

Zoning Permit

Permit Number ZP-2022-014046

LOCATION OF WORK 2016 RIDGE AVE T-19-410604, Philadelphia, PA 19121	PERMIT FEE \$672.00	DATE ISSUED 11/9/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/9/2022
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF AN ATTACHED STRUCTURE (53.4' HIGH) WITH SIX (6) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION

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)
CALENDAR NUMBER; MI-2022-004228; With proviso: "Use registration for commercial space required prior to occupancy."



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

2016 RIDGE AVE T-19-410604, Philadelphia, PA 19121

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE AT FIRST FLOOR WITH MULTI-FAMILY HOUSEHOLD LIVING (17 DWELLING UNITS) ABOVE.

This permit is subject to the following specific conditions.

CONDITIONS

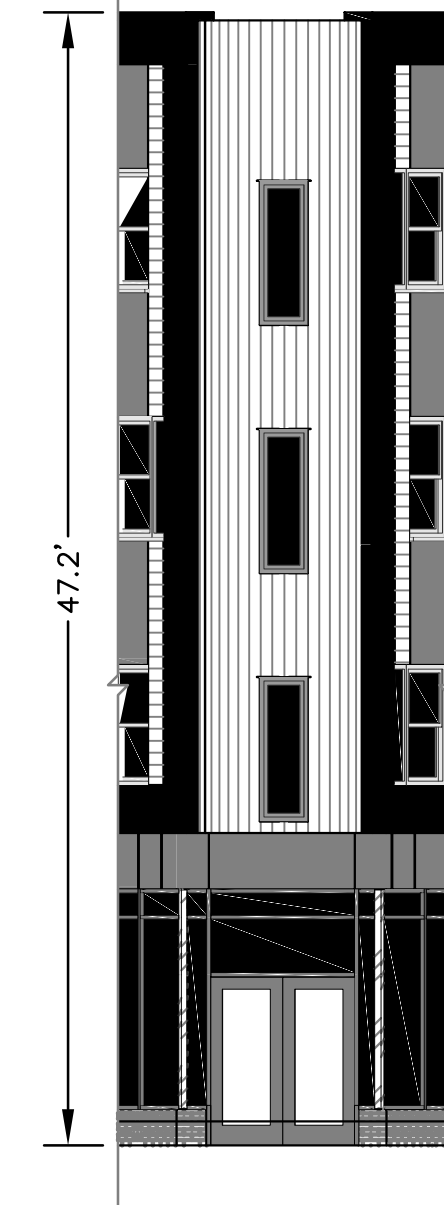
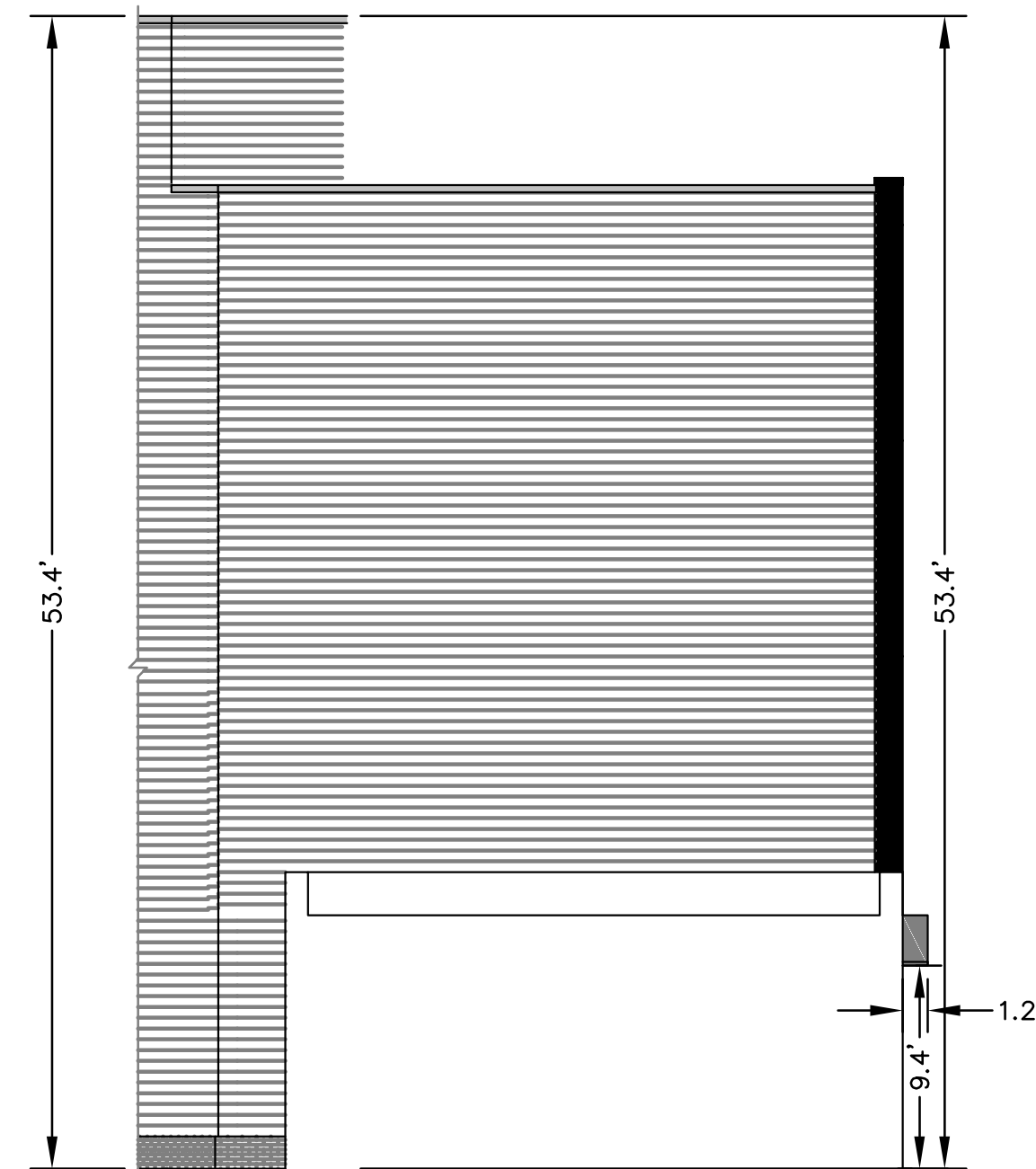
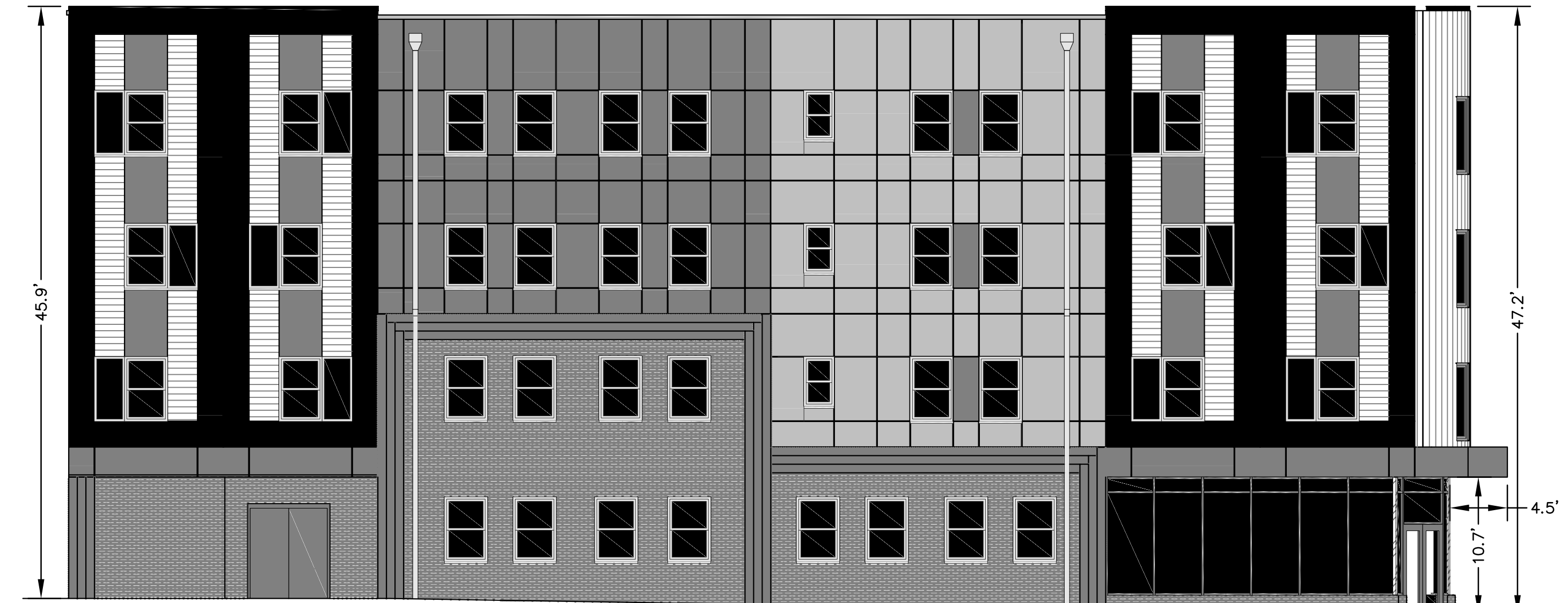
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



APPROVED
FOR ZONING ONLY
12/05/22
THIS PLAN CONTAINS ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
REQUIREMENTS. THE APPROVAL OF THE
CITY OF LOS ANGELES IS NOT A GUARANTEE OF THE
ACCURACY OF THE INFORMATION.
APPROVED ELECTRONICALLY BY L&L USER:

Electronically by L&I User.



NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS
AMENDED BY ACT 121 OF 2008 REQUIRES
THAT CONTRACTORS DETERMINE THE
LOCATION OF ALL UTILITY, SEWER AND WATER
LINES BEFORE COMMENCING CONSTRUCTION.

LAND DEVELOPMENT PLAN
SHARSWOOD PHASE III
2016-22 RIDGE AVE
ZONING PLAN ELEVATIONS

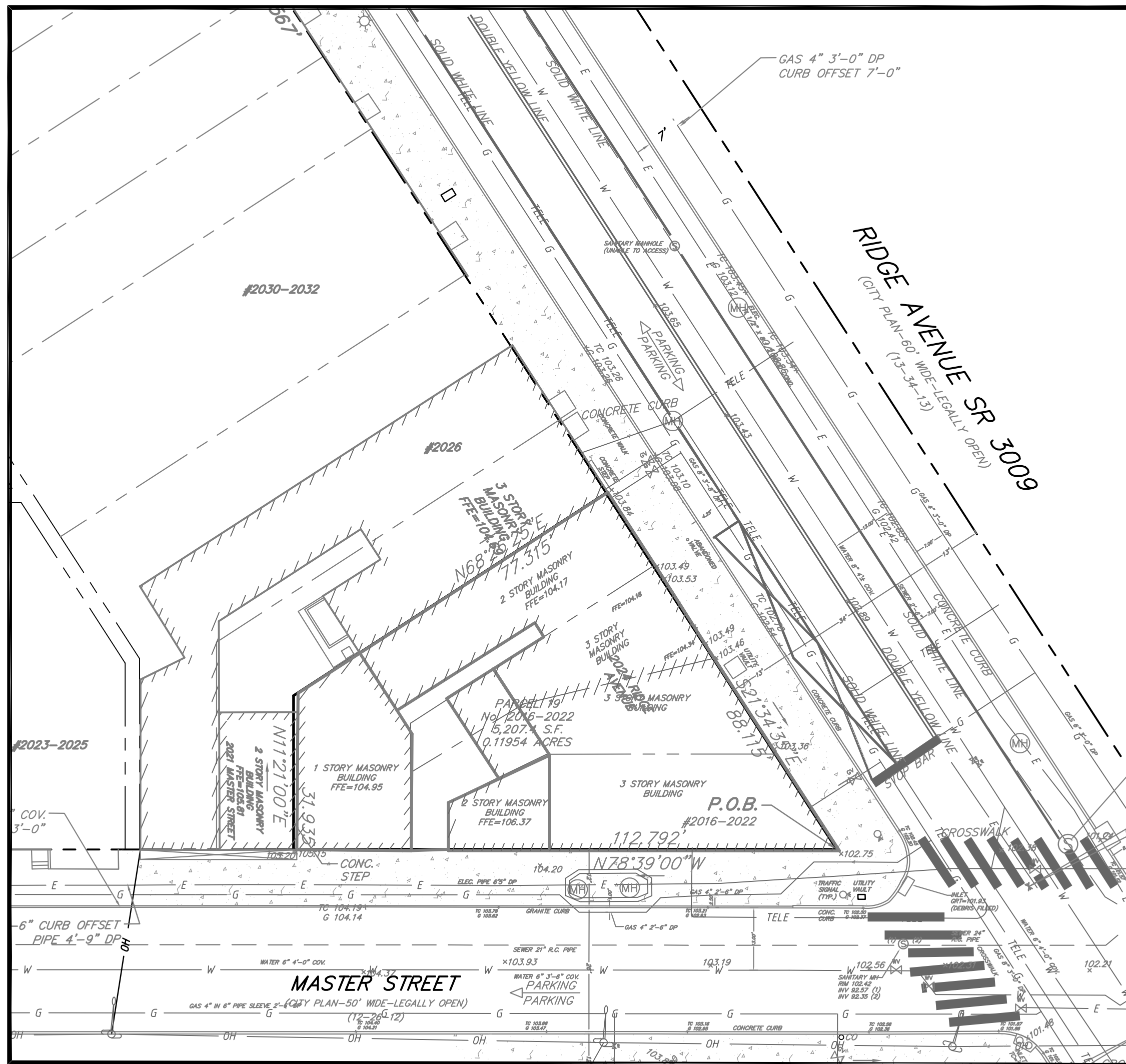
SITUATED IN
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY PENNSYLVANIA

ttic
hners, LLC

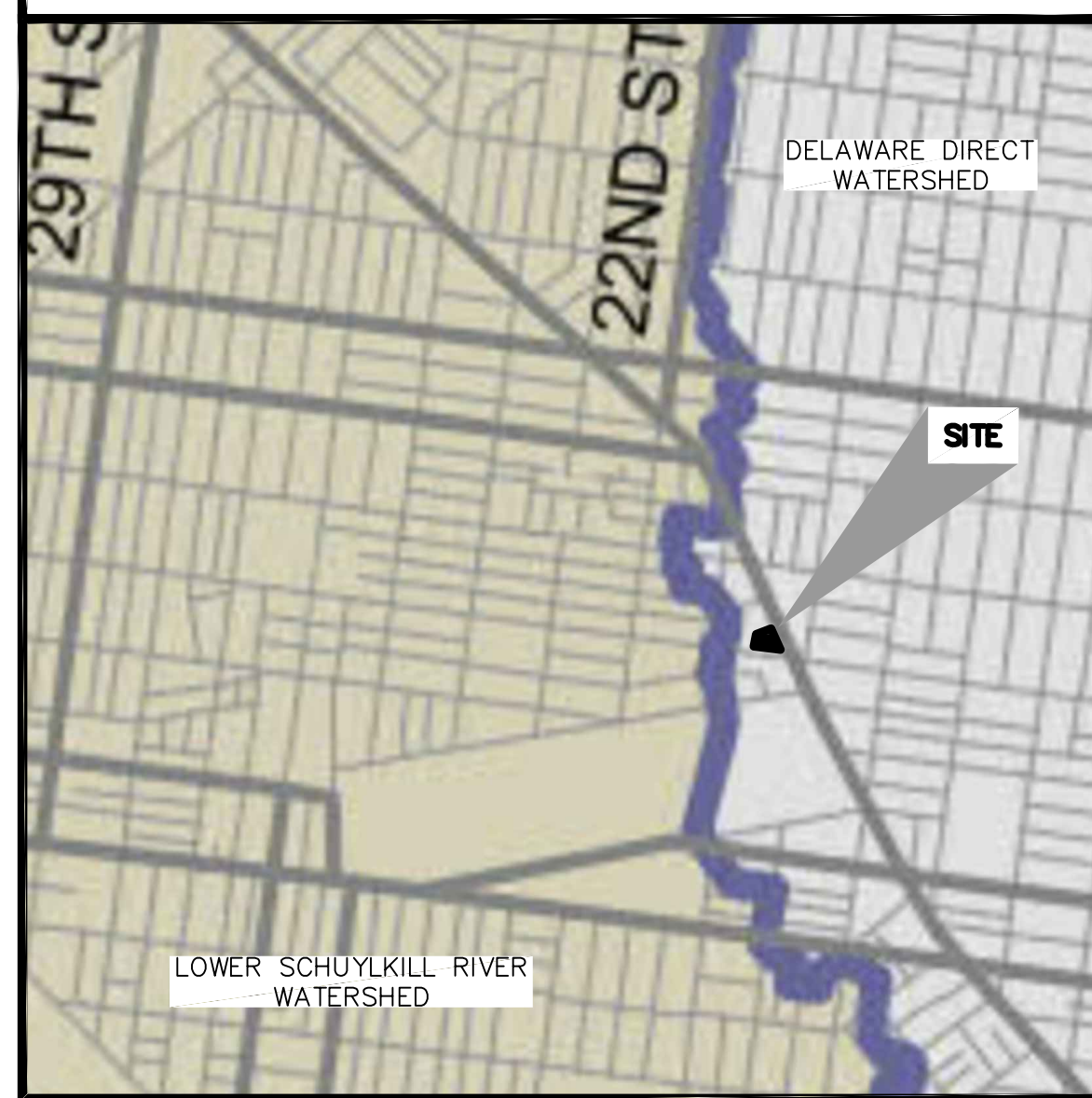
321 W. State Street
Media, PA 19063
610-565-0020

Sheet Number
Z-B102

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PHILADELPHIA NJ-PA USGS QUAD MAP
SCALE: 1"=2000'



LOWER SCHUYLKILL RIVER
SCALE: 1"=1000'

Penrose PHL, LLC
c/o Lindsey Samsi, Senior Developer
1301 North 31st Street
Philadelphia, PA 19121

- | PROJECT NAME: | ZONE: | | | |
|-----------------------------|---|----------|----------|----------|
| Shawwood Phase III | Neighborhood Commercial Mixed-Use ZONE-2 | | | |
| 1622 Ridge Ave. | CVM-2 | | | |
| Permitted Uses | Single Family & Multi Family, 1 st Floor Must be non-residential | | | |
| Proposed Use | Multi-Family | | | |
| | Required | Existing | Proposed | Complies |
| Min. Lot Area | 18 FT | 201.4 FT | 201.4 FT | Yes |
| Min. Side Yard Width | 1,440 SF ² | 5,207 SF | 5,207 SF | Yes |
| Max. Occupied Area (CVM-2) | | | | |
| Corner | 80% | 91.2% | 97.6% | No (V) |
| Min. Front Setback | N/A | N/A | 0 FT | Yes |
| Min. Side Yard Width | 5 FT | N/A | N/A | Yes |
| Min. Rear Yard Depth | 9 FT + | 0 FT | 0 FT | No (V) |
| Min. Rear Yard Area | 144 SF | 0 SF | 0 SF | No (V) |
| Max. Height | 38 ft | - | 53.4 FT | No (V) |
| Max. Floor Area Ratio (FAR) | No Limit | - | No Limit | Yes |

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LINES BEFORE COMMENCING CONSTRUCT

Sheet Number

Z-B101