

# Zoning Permit

Permit Number ZP-2024-010270

LOCATION OF WORK 4415 CHESTNUT ST, Philadelphia, PA 19104-2913	PERMIT FEE \$232.00	DATE ISSUED 11/1/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER 4415 CHESTNUT LLC	4415 CHESTNUT ST PHILADELPHIA, PA 19104-
------------------------------------	--

OWNER CONTACT 1 4415 Chestnut LLC	444 N 4th St., Suite 104, Phila., PA 19104
--------------------------------------	--

OWNER CONTACT 2 Scott Orens	444 N 4th St., Suite 104, Phila., PA 19104
--------------------------------	--

TYPE OF WORK Parking Only
------------------------------

APPROVED DEVELOPMENT NO CHANGES IN BUILDING GFA/ HEIGHT.
---

APPROVED USE(S) Parking, Non-Accessory - Structured Parking
--

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



## 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.

# Zoning Permit

Permit Number ZP-2024-010270

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

4415 CHESTNUT ST, Philadelphia, PA 19104-2913

## ADDITIONAL USE DETAILS

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

TO RESERVE FIFTEEN (15) INTERIOR PARKING SPACES TO BE USED BY 4400 MARKET ST. AS PER AGREEMENT LETTER.  
SIZE AND LOCATION AS SHOWN ON PLANS.

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.

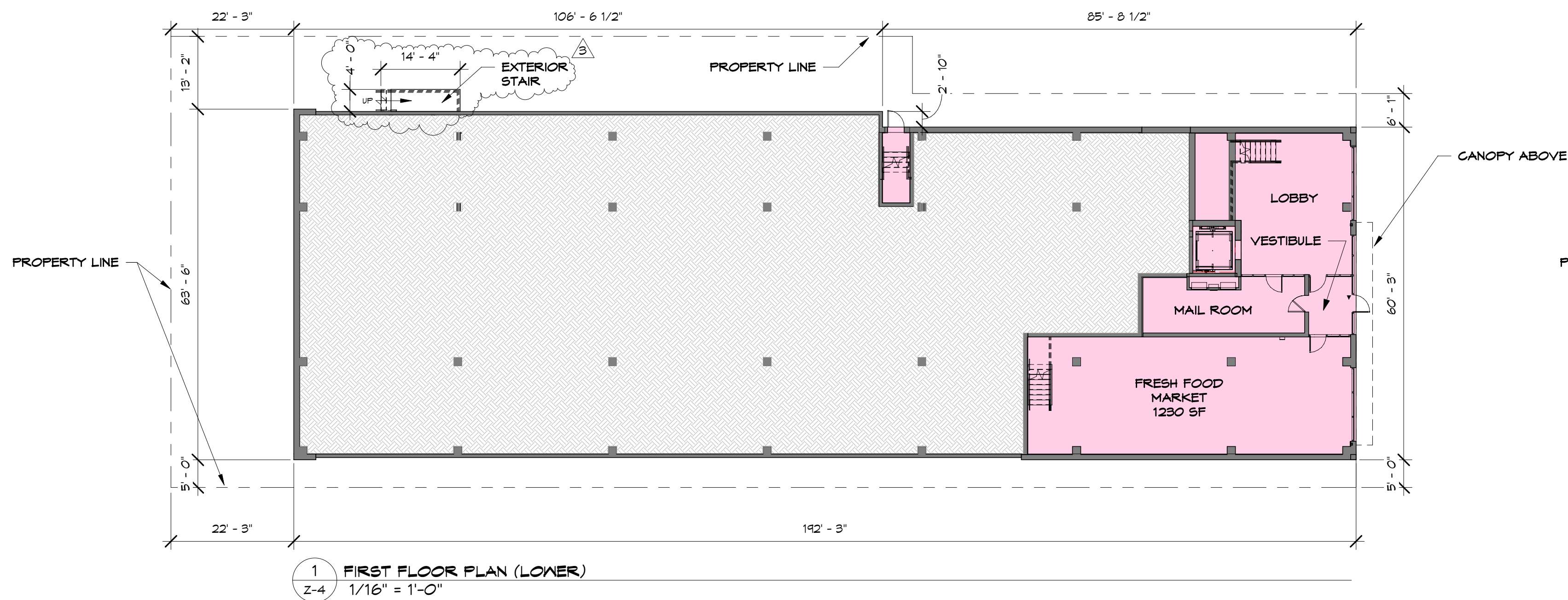
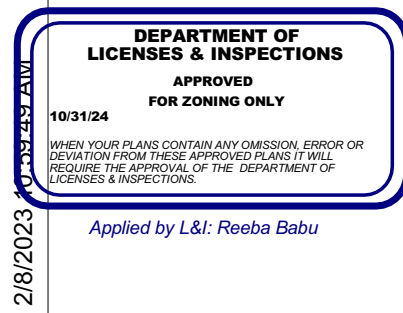
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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

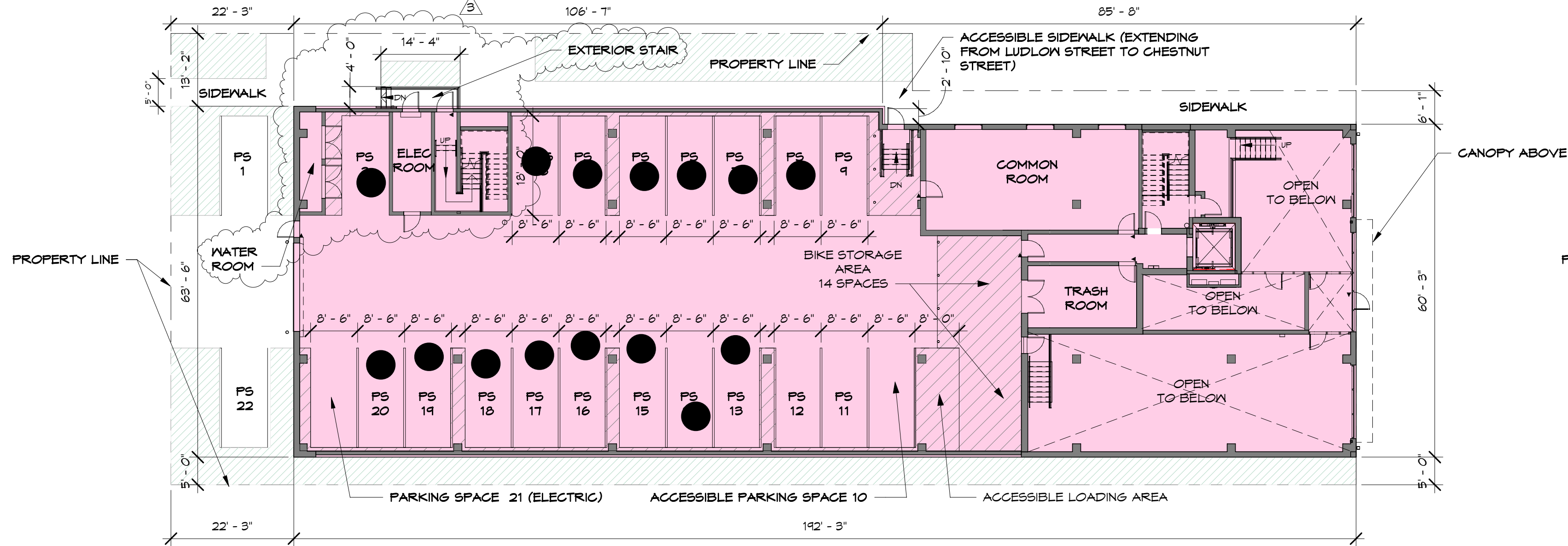


**Tax Exemption(Abatement):** Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment [www.phila.gov/opa](http://www.phila.gov/opa), 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction 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.

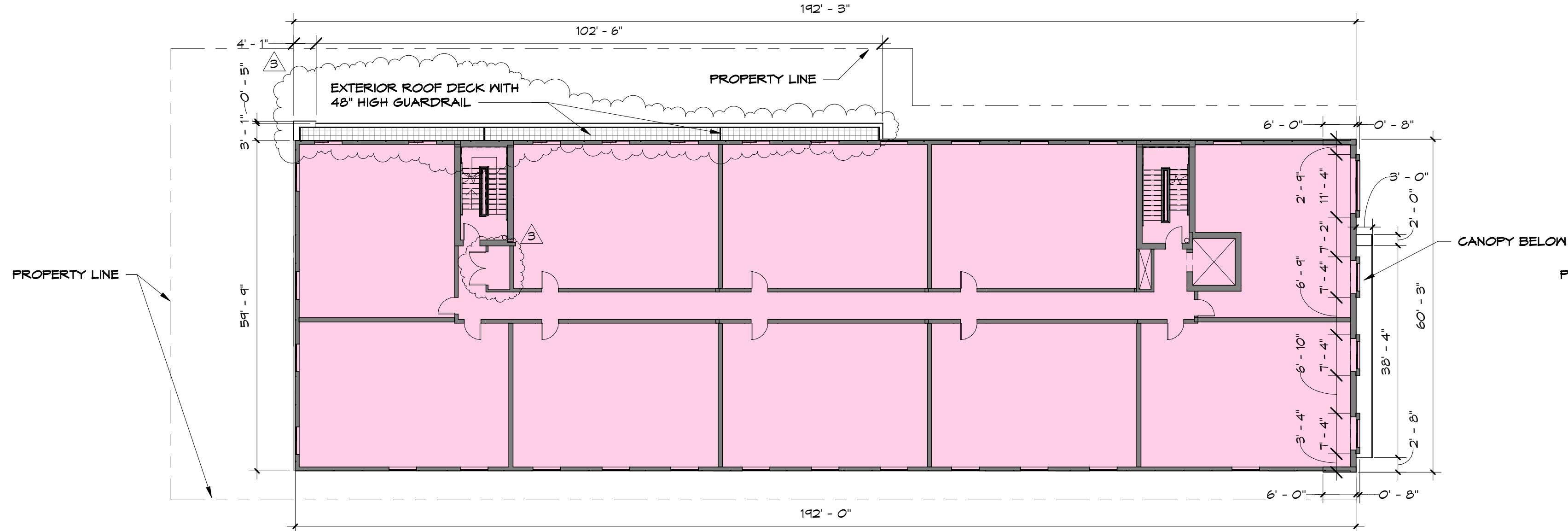




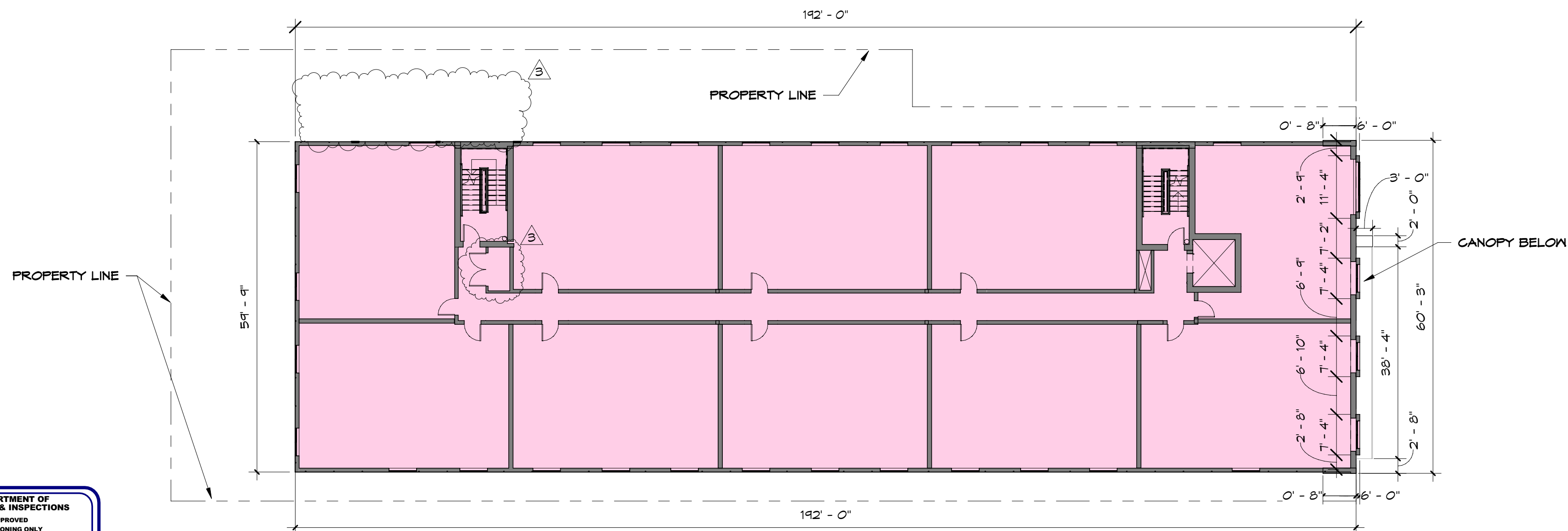
1 FIRST FLOOR PLAN (LOWER)  
Z-4 1/16" = 1'-0"



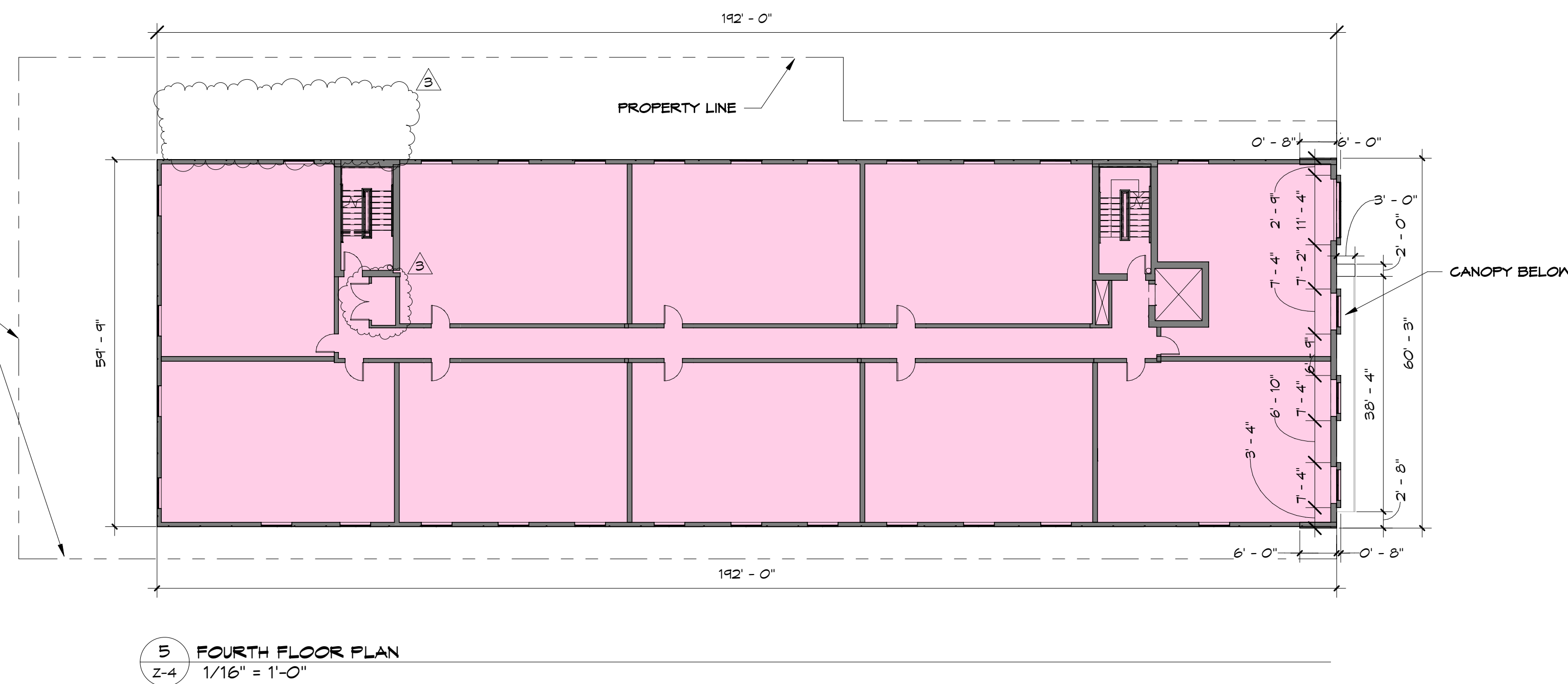
2 FIRST FLOOR PLAN (UPPER)  
Z-4 1/16" = 1'-0"



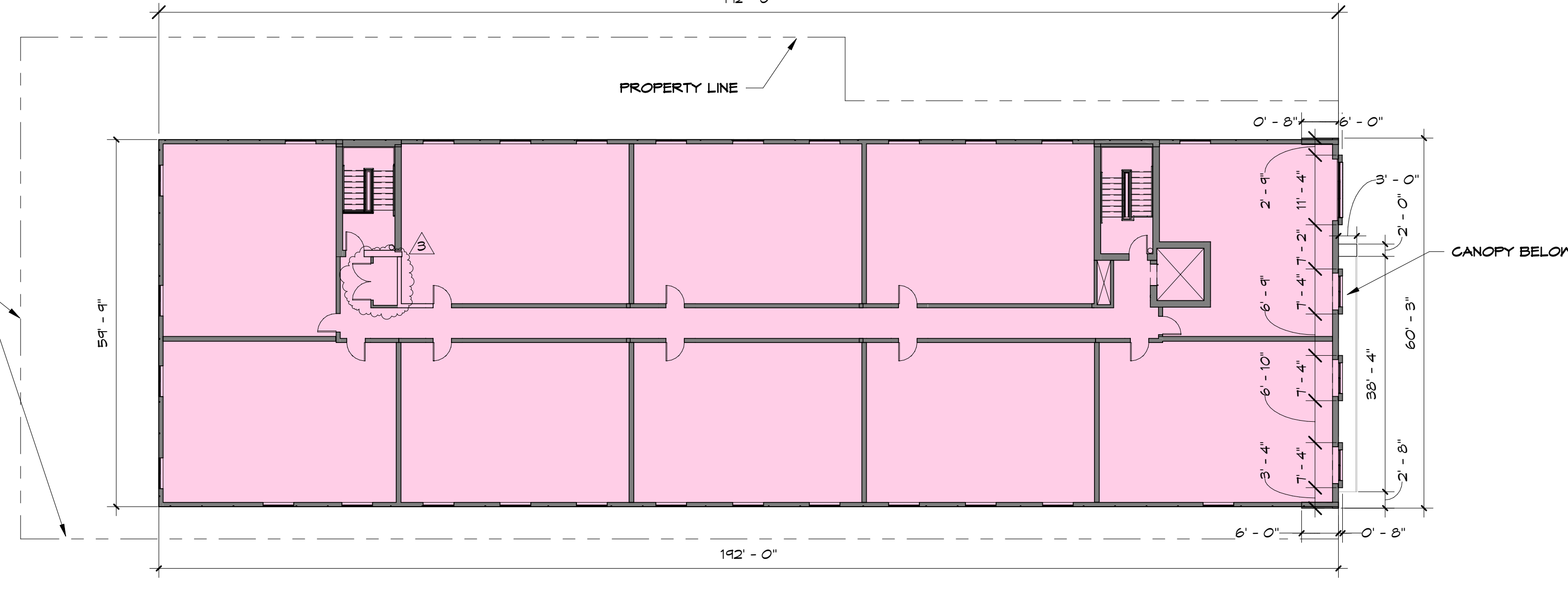
3 SECOND FLOOR PLAN  
Z-4 1/16" = 1'-0"



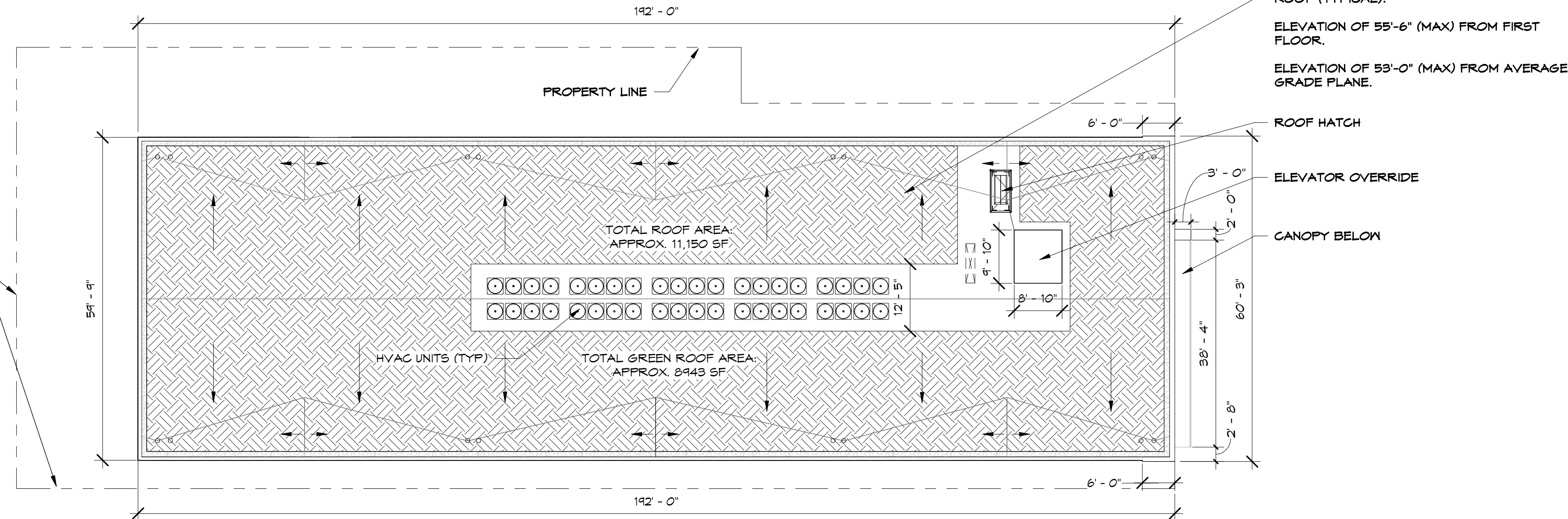
4 THIRD FLOOR PLAN  
Z-4 1/16" = 1'-0"



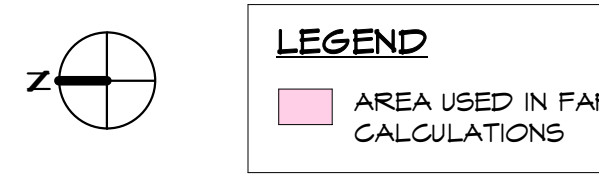
5 FOURTH FLOOR PLAN  
Z-4 1/16" = 1'-0"



6 FIFTH FLOOR PLAN  
Z-4 1/16" = 1'-0"



7 ROOF PLAN  
Z-4 1/16" = 1'-0"



NOT FOR CONSTRUCTION  
ISSUED FOR:  
ZONING  
18 JANUARY 2023

REVISIONS

ITEM	DATE	REMARKS
1	01/18/2023	ZONING REVISIONS
3		ZONING REVISIONS

WULF ARCHITECTS, INC.

1440 CLAY STREET, 11TH FLOOR  
PHILADELPHIA, PA 19102  
T: 215.985.0500  
F: 215.985.0500  
WWW.WULFARCHITECTS.COM

CIVIL ENGINEER

PHILIP J. WULF, P.E.  
1440 CLAY STREET, 11TH FLOOR  
PHILADELPHIA, PA 19102

STRUCTURAL ENGINEER

BRADLEY J. WULF, P.E.  
1440 CLAY STREET, 11TH FLOOR  
PHILADELPHIA, PA 19102

ENCLOSURE CONSULTANT

TED

4415 CHESTNUT

OSENS BROTHERS

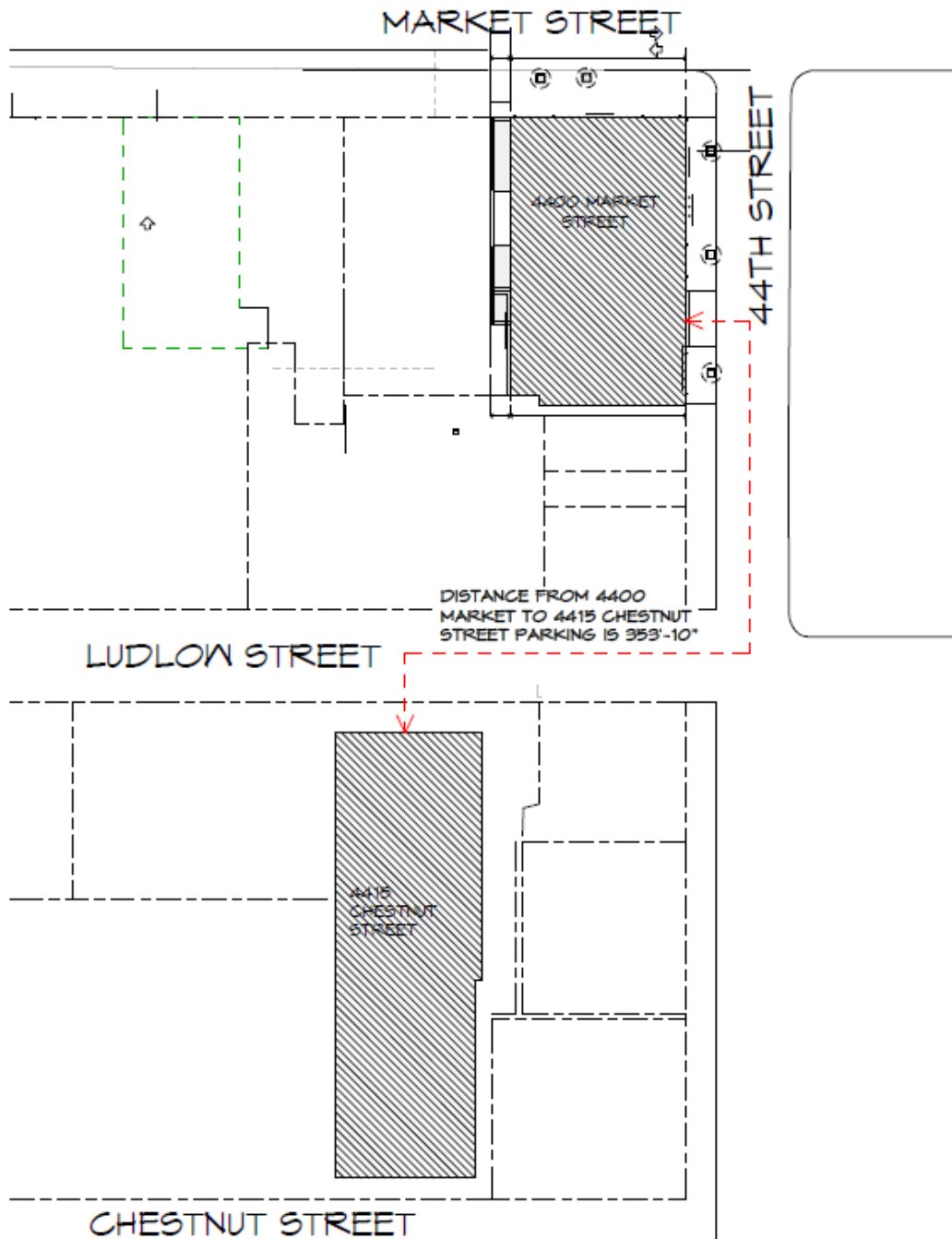
4415 CHESTNUT STREET,  
PHILADELPHIA, PA 19104

Z-4

ZONING SUBMISSION - FLOOR PLANS

Project: A1870.05  
Date: 18 JAN. 2023  
Drawn by: SW/RK





4 SITE PLAN  
 1" = 40'-0"

**DEPARTMENT OF  
 LICENSES & INSPECTIONS**

**APPROVED  
 FOR ZONING ONLY**

10/31/24

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR  
 DEVIATION FROM THESE APPROVED PLANS IT WILL  
 REQUIRE THE APPROVAL OF THE DEPARTMENT OF  
 LICENSES & INSPECTIONS.

Applied by L&I: Reeba Babu