

PROJECT INFORMATION:
FILE PATH: G:\Projects\PENR00164\Plans\
FILE NAME: PENR00164_ZONING.dwg
DATE: 12/09/2020
LAST SAVE BY: Dwgison

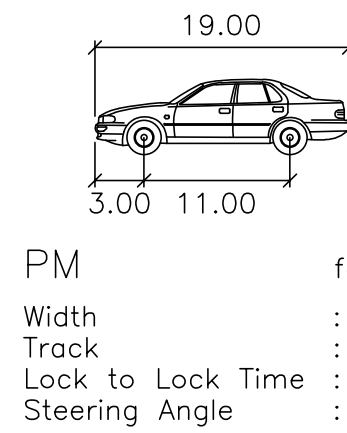
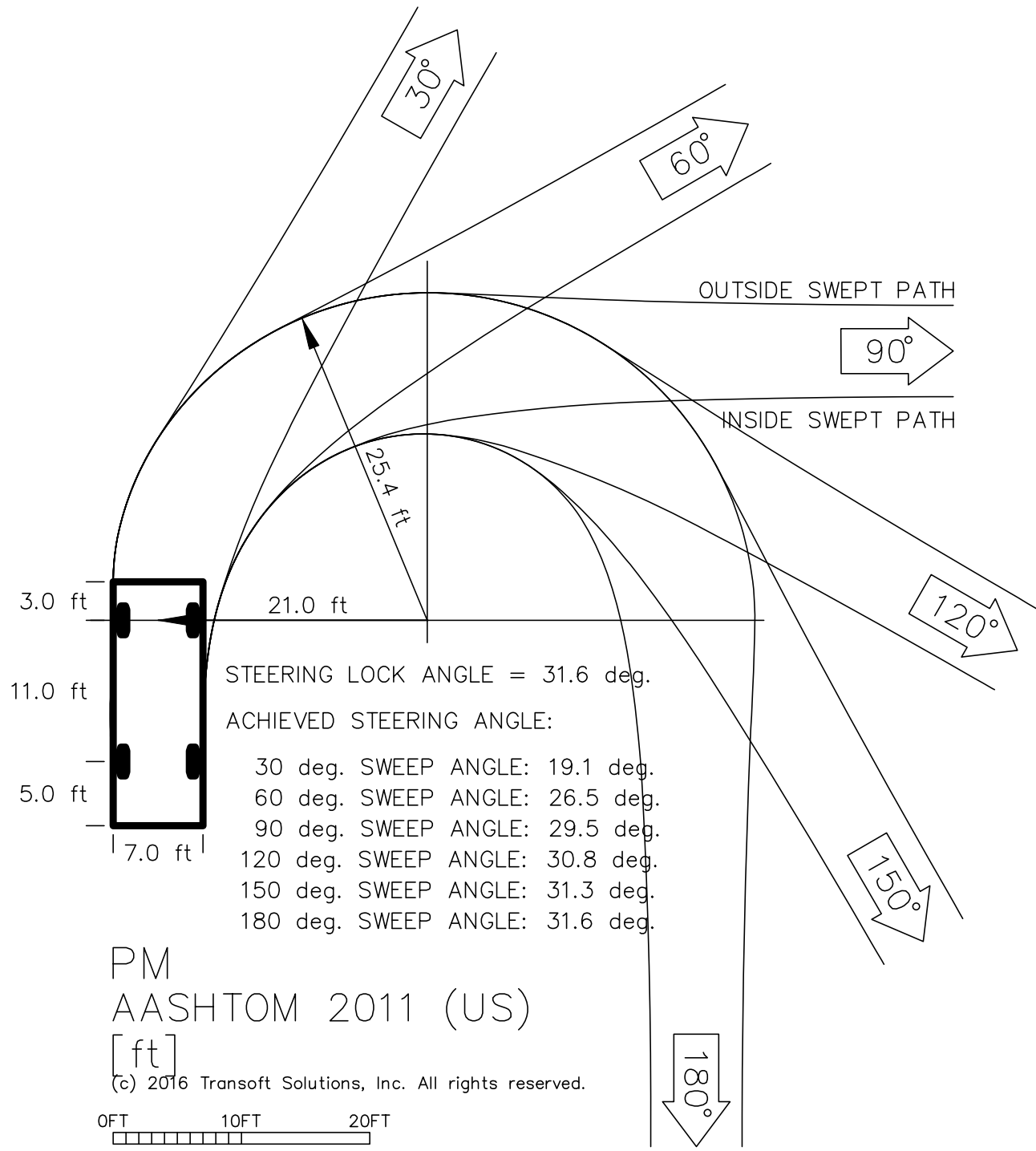
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DEDICATED SPACE FOR CITY DEPARTMENT APPROVAL STAMPS

APPROVED
FOR ZONING ONLY
05/27/22

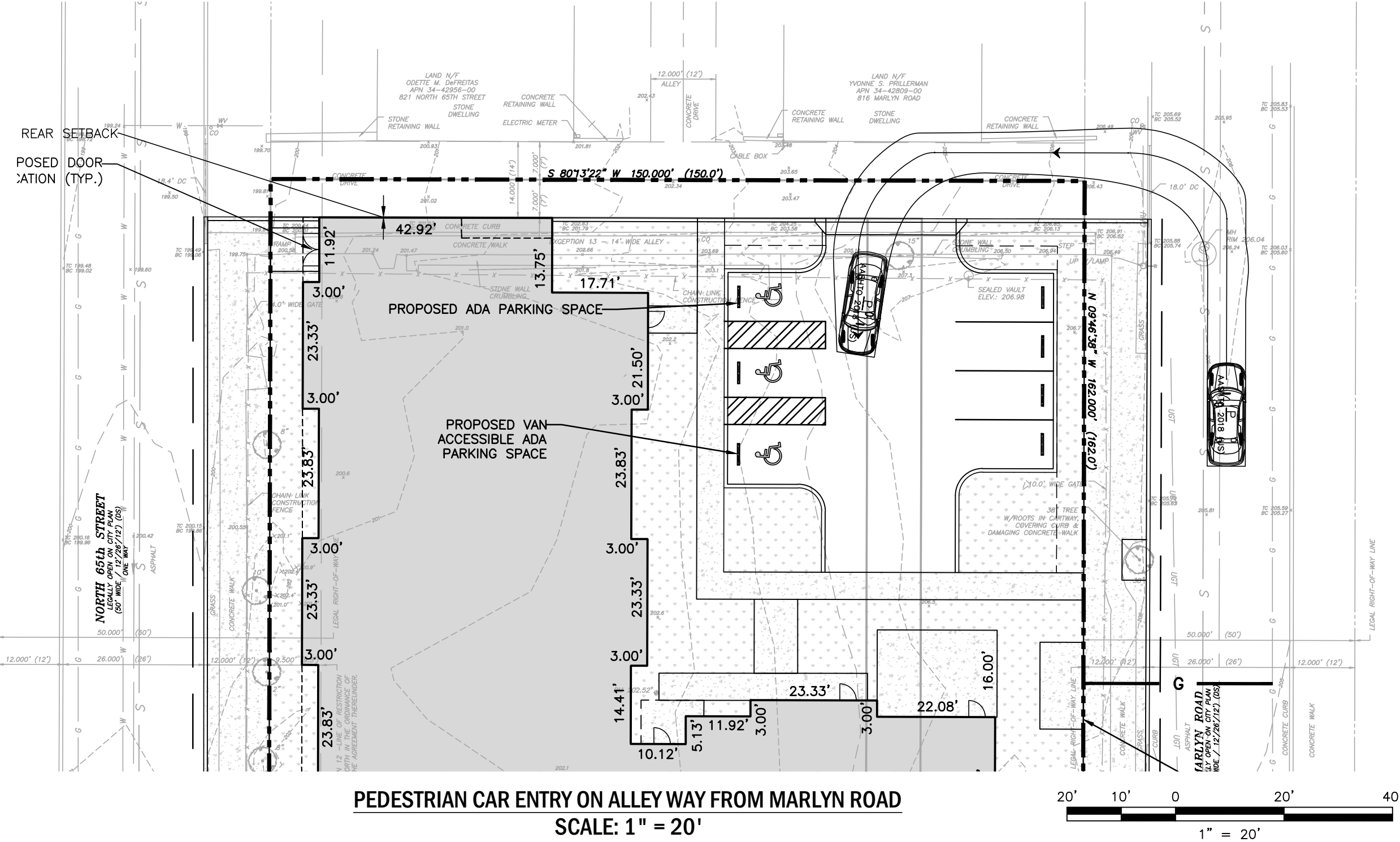
REVIEW: YOUR PLANS CONTAIN ANY OMISSIONS,
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CITY OF PHILADELPHIA AND WILL NOT BE
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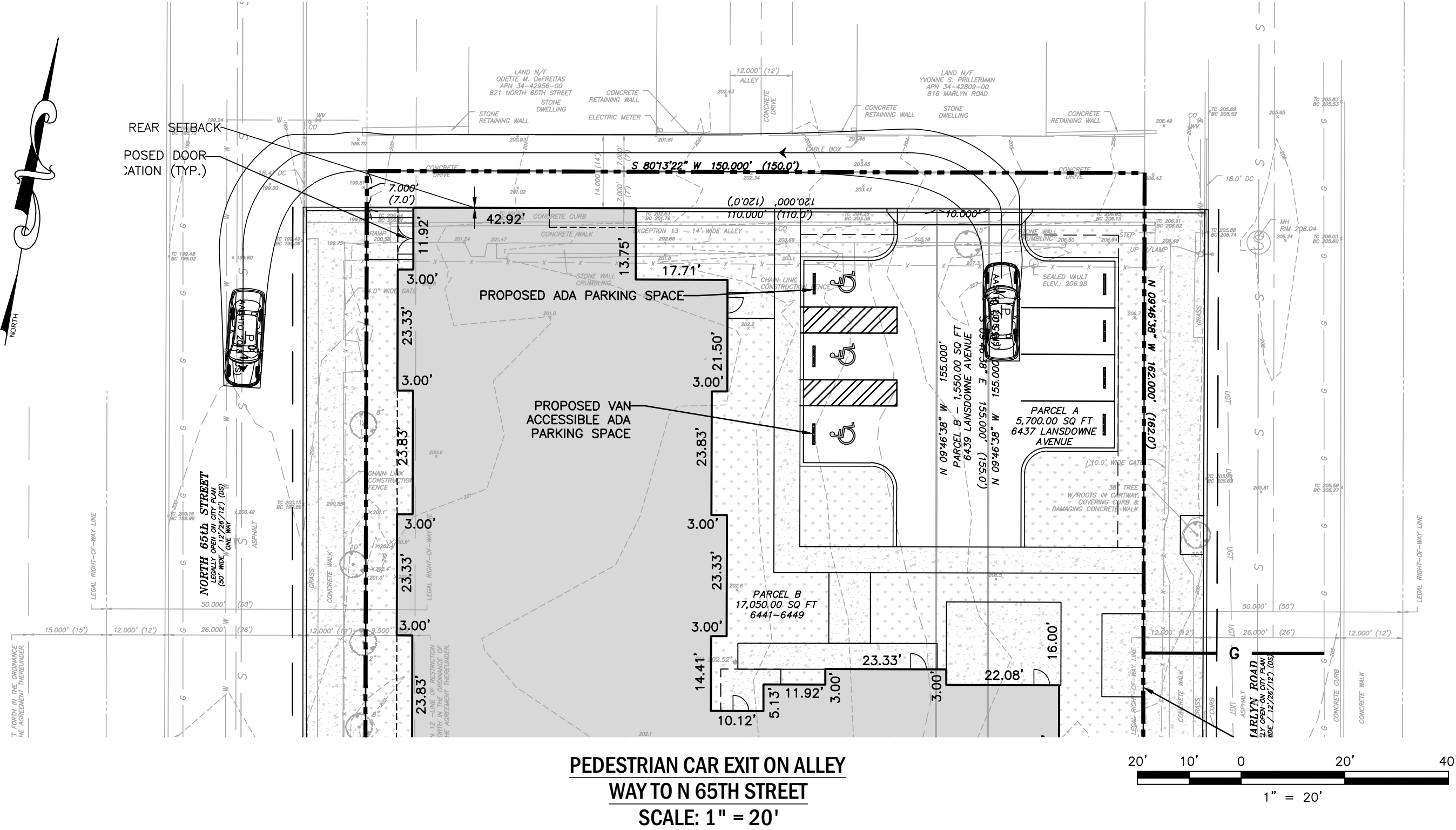


PM	feet
Width	: 7.00
Track	: 6.00
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

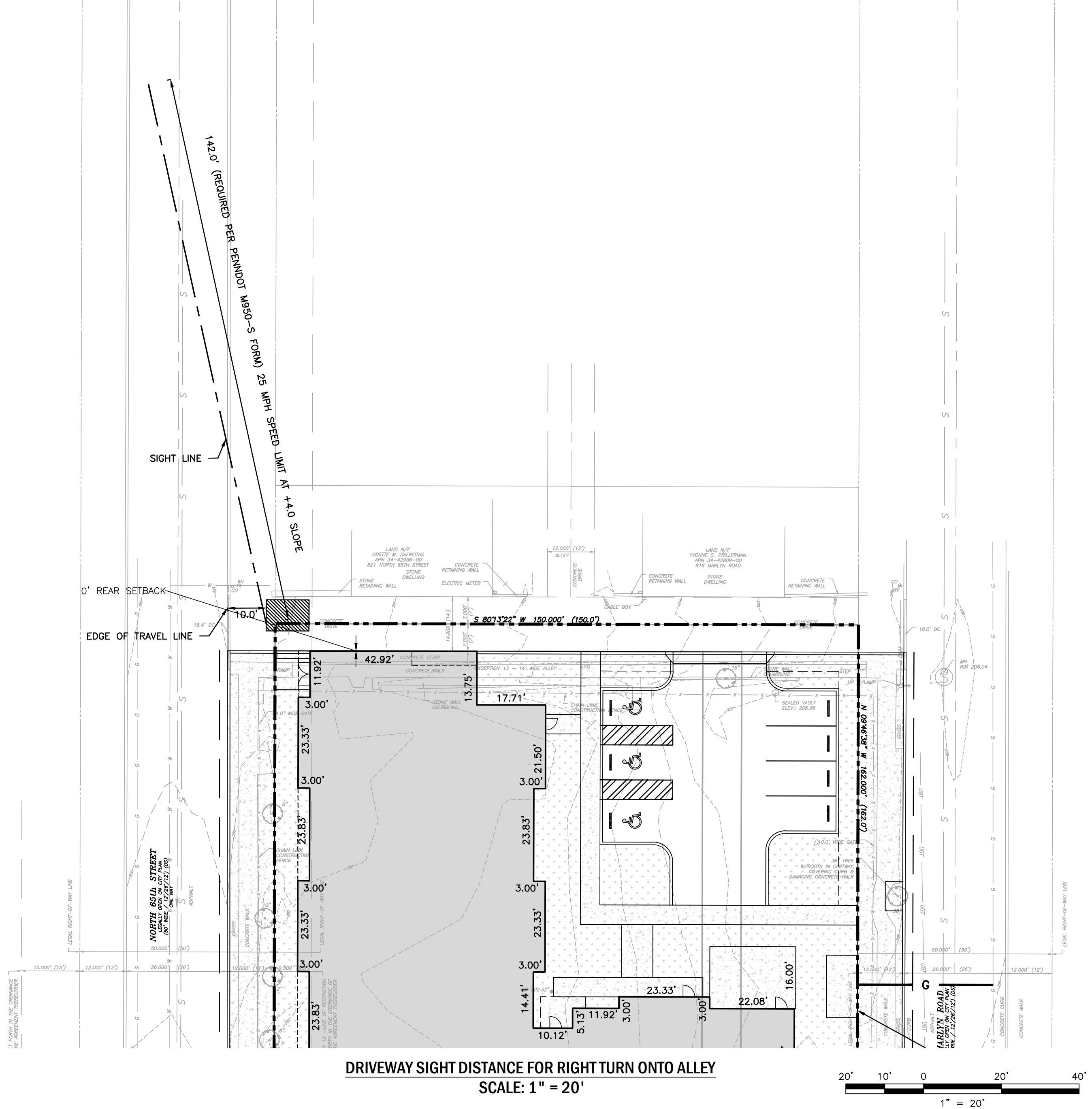
PEDESTRIAN CAR PROFILE



PEDESTRIAN CAR ENTRY ON ALLEY WAY FROM MARLYN ROAD
SCALE: 1" = 20'



PEDESTRIAN CAR EXIT ON ALLEY
WAY TO N 65TH STREET
SCALE: 1" = 20'



DRIVEWAY SIGHT DISTANCE FOR RIGHT TURN ONTO ALLEY
SCALE: 1" = 20'



12/09/2020
LICENSED PROFESSIONAL ENGINEER
STATE OF PA LICENSE NO. PE-076464

PENROSE DEVELOPMENT, LLC
GOOD SHEPHERD SENIOR HOUSING
6438 LANSOWNE AVENUE PHILADELPHIA, PA 19151

ZONING DETAILS

AND
YOUR GOALS. OUR MISSION.
11 TINDALL ROAD
MIDDLETOWN, NJ 07748
TEL 732-671-6400
FAX 732-671-7365
NEW JERSEY BOARD OF PROFESSIONAL ENGINEERS
AND LAND SURVEYORS
CERTIFICATE OF AUTHORIZATION 246A27987500
OFFICES LOCATED IN:
CALIFORNIA, INDIANA, KENTUCKY,
MASSACHUSETTS, MICHIGAN, NEW JERSEY,
OHIO AND PENNSYLVANIA

DESIGNED BY	MBK	DRAWING	Z2
CHECKED BY	CJ	SHEET	2
DRAWN BY	MBK	PROJ. NO.	PENR00164
DATE	12/09/2020	OF	4
SCALE	1" = 20'		

Zoning Permit

Permit Number ZP-2022-007498

LOCATION OF WORK 6441 LANSDOWNE AVE, Philadelphia, PA 19151-3314	PERMIT FEE \$672.00	DATE ISSUED 6/27/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS PER PLANS.
[See ZP-2020-010238 for Lotline Relocation approval.]

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-2022-007498

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

6441 LANSLOWNE AVE, Philadelphia, PA 19151-3314

ADDITIONAL USE DETAILS

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

FOR THE USE OF FIFTY-FIVE [55] HOUSEHOLD LIVING UNITS, WITH SEVEN (7) OFFSTREET ACCESSORY PARKING SPACES [INCLUDING TWO (2) ACCESSIBLE SPACES AND ONE (1) VAN ACCESSIBLE 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.