

Zoning Permit

Permit Number ZP-2022-013667

LOCATION OF WORK 1421 TYSON AVE, Philadelphia, PA 19111-4518 LOT LINE RELOCATION ONLY	PERMIT FEE \$1,257.00	DATE ISSUED 1/4/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA3, RSA3, RSA3	

PERMIT HOLDER Northeast Philadelphia Islamic Center	1421 Tyson Avenue Philadelphia, Pennsylvania 19111
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OWNER CONTACT 1 Northeast Philadelphia Islamic Center	1421 Tyson Avenue, Philadelphia, PA 19111
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OWNER CONTACT 2	
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TYPE OF WORK Lot Line Relocation

APPROVED DEVELOPMENT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE FIVE (5) EXISTING LOTS (1421 TYSON AVENUE: LOT #1 & LOT #2), (1423 TYSON AVENUE: LOT #3 & LOT #4), AND (1427 TYSON AVENUE: LOT #5) INTO ONE (1) LOT (LOT #6); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

APPROVED USE(S) Vacant

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

1421 TYSON AVE Philadelphia, PA 19111-4518

1423 TYSON AVE Philadelphia, PA 19111-4518

1427 TYSON AVE Philadelphia, PA 19111-4518

ADDITIONAL USE DETAILS

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

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.

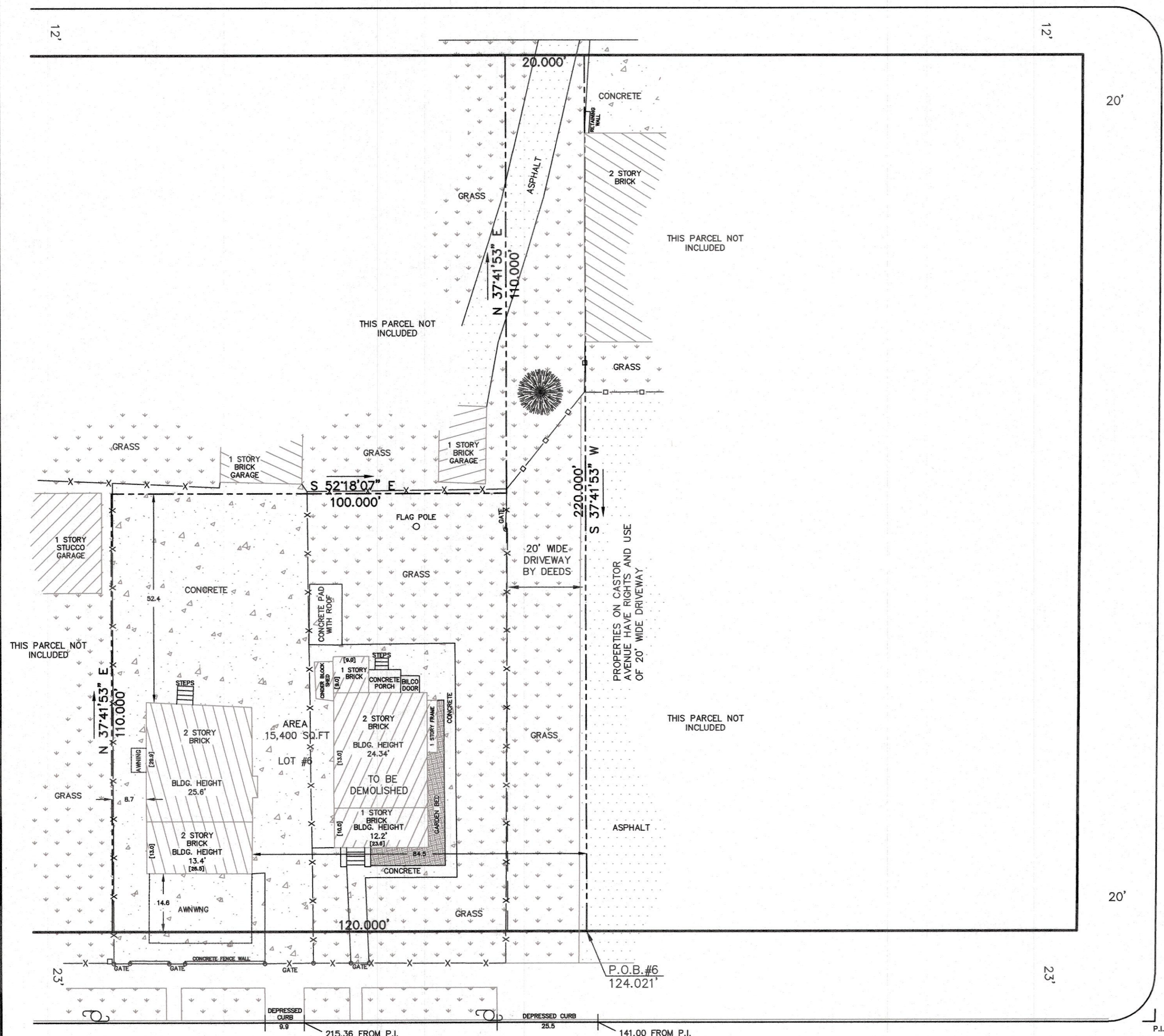


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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

PROPOSED PROPERTY DIMENSIONS & EXISTING PHYSICAL CONDITIONS

ON CITY PLAN / LEGALLY OPEN
 BRIGHTON (50' WIDE / 12'-26'-12') STREET

S 52°18'07" E



TYSON (100' WIDE / 23'-54'-23') AVENUE

ON CITY PLAN / LEGALLY OPEN

GENERAL NOTES:

- The purpose of this plan is to consolidate 5 existing parcels into one new parcel, and define an existing 20' driveway.
- Attention is called to the zoning requirements in the Philadelphia Code as amended.
- A zoning permit is required for all proposed changes to existing lot lines, including consolidation of existing parcels.
- Plan made as per instructions of Kulsuma Khanom.
- This plan was made without the availability of a title report and is subject to any facts that may be disclosed by a full and accurate title search.
- Philadelphia District Standard distances to be used for title purposes only.
- Expressed in Philadelphia District Standard the legal form of measurement for the City of Philadelphia, unless otherwise noted.
- The preparation of this plan by the 5th Survey District does not imply or constitute the approval of the City of Philadelphia.
- The changes from the more precise decimal expression may result in minor changes in the second and third decimal places. these are not mistakes or oversights but more precise values.

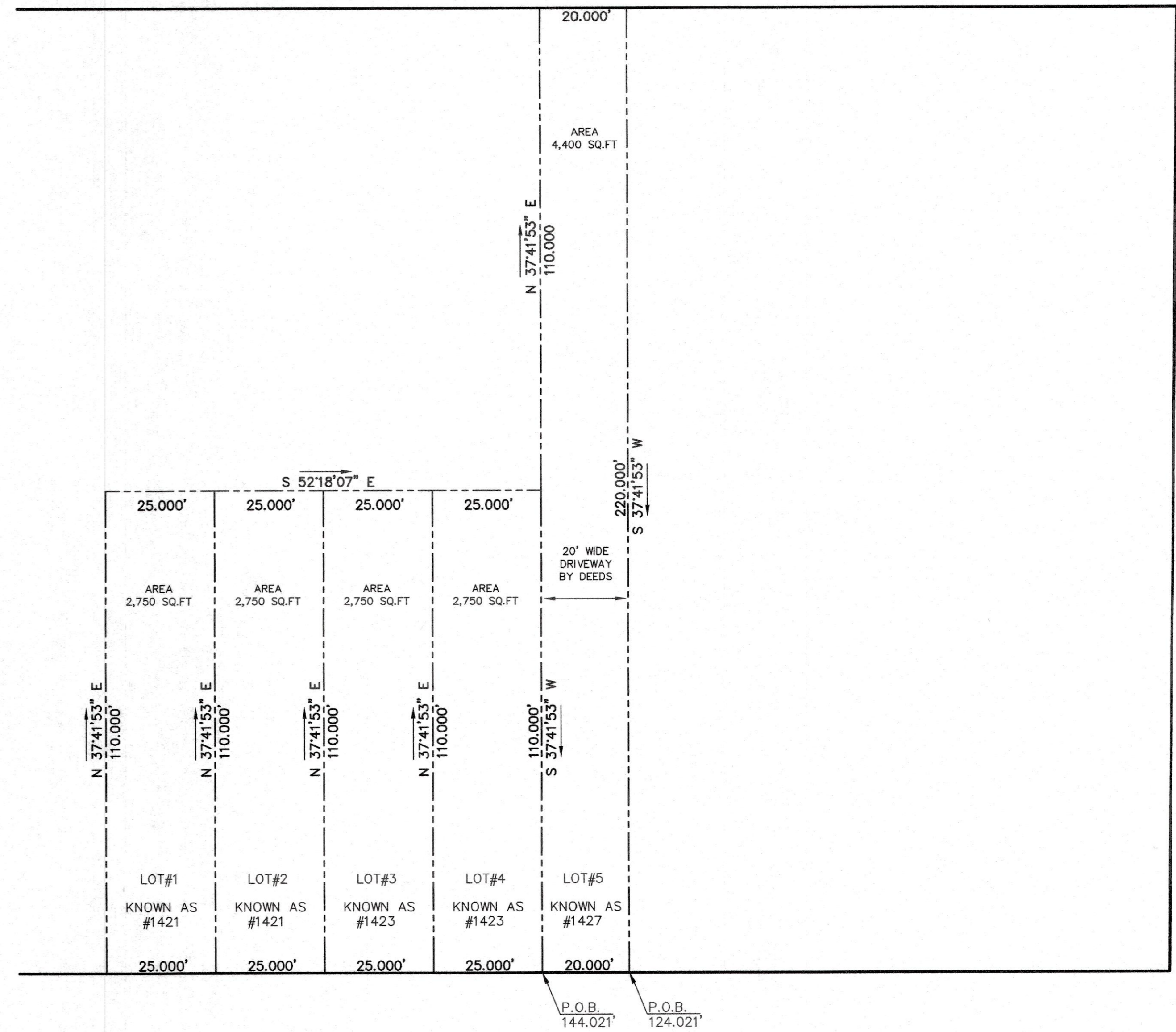
LEGEND

- DECIDUOUS TREE
- UTILITY POLE
- 4'-6' CHAIN LINK FENCE
- 6' STOCKADE FENCE

EXISTING PROPERTY DIMENSIONS

ON CITY PLAN / LEGALLY OPEN
 BRIGHTON (50' WIDE / 10'-20'-10') STREET

S 52°18'07" E



TYSON (100' WIDE / 23'-54'-23') AVENUE

ON CITY PLAN / LEGALLY OPEN

In accordance with the terms and provisions of Section 14-304 (6) of the Philadelphia Code pertaining to

LOT ADJUSTMENT REVIEW

APPROVED

DISAPPROVED for

LOT AREA STREET FRONTAGE

LOT WIDTH OCCUPIED AREA

Applied Electronically By: DANIEL FARRELL
 December 8, 2022 SD No.: E-4018

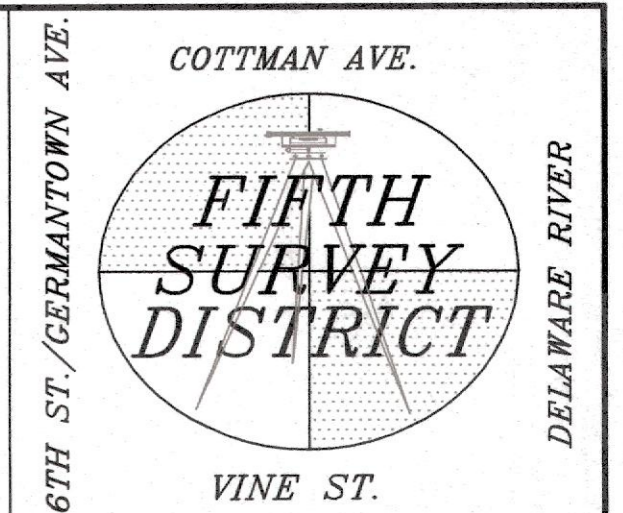
Philadelphia City Planning Commission

ZONING TABLES: (CONSOLIDATED LOT)

RS3 ZONING REQUIREMENTS	REQUIRED/ALLOWED	LOT #6
LOT WIDTH	25'	120.000'
LOT AREA	2,250 SQ.FT.	15,400 SQ.FT.
OCCUPIED AREA	50% ALLOWED	13.54% AFTER DEMOLITION
OPEN AREA	50% REQUIRED	86.46% AFTER DEMOLITION
FRONT YARD (set back)	8'	14.6'
SIDE YARD	2/8 EACH	8.7'/84.5' AFTER DEMOLITION
REAR YARD	20'	52.4'
MAXIMUM HEIGHT	38 FEET(A)	25.6' +/-

* see Zoning Code, www.phila.gov for details and exceptions

COMMONWEALTH OF PENNSYLVANIA
 REGISTERED PROFESSIONAL SURVEYOR
 MICHAEL A. LABRUM, PLS
 SURVEYOR & REGULATOR
 P.A. LICENSE# SU-075218
 FIFTH SURVEY DISTRICT
 JANUARY 7, 2022



FF-1528

CASTOR (100' WIDE / 13'-34'-13') AVENUE
 ON CITY PLAN / LEGALLY OPEN

PHILADELPHIA DEPT. of STREETS
 5th SURVEY DISTRICT
 6601 RISING SUN AVENUE, PHILADELPHIA, PA 19111
 (215) 685-0585 Fax (215) 685-0561

SITE PLAN
 (CONSOLIDATION PURPOSES)

MADE FOR
NORTHEAST PHILADELPHIA ISLAMIC CENTER

53rd WARD PHILADELPHIA ~ PENNSYLVANIA
 1421-27 TYSON AVENUE

REGISTERED OWNER
 NORTHEAST PHILADELPHIA ISLAMIC CENTER-1421 TYSON AVENUE, PHILADELPHIA, PA 19111

Drawn By: JAZ/CB SCALE: 1" = 20' CHECKED BY: MAL JOB No.: 2021-309