

Zoning Permit

Permit Number ZP-2024-006579

LOCATION OF WORK 3441 1/2 SUNNYSIDE AVE, Philadelphia, PA 19129-1432	PERMIT FEE \$232.00	DATE ISSUED 9/16/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5, RSA5	

PERMIT HOLDER WILLIAM H ROSS III LLC	3729 STANTON ST PHILADELPHIA PA 19129
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK Lot Line Relocation

APPROVED DEVELOPMENT FOR THE RELOCATION OF LOT LINES TO CREATE TWO (2) LOTS (PROPOSED PARCEL A AND PROPOSED PARCEL B) FROM EXISTING TWO (2) LOTS (3441 1/2 SUNNYSIDE AVE AND 3462 AINSLIE ST). SIZE AND LOCATION AS SHOWN ON PLANS.
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APPROVED USE(S)

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

3441 1/2 SUNNYSIDE AVE, Philadelphia, PA 19129-1432

3462 AINSLIE ST Philadelphia, PA 19129-1426

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.



Applied by L&I: Reeba Babu



NINTH SURVEY DISTRICT
4000 N. AMERICAN STREET
PHILADELPHIA, PA 19140
(215) 685-3052 (FAX)

PROPOSED PARCEL A

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the 38th Ward of the City of Philadelphia and described in accordance with a Subdivision Plan (**BB-263**) made **June 14th, 2023** by Daniel P. Burke, Surveyor and Regulator of the 9th Survey District as follows, to wit;

BEGINNING AT A POINT located on the southeasterly side of Ainslie Street (On City Plan 40' Wide, Legally Open) measured northeastwardly along the said southeasterly side of Ainslie Street the distance of **100.000'** from the northeasterly side of Conrad Street (On City Plan 60' Wide, Legally Open) **THENCE** extending northeastwardly along the southeasterly side of Ainslie Street **N.50°03'00"E.** the distance of **32.000'** to a point; **THENCE** extending **S.39°57'00"E.** the distance of **80.250'** to a point; **THENCE** extending **N.50°03'00"E.** the distance of **48.041'** to a point; **THENCE** extending **S.39°57'00"E.** the distance of **40.583'** to a point; **THENCE** extending **S.50°03'00"W.** the distance of **80.000'** to a point; **THENCE** extending **N.39°57'00"W.** the distance of **120.833'** to a point on the southeasterly side of said Ainslie Street being the **FIRST MENTIONED POINT AND PLACE OF BEGINNING.**

CONTAINING 0.13352 ACRES





Applied by L&I: Reeba Babu



NINTH SURVEY DISTRICT
4000 N. AMERICAN STREET
PHILADELPHIA, PA 19140
(215) 685-3052 (FAX)

PROPOSED PARCEL B

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE in the 38th Ward of the City of Philadelphia and described in accordance with a Subdivision Plan (**BB-263**) made **June 14th, 2023** by Daniel P. Burke, Surveyor and Regulator of the 9th Survey District as follows, to wit;

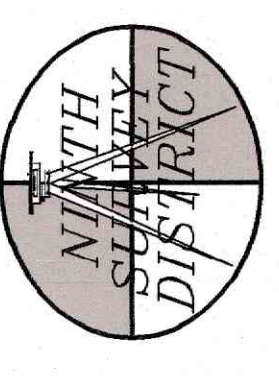
BEGINNING AT A POINT located on the northwesterly side of Sunnyside Avenue (On City Plan 40' Wide, Legally Open) measured northeastwardly along the said northwesterly side of Sunnyside Avenue the distance of **244.146'** from the northeasterly side of Conrad Street (On City Plan 60' Wide, Legally Open) **THENCE** extending **N.39°57'00"W.** the distance of **81.000'** to a point on the southeasterly side of a **3.000'** wide alley which extends southwestwardly to a terminus and communicates with another certain other alley or passageway leading southeastwardly into the said northwesterly side of Sunnyside Avenue; **THENCE** extending **S.50°03'00"W.** along the said southeasterly side of the **3.000'** wide alley the distance of **48.146'** to a point; **THENCE** extending **N.39°57'00"W.** the distance of **19.000'** to a point; **THENCE** extending **S.50°03'00"W.** the distance of **15.959'** to a point; **THENCE** extending **N.39°57'00"W.** the distance of **19.750'** to a point; **THENCE** extending **N.50°03'00"E.** the distance of **15.917'** to a point; **THENCE** extending **S.39°57'00"E.** crossing the southwesterly terminus of a certain **4.000'** wide alley which extends northeastwardly to another terminus the distance of **7.250'** to a point; **THENCE** extending **N.50°03'00"E.** along the southeasterly side of said **4.000'** wide alley the distance of **31.896'** to a point; **THENCE** extending **N.39°57'00"W.** crossing the northeasterly terminus of said **4.000'** wide alley to a point on the southwesterly side of another **4.000'** wide alley which extends northeastwardly and communicates with a certain **2'8 1/4'** alley leading northwestwardly into the southeasterly side of Ainslie Street (On City Plan 40' Wide, Legally Open) the distance of **4.000'** to a point; **THENCE** extending **N.50°03'00"E.** along the southeasterly side of said **4.000'**

DEPARTMENT OF
 LICENSES & INSPECTIONS
 APPROVED
 FOR ZONING ONLY
 08/30/24
 WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR
 VARIATION FROM THESE APPROVED PLANS IT WILL
 REQUIRE THE APPROVAL OF THE DEPARTMENT OF
 LICENSES & INSPECTIONS.

wide alley the distance of 77.458' to a point; **THENCE** extending
 S. 39° 57' 00" E. the distance of 16.500' to a point on the northwesterly
 side of a certain 3' 7" wide alley which extends northeastwardly to a
 terminus and extends southwestwardly and communicates with a certain
 2' 6" wide alley extending southeastwardly into the said northeasterly
 side of Sunnyside Avenue; **THENCE** extending S. 50° 03' 00" W. along the
 northwesterly side of said 3' 7" wide alley the distance of 53.312' to
 a point on the southwesterly side of said 2' 6" wide alley; **THENCE**
 extending S. 39° 57' 00" E. along the said southwesterly side of 2' 6"
 alley the distance of 100.000' to a point on the said northwesterly
 side of Sunnyside avenue; **THENCE** extending S. 50° 03' 00" W. the distance
 of 7.854' along said northwesterly side of Sunnyside Avenue to a point
 being the **FIRST MENTIONED POINT AND PLACE OF BEGINNING.**

CONTAINING 0.08474 ACRES



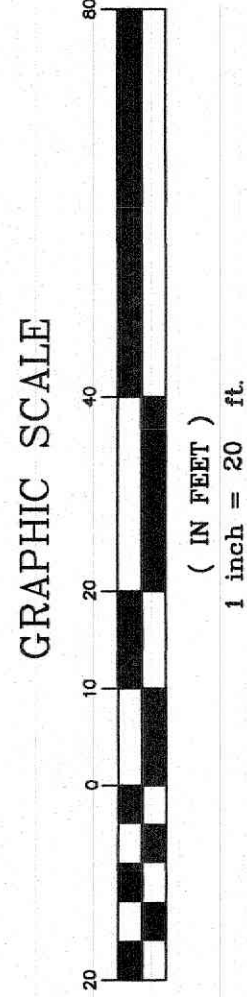


AINSLEE STREET
(On City Plan 40' wide, legally open)
N 50° 03' 00" E

CONRAD STREET
(On City Plan 40' wide, legally open)
N 39° 57' 00" E

SUNNYSIDE AVENUE
(On City Plan 40' wide, legally open)
N 50° 03' 00" E

EXISTING DEED DIMENSIONS



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

LOT ADJUSTMENT REVIEW

☒ APPROVED ☐ DISAPPROVED by ☐ CITY PLANNING COMMISSION ☐ CITY ENGINEER

Applied Electronically By: JACK CONOVER SD No. **E-5884**

August 8, 2024

Philadelphia City Planning Commission

NOTES:

Attention is called to the Zoning Requirements in the Philadelphia Code as amended.

Plan made as per instructions of **Josh Pagan**.

All distances are Philadelphia District Standard.

All interior lot lines are proposed lines of subdivision and are not to be used for conveyance purposes.

All earthmoving and new construction plans must be reviewed by the planning commission on a per lot basis.

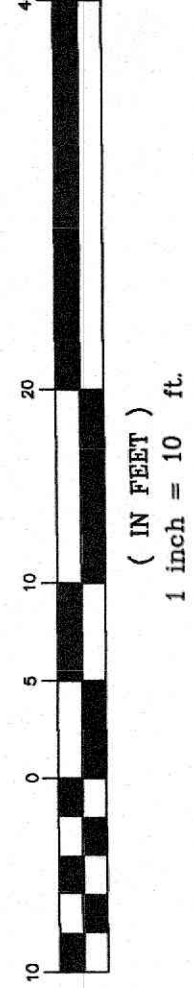
Zoning summary provided herein is incomplete. See the applicable Philadelphia Code for complete zoning information.

Drawing number **1633977**.

ZONING TABLES: Effective SEPTEMBER, 2022* EXISTING LOTS AND CONSOLIDATION			
EXISTING ZONING REQUIREMENTS	REQUIRED/ALLOWED	PROPOSED PARCEL A	PROPOSED PARCEL B
LOT WIDTH	16' R	32 FT.	32 FT.
LOT AREA	1,440 SQ. FT.	2,880 SQ. FT.	2,880 SQ. FT.
OCCUPIED AREA	754'4"	893 SQ. FT.	893 SQ. FT.
REAR YARD	5 FT.	6 FT.	6 FT.
MAXIMUM HEIGHT	GREATER OF 9' OR 20% OF DEPTH	17 FT.	17 FT.
MIN. FRONT SETBACK	26 FT.	26 FT.	26 FT.

*See the applicable Philadelphia Code for complete information.

- LEGEND:**
- WATER SHUT OFF
 - WATER VALVE
 - GAS SHUT OFF
 - UTILITY POLE/LIGHT
 - CHIMNEY
 - WOOD FENCE
 - WOOD SHUT FENCE
 - CHAINLINK FENCE
 - CHAINLINK FENCE
 - IRON FENCE ON 4" COPING



PROPOSED DEED DIMENSIONS & EXISTING CONDITIONS

SUNNYSIDE AVENUE
(On City Plan 40' wide, legally open)
(10'-20'-10')
N 50° 03' 00" E

AINSLEE STREET
(On City Plan 40' wide, legally open)
(10'-20'-10')
N 50° 03' 00" E

PROPOSED PARCEL A

CONRAD STREET
(On City Plan 60' wide, legally open)
(13'-34'-13)
N 39° 57' 00" E

PROPOSED PARCEL B



Proposed Subdivision Plan
Made for
Josh Pagan
3462 Ainslie Street & 341 1/2 Sunnyside Street
38th Ward
Philadelphia, Pennsylvania 19129

Owner: Josh Pagan
Drawn by: Jack Conover
Checked by: Jack Conover
June 20th, 2023