

Zoning Permit

Permit Number ZP-2023-011390

LOCATION OF WORK 4029 CAMBRIDGE ST, Philadelphia, PA 19104-1231 4029 Cambridge St	PERMIT FEE \$406.00	DATE ISSUED 2/9/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 4029 Cambridge Partners LLC	2116 Locust St Philadelphia, Pennsylvania 19103
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OWNER CONTACT 1 Lea Litvin	2116 Locust St Philadelphia PA 19103
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OWNER CONTACT 2 Evan Litvin	2116 Locust St Philadelphia PA 19103
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ADDITION ABOVE AN EXISTING ATTACHED STRUCTURE TO INCLUDE REAR 2ND FLOOR ROOF DECK. SIZE AND LOCATION AS PER 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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4029 CAMBRIDGE ST Philadelphia, PA 19104-1231

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY (3 UNITS) DWELLING AT 2ND AND 3RD FLOOR AND VACANT NON-RESIDENTIAL USE AT FIRST FLOOR. SEPARATE USE REGISTRATION PERMITS REQUIRED.

This permit is subject to the following specific conditions.

CONDITIONS

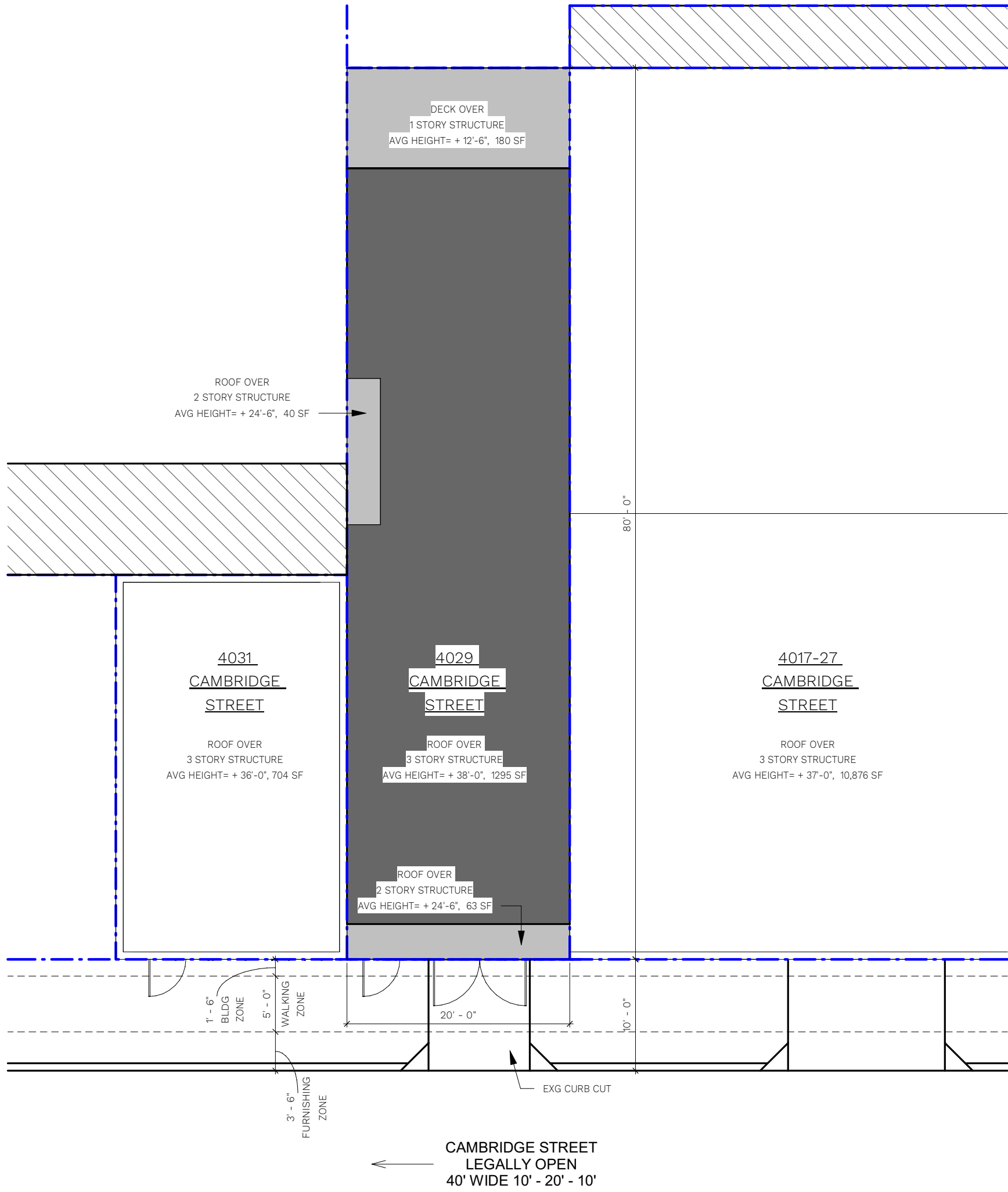
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

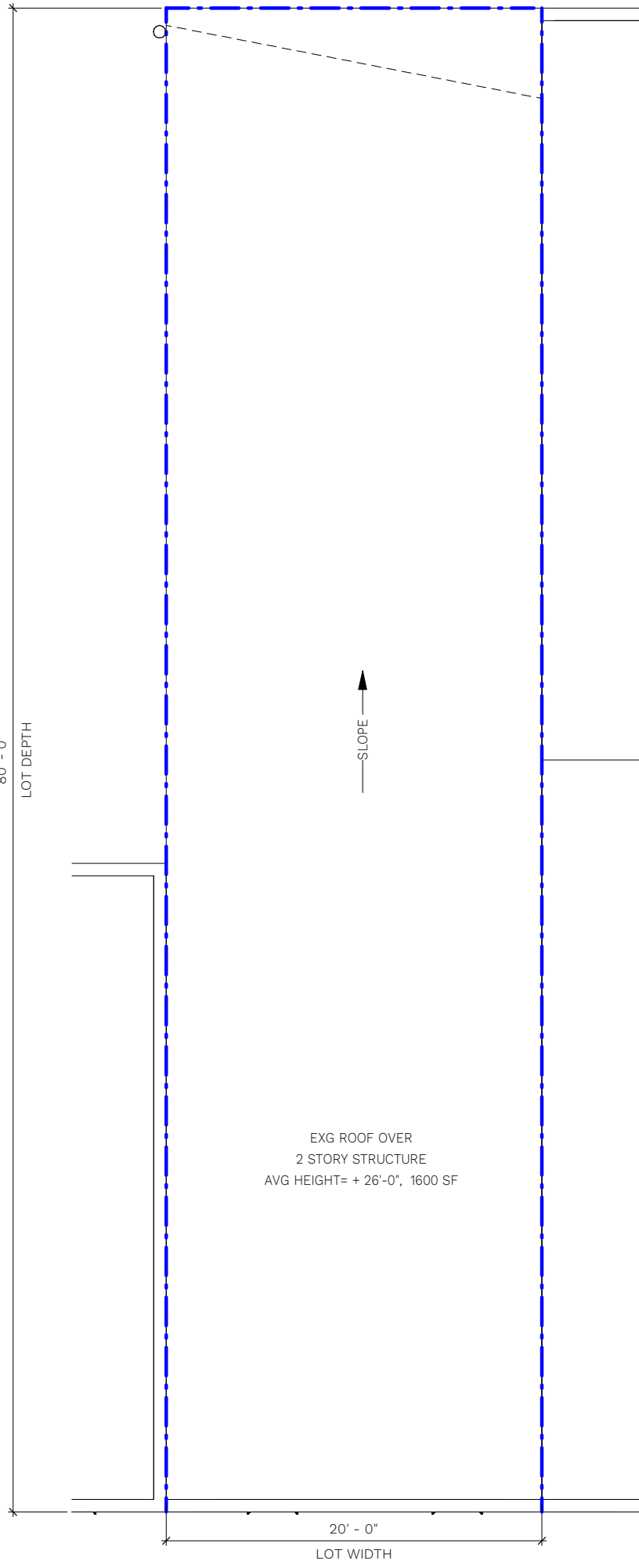
See § 14-303 of the Philadelphia Zoning Code for more information.



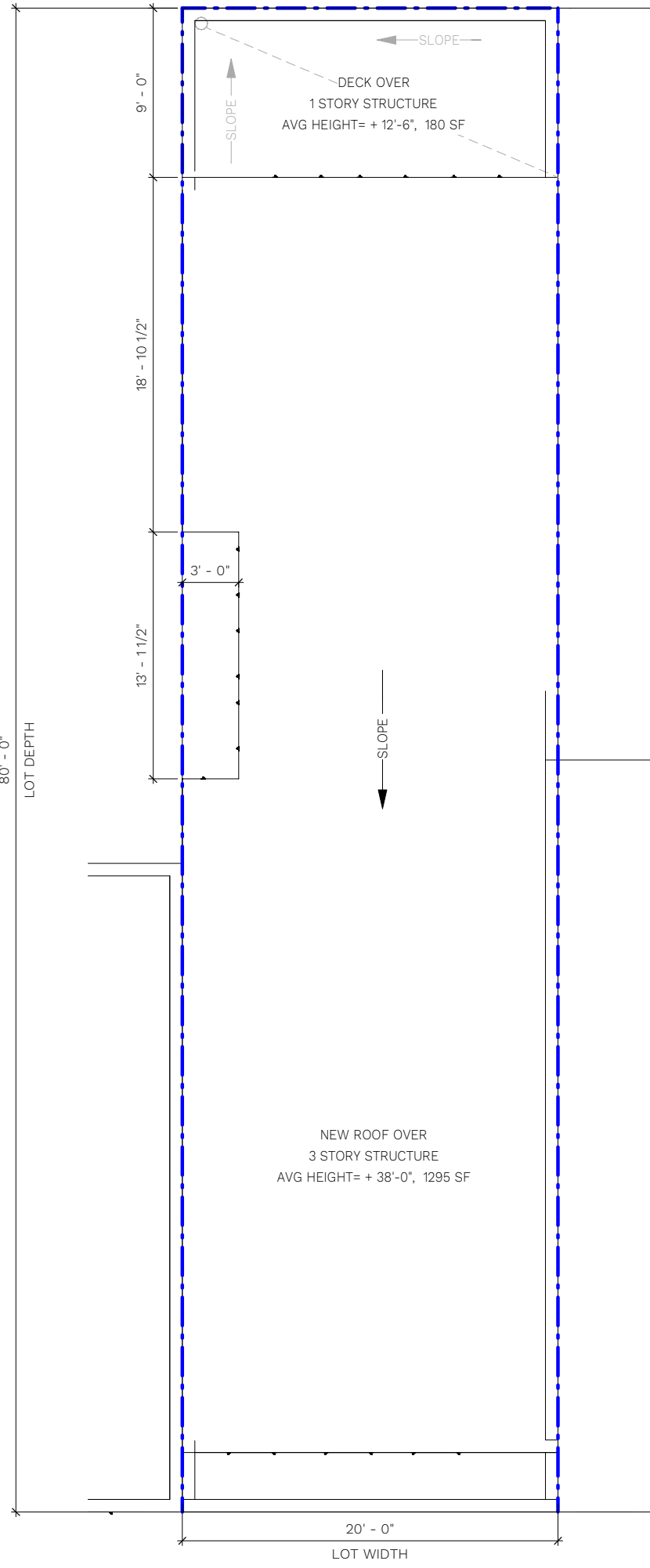
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements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



1 SITE PLAN
1" = 10'-0"



6 EXISTING PLAN
1/8" = 1'-0"



3 PROPOSED PLAN
1/8" = 1'-0"

ZONING CODE ANALYSIS	
	ALTERATION TO EXISTING 2 STORY STRUCTURE, AND PROPOSED ADDITION OF 3RD STORY, ONE VACANT COMMERCIAL UNIT ON LEVEL 1 AND THREE DWELLING UNITS.
PROJECT LOCATION	4029 CAMBRIDGE STREET PHILADELPHIA, PA 19104
OWNER	4029 CAMBRIDGE PARTNERS LLC
LOT AREA (SF)	1,021 SF
HISTORIC STATUS	N/A
FRONTAGE	CAMBRIDGE STREET
ZONING DISTRICT	CMX-2

LOT ANALYSIS			
PROPOSED DEVELOPMENT	Required/Permitted by Tables 14602-2 and 14-701-3 for CMX-2	Proposed Development	NOTES
USE			
Residential Units	3	3	
Commercial Units	1	1	
Number of Off-Street Parking	0	0	
BUILDING TYPE	Attached	Attached	
LOT DIMENSIONS			
Width (ft.)	n/a	20'-0"	
Lot Area (sq. ft.)	n/a	1,021	
Min. Open Area (% of lot)	25%	0%, 0 SF	N
YARDS			
Front Yard Setback	n/a	Match existing at Block	
Side Yard Width, Each (ft.)	n/a	n/a	
Rear Yard Depth (ft.)	9'	0'-0"	N
Rear Yard Area (sq. ft.)	162 min	0	N
HEIGHT			
Building Height (ft.)	38'	38'	
Number of Stories	n/a	3	

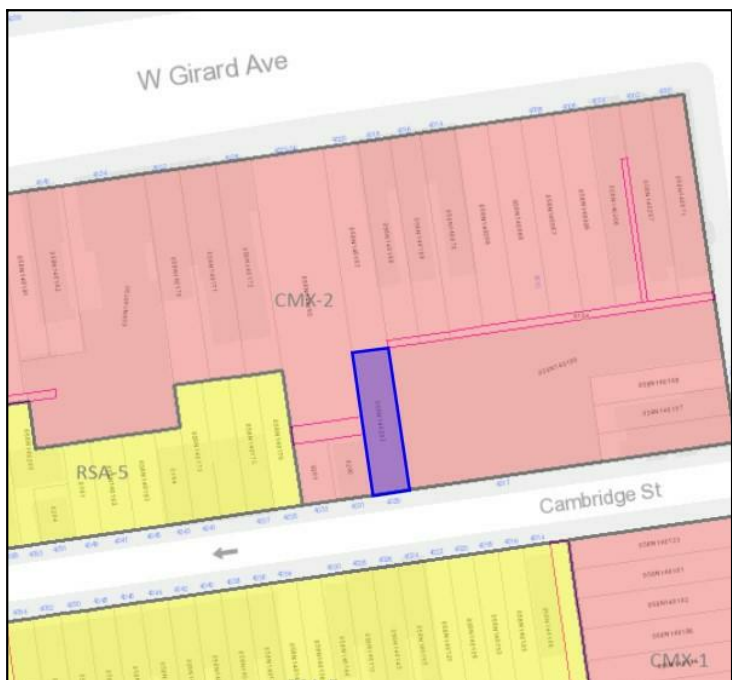
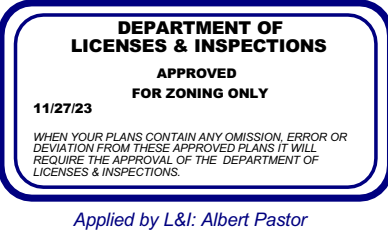
NOTE:
N= NON-CONFORMING EXISTING USE



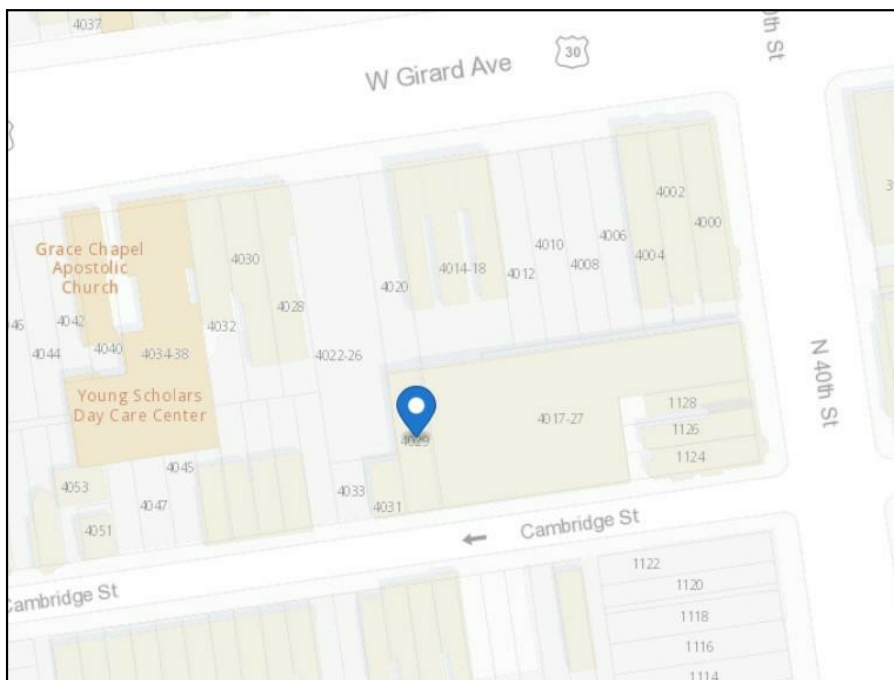
5 Section 2
1/8" = 1'-0"



2 EXTERIOR ELEVATION - SOUTH ZONING
1/8" = 1'-0"



ZONING PLAN



SITE PLAN



PHOTO LOOKING EAST DOWN CAMBRIDGE ST



PHOTO LOOKING WEST DOWN CAMBRIDGE ST

LO DESIGN

Architecture
Interiors
Commercial
Residential
Development

4029 Cambridge Partners LLC 4029 CAMBRIDGE ST

ZOING SUBMISSION RF1 1 23.11.03

ZOING SUBMISSION 23.10.13



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ZONING ANALYSIS

Phase	ZONING
Date	10.19.23
Drawn by	RS
Checked by	EL

Z1.0

Scale As indicated