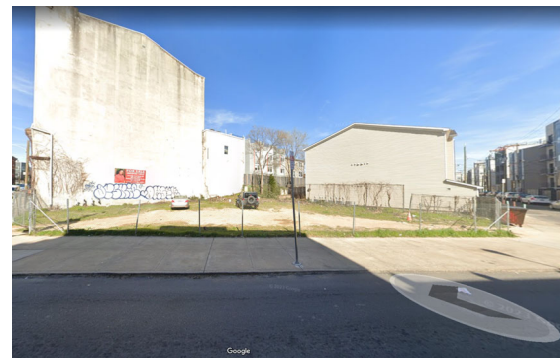
ZONING CODE DATA DISTRICT – CMX-2.5			
	REQUIRED / ALLOWED	EXISTING	PROPOSED
OCCUPIED AREA	75% MAX (CORNER 80%)	0'-0"	3,822 SQ. FT.
OPEN AREA	25% MIN (CORNER 20%)	4,779 SQ. FT.	79%
FRONT YARD	MUST BE BUILT TO FRONT LOT LINE	0'-0"	SAME
SIDE YARD	5'-0"	0'-0"	SAME
REAR YARD SETBACK	GREATER THAN 9'-0" OR 10% OF LOT DEPTH	0'-0"	9'-5"
BUILDING HEIGHT	55'-0" MAX	0'-0"	55'-0"
USE GROUP	COMMERCIAL (BASEMENT & FIRST FLOOR RESIDENTIAL (BASEMENT THROUGH ROOF DECK PROPOSED 17 UNITS		
DWELLING UNITS			



3 RIDGE AVENUE SECTION DIAGRAM
Z-1 SCALE: 1/8" = 1'-0"



4 BIKE RACKS @ 1ST FLOOR LOBBY
Z-1 SCALE : 1/4" = 1'-0"



N 17TH STREET

(12' - 26" - 12') CITY PLAN

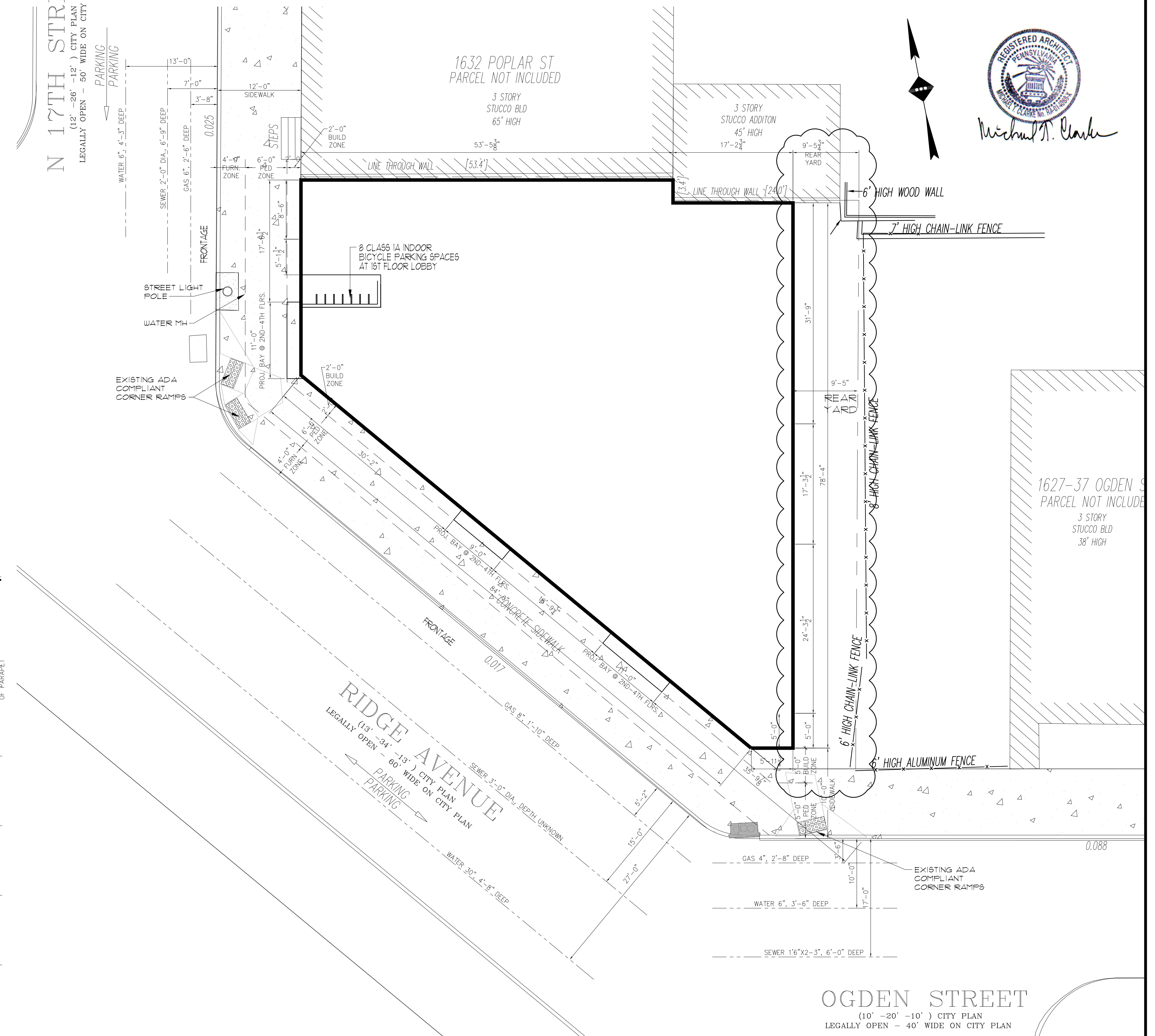
LEGALLY OPEN - 50' WIDE ON CITY PLAN

PARKING

PARKING

4" - 5" DEEP

4" - 5" DEEP



1 ARCHITECTURAL SITE PLAN
Z-1
SCALE : 1/8" = 1'-0"

RE-ISSUED FOR ZONING PERMIT 06/07/2023

Michael T. Clarke

[illegible]

PREPARED FOR:

RIDGE VIEW, LLC

LANDSOWNE, PA 19050

PROPOSED:

RETAIL / APARTMENTS

PHILADELPHIA, PA 19130

PROJECT: 1633-1643 RIDGE AVENUE PHILADELPHIA, PA 19130	& DETAILS
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B NO.	2020-033
AWN	H.L.
M.	O.G.
I. C.	O.G.
ALE	AS NOTED
TE	02/14/2023
DIVISION	REV. # 2 06/07/2023

AWING L.	Z-1
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Zoning Permit

Permit Number ZP-2023-008416

LOCATION OF WORK 1633-43 RIDGE AVE, Philadelphia, PA 19130-2118	PERMIT FEE \$804.00	DATE ISSUED 9/21/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1 CMX2.5	

PERMIT HOLDER RIDGE VIEW LLC	25 W LANSDOWNE AVE LANSDOWNE PA 19050
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OWNER CONTACT 1 Ridge View LLC	1633-43 Ridge Ave
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OWNER CONTACT 2 Sylvester Okolo	25 North Lansdowne Ave, Lansdowne Pa 19050
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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 WITH A CELLAR AND A ROOF DECK WITH A ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. AMENDMENT (11/30/2023) TO CHANGE THE LOCATION OF THE EXISTING ROOF ACCESS STRUCTURE AND TO ADD A SECOND ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vacant
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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.

Zoning Permit

Permit Number ZP-2023-008416

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1633-43 RIDGE AVE, Philadelphia, PA 19130-2118

ADDITIONAL USE DETAILS

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

FOR A GROUND FLOOR AND BASEMENT LEVEL WITH MULTI-FAMILY HOUSEHOLDING (17 FAMILIES) ABOVE WITH SIX (6) BICYCLE SPACE.

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.