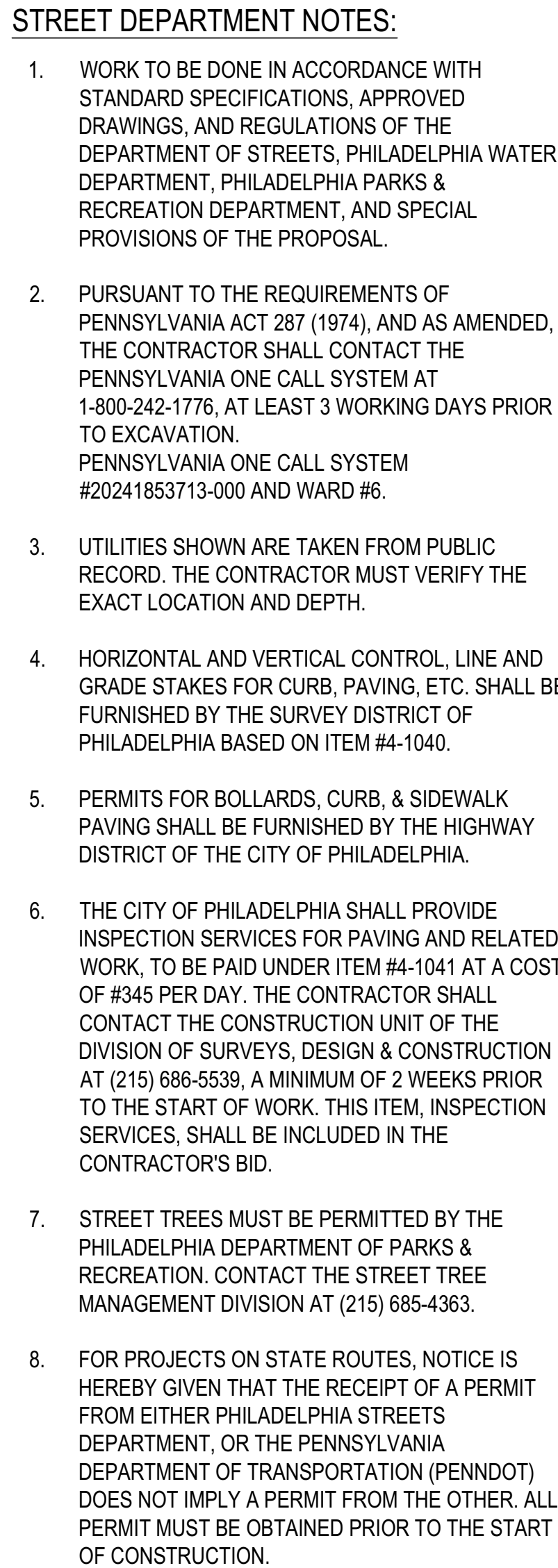
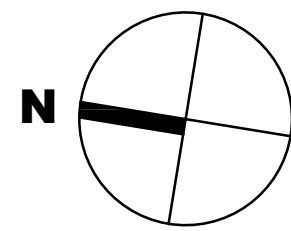




PROPERTY BOUNDARIES & EXTENTS ARE
DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION			
PROJECT CONSISTS OF A NEW 3 STORY FOUR-FAMILY DWELLING WITH BASEMENT, 2 PILOT HOUSES AND ROOF DECK			
<u>ZONING ANALYSIS</u>			
ZONING BASE DISTRICT: R5-A			
TOTAL BUILDING AREA: 1,278 SQ. FT.			
LOT AREA: APPROX.: 1,710 SQ. FT.			



Zoning Permit

Permit Number ZP-2024-006962

LOCATION OF WORK 4139 WESTMINSTER AVE, Philadelphia, PA 19104-1540	PERMIT FEE \$754.00	DATE ISSUED 7/24/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER YCY314 LLC	116 NORTHFIELD DR YCY314 LLC LAKEWOOD NJ 08701
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OWNER CONTACT 1 JOSEPH KATZ	116 NORTHFIELD DR, LAKEWOOD NJ 08701
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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 WITH ROOF DECKS ACCESSED BY PILOTHOUSES, SIZE AND LOCATION AS SHOWN ON THE 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.

Zoning Permit

Permit Number ZP-2024-006962

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4139 WESTMINSTER AVE Philadelphia, PA 19104-1540

ADDITIONAL USE DETAILS

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

FOUR DWELLING UNITS

This permit is subject to the following specific conditions.

CONDITIONS

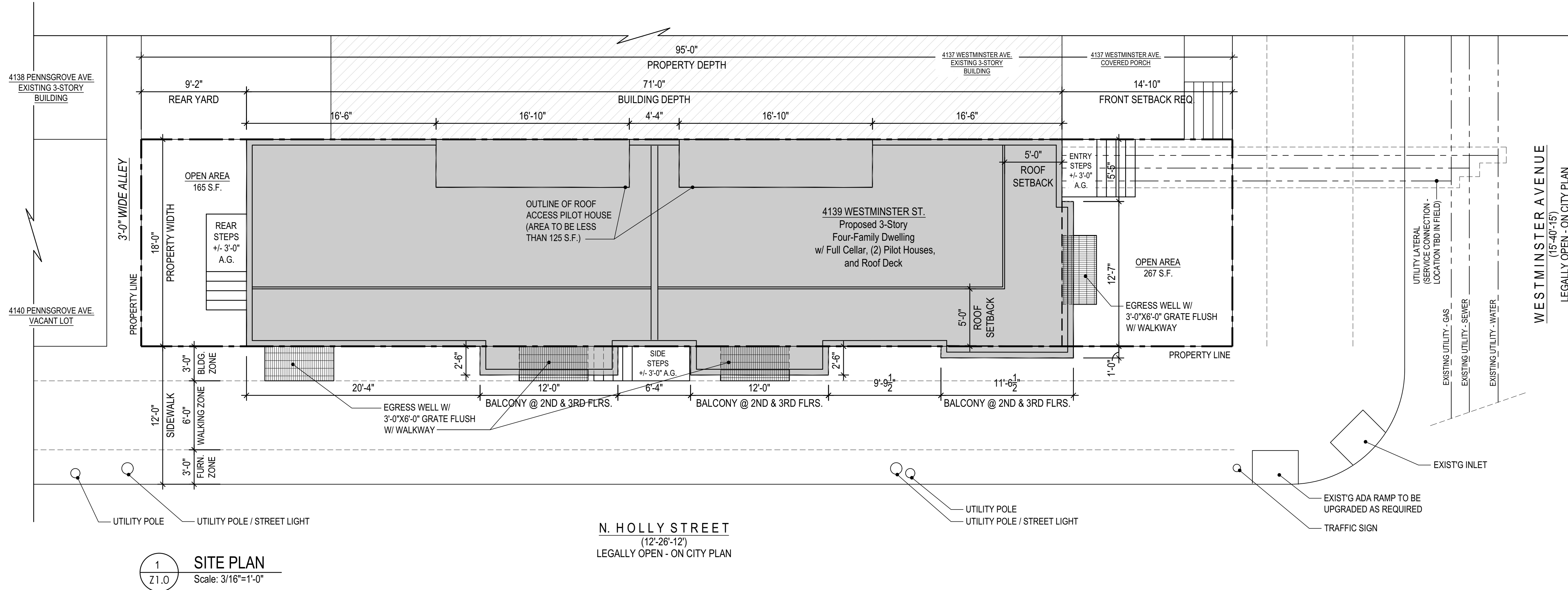
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



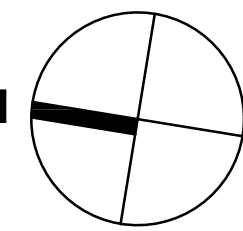
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



- 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. PENNSYLVANIA ONE CALL SYSTEM #20241853713-000 AND WARD #6.
 - 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 BASED ON ITEM #4-1040.
 - 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, TO BE PAID UNDER ITEM #4-1041 AT A COST OF \$345 PER DAY. 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.

G.C. TO CONTACT PA ONE CALL TO VERIFY EXACT DEPT AND LOCATION OF UTILITIES.

PROPERTY BOUNDARIES & EXTENTS ARE DRAWN AS PER OWNER SUPPLIED DEED.



PROJECT INFORMATION

PROJECT CONSISTS OF A NEW 3-STORY FOUR-FAMILY DWELLING WITH BASEMENT, 2 PILOT HOUSES AND ROOF DECK

ZONING ANALYSIS
ZONING BASE DISTRICT: RSA-5
TOTAL BUILDING AREA: 1,278 SQ. FT.
LOT AREA: APPROX.: 1,710 SQ. FT.

REGULATIONS	REQUIRED	EXISTING	PROPOSED
MIN. LOT WIDTH	16'-0"	16'-0"	NO CHANGE
MIN. LOT AREA	1,440 SQ. FT.	1,710 SQ. FT.	NO CHANGE
MIN. OPEN AREA	20% LOT AREA	-	432 SQ. FT. (25.26%)
MIN. FRONT SETBACK	-	-	-
MIN. SIDE YARD WIDTH	-	-	-
MIN. REAR YARD DEPTH	9'-0"	-	9'-2"
MAX. BUILDING HEIGHT	38'-0"	-	36'-6"



ARCHITECTURE
INTERIORS
PLANNING
3502 SCOTTS LN, SUITE 1101
PHILADELPHIA, PA 19129
P: (215) 842-5013

New Multi-Family (4-Units) Building
4139 Westminister Avenue
Philadelphia, PA 19104

Project No: -	Date of Issue: 07/03/2024
Revision No:	Description: Drawn By: 247
	07/03/2024 ISSUED FOR ZONING

ZONING

Z1.0

ISSUED FOR ZONING: 07-03-2024



2 ZONING SECTION
Scale: 3/16"=1'-0"



3 EXISTING CONDITIONS (FRONT)
Scale: N.T.S.



4 LOCATION MAP
Scale: N.T.S.

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: WESTMINSTER RD

PRIMARY FRONTAGE: WESTMINSTER RD

REAR STREET: _____

Applied Electronically By: BENJAMIN SCHMIDT
July 11, 2024
Ledger No.: E-5765

Philadelphia City Planning Commission