

Zoning Permit

Permit Number ZP-2022-008291

LOCATION OF WORK 4614 LUDLOW ST, Philadelphia, PA 19139	PERMIT FEE \$207.00	DATE ISSUED 2/10/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2, CMX2, CMX2	

PERMIT HOLDER RMA Properties LLC	12 Ellerdal Road Fallinston, Pennsylvania 19054
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OWNER CONTACT 1 Josh Matthew	12 Ellerdale Road
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OWNER CONTACT 2	
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TYPE OF WORK Combined Lot Line Relocation and New Development
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APPROVED DEVELOPMENT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE THREE (3) LOTS (4614 LUDLOW ST, 4616 LUDLOW ST AND 4618 LUDLOW ST) INTO ONE (1) LOT (PROPOSED PRACEL D). SIZE AND LCOATION AS SHOWN ON PLANS.

APPROVED USE(S) Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

<p>i CONDITIONS AND LIMITATIONS:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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

4614 LUDLOW ST, Philadelphia, PA 19139

4616 LUDLOW ST, Philadelphia, PA 19139

4618 LUDLOW ST, Philadelphia, PA 19139

ADDITIONAL USE DETAILS

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

VACANT LOT

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.

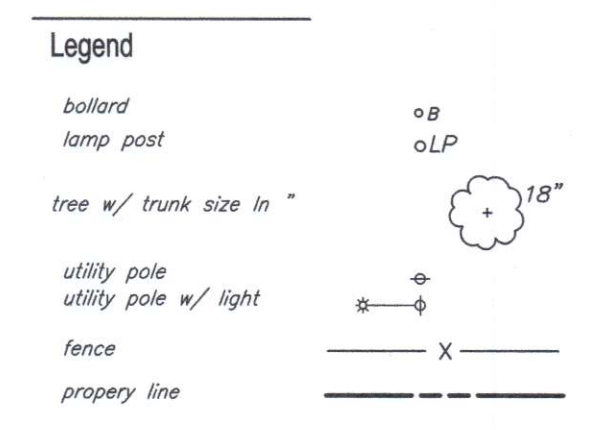
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

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Consultants
JAMES E SHOMPER



- Notes
1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSES ONLY.
 2. DIMENSIONS SHOWN ON THE PLAN ARE IN PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA, EXCEPT FOR BUILDING DIMENSIONS.
 3. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES.
 4. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES.
 5. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
 6. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
 7. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. URBAN LAND SURVEYING LLC IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY RELEASE URBAN LAND SURVEYING LLC FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
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Revision	By	Appd.	YY.MM.DD

Issued: 4614-18 Ludlow st topo, lot consolidation 2022-45.dwg
 File Name: AB JS MB 2022-04-29
 Dwn. Chkd. Desgn. YY.MM.DD

Permit-Seal

MUHAMET BICI PLS
 PA LIC NO SU075330

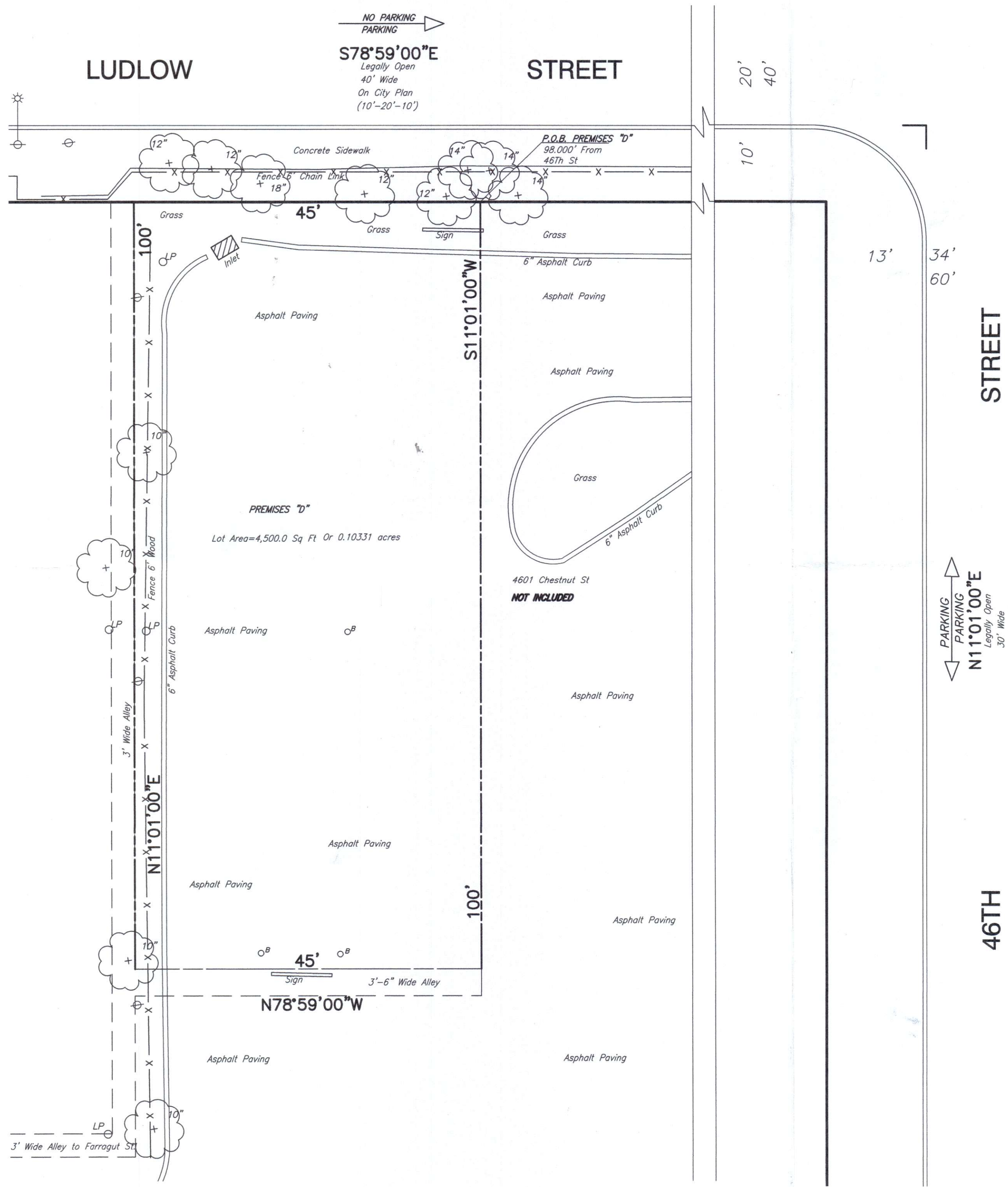
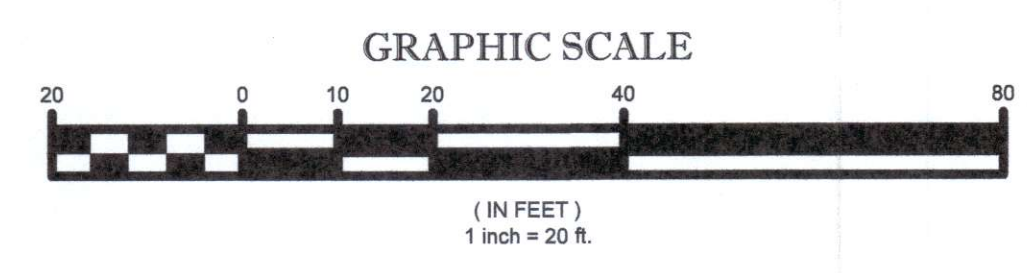
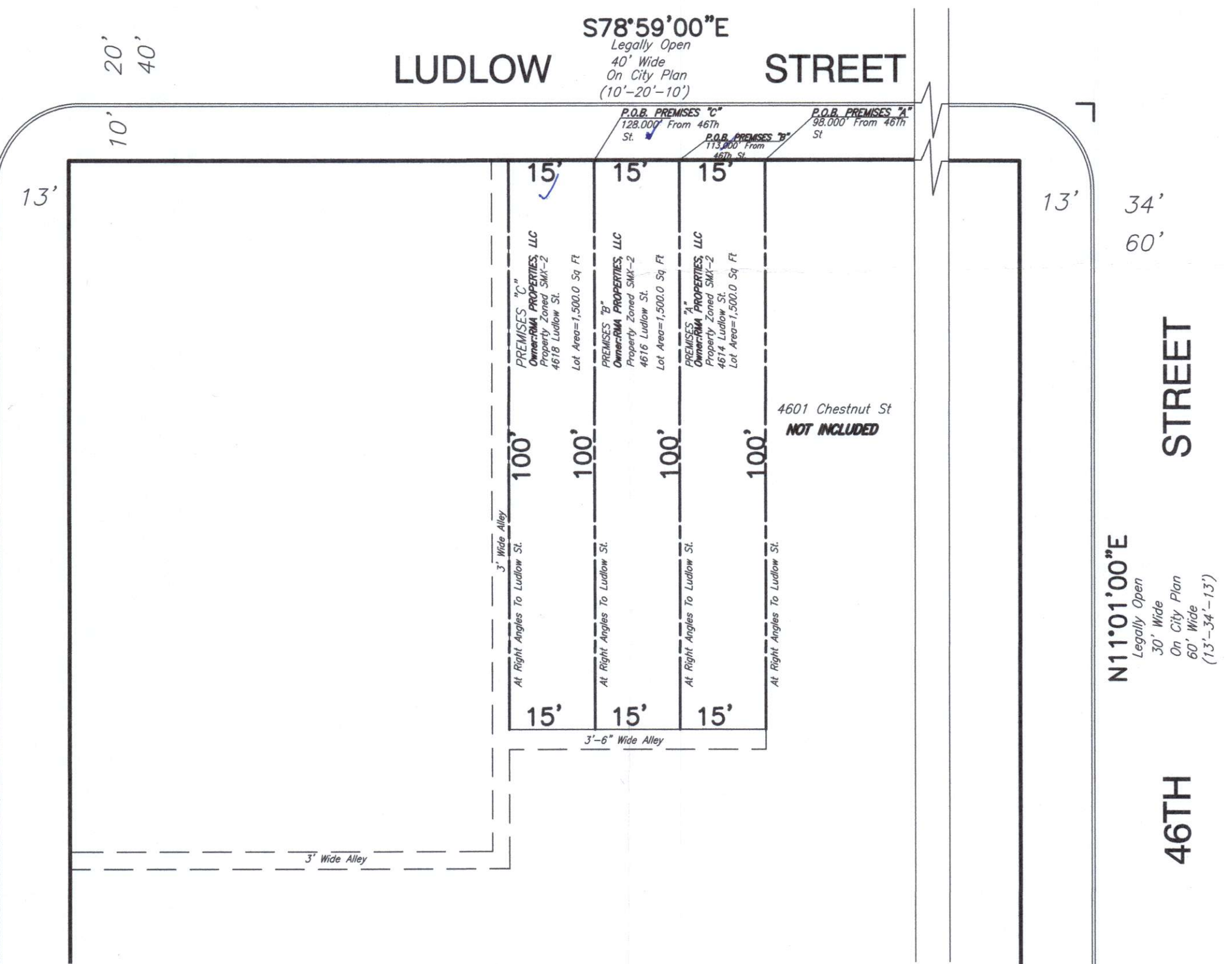
Client/Project
JOSH MATHEW
PROPOSED LOT CONSOLIDATION

4614-18 LUDLOW ST PHILA. PA 19139 60TH WARD
 Title
LOT CONSOLIDATION PLAN

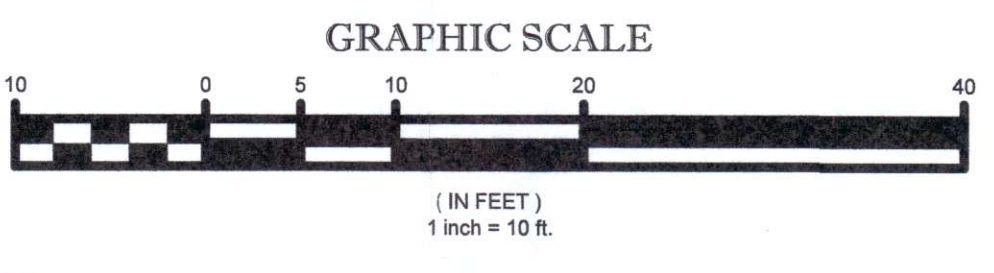
Project No.	Scale	
2022-45	VARIES	
Drawing No.	Sheet	Revision
2022-45	1 of 1	0

ZONING TABLE

Column 1	CMX-2	PREMISES A	PREMISES B	PREMISES "C"	PREMISES D
District Name	CMX-2				
District and Lot Dimensions					
Min. District Area (sq. ft.)		N/A	N/A	N/A	N/A
Min. Street Frontage as taken from the front lot line (ft.)		15	15	15	45
Min Lot Area (sq. ft.)		1,500	1,500.00	1,500.00	4,500.00
Max. Occupied Area (% of lot)	Intermediate e: 75 Corner: 80	0.0%	0.0%	0.0%	0%
Yards					
Min. Front Yard Depth (ft.)		N/A	N/A	N/A	N/A
Min. Side Yard Width, Each (ft.)	5 if used	N/A	N/A	N/A	N/A
Min. Rear Yard Depth (ft.)	The greater of 9ft. Or 10% of lot depth	N/A	N/A	N/A	0
Height					
Max. Height (ft.)	38	0	0	0	0
Min. Cornice Height (ft.)					
Floor Area Ratio					
Max Floor Area (% of lot area)		N/A	N/A	N/A	N/A



PROPOSED PROPERTY DIMENSIONS & EXISTING PHYSICAL CONDITIONS



In accordance with the terms and provisions of Section 14-304 (b) of the Philadelphia Code pertaining to
LOT ADJUSTMENT REVIEW

APPROVED
 DISAPPROVED for

LOT AREA STREET FRONTAGE
 LOT WIDTH OCCUPIED AREA

Applied Electronically By: **BRIAN WENRICH**
 July 18, 2022 SD No.: **E-3576**
Philadelphia City Planning Commission

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

Surveyor & Regulator District Date

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 URBAN LAND SURVEYING

APPROVED
 FOR ZONING ONLY
 2022-07-04
 Applied Electronically by L&J User: