

Zoning Permit

Permit Number ZP-2024-011894

LOCATION OF WORK 30 S 44TH ST, Philadelphia, PA 19104-2939 LOT LINE RELOCATION ONLY	PERMIT FEE \$1,282.00	DATE ISSUED 12/9/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX4, CMX4, CMX4, CMX4	

PERMIT HOLDER REDEVELOPMENT AUTHORITY, OF PHILA	1234 MARKET ST PHILADELPHIA PA 19107
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OWNER CONTACT 1

OWNER CONTACT 2

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) EXISTING DEEDED LOTS (30 S 44TH STREET, 32 S 44TH STREET, 34-36 S 44TH STREET), FOUR (4) EXISTING OPA ACCOUNTS, INTO A SINGLE LOT (PREMISES "A"); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

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

30 S 44TH ST Philadelphia, PA 19104-2939

32 S 44TH ST, Philadelphia, 19104-2939

34 S 44TH ST, Philadelphia, PA 19104-2939

36 S 44TH ST, Philadelphia, 19104-2939

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

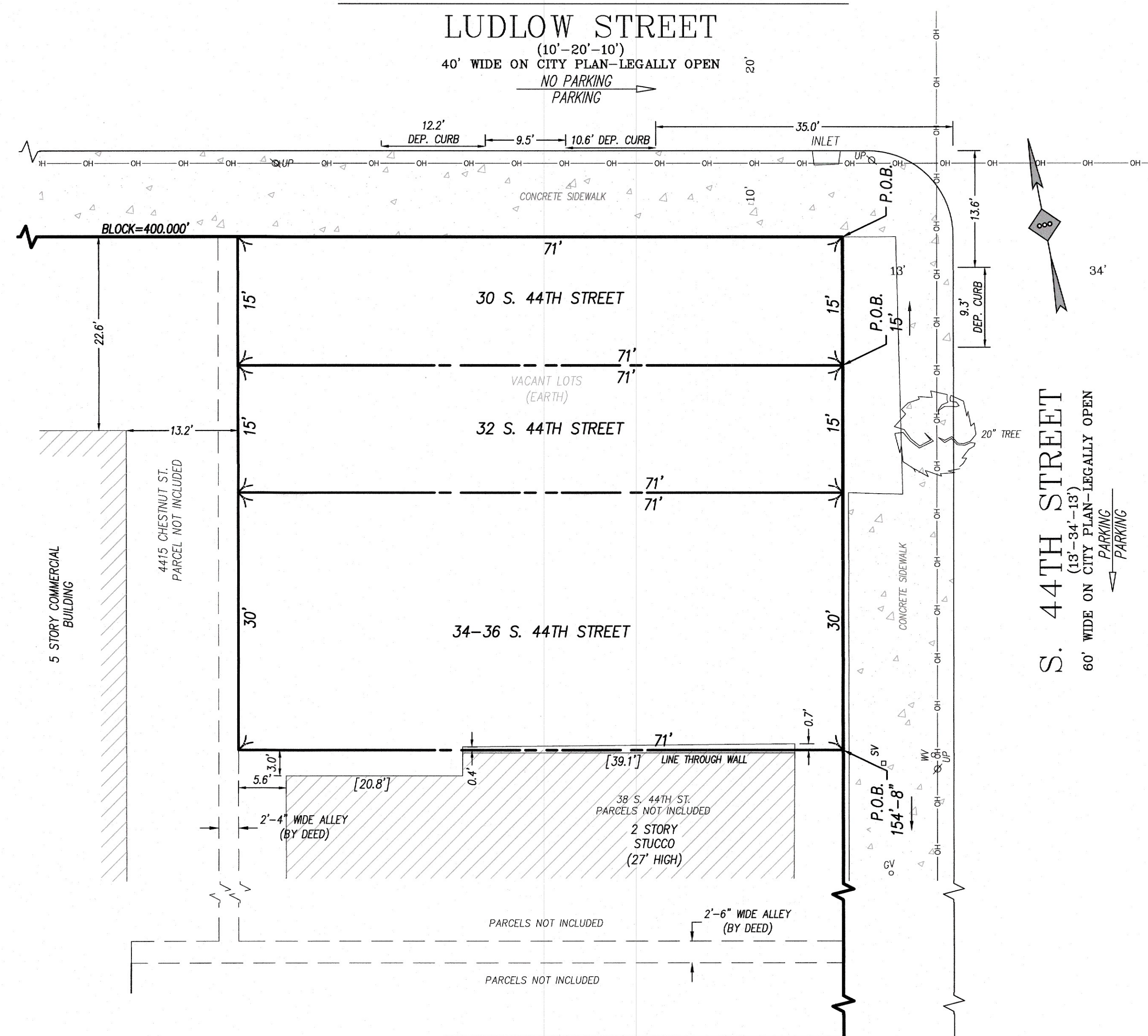
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



EXISTING PARCEL AREA							
ADDRESS	SQ. FT.	ACRES	PARCEL	OPA	REGISTERED OWNERS	DIC ID	RECORDING DATE
30 S 44TH STREET	1,065.0	0.0245	017515-0059	272130000	REDEVELOPMENT AUTHORITY OF PHILA	51016752	09/20/2004
32 S 44TH STREET	1,063.2	0.02418	017515-0105	272130100	NORTHERN LIBS PARTNERS LLC	53991248	03/09/2012
36-38 S 44TH STREET	2,130.0	0.04890	017515-0190	272530000 272130025	REDEVELOPMENT AUTHORITY OF PHILA	51016752	08/20/2004

CHESTNUT STREET
(18'-44'-18')
80' WIDE ON CITY PLAN-LEGALLY OPEN

NOTES

1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF (SEE TABLE)
2. PARCEL ADDRESS: 30-36 S. 44TH STREET.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED. PROPERTY IS ZONED AS CMX-4 (CENTER CITY COMMERCIAL MIXED-USE).
4. FIELD WORK PERFORMED ON April of 2024.
5. ALL BOUNDARY DIMENSIONS SHOWN ON THE PLAN ARE PHILADELPHIA DISTRICT STANDARD, THE LEGAL STANDARD OF MEASURE WITHIN THE CITY OF PHILADELPHIA. PHILADELPHIA DISTRICT STANDARD DISTANCES TO BE USED FOR TITLE PURPOSES ONLY. PHYSICAL MEASUREMENTS SHOWN ARE IN UNITED STATES STANDARD MEASURE.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
7. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
8. REGISTERED OWNERS: (SEE TABLE)
9. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPAB/RT).
10. UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE CITY OF PHILADELPHIA, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
11. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
12. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
13. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HEREON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS 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 AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
14. COPYRIGHT 2024 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

ZONING

CMX-4 (CENTER CITY COMMERCIAL MIXED-USE)

MINIMUM DISTRICT AREA (SQ. FT.)	No Requirements
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MINIMUM STREET FRONTAGE (FT.)	No Requirements
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MINIMUM LOT AREA (SQ. FT.)

No Requirements

MAXIMUM OCCUPIED AREA
Buildings ≤ 5 Stories with 1 or more dwelling
units 90%; Others 100%

SIDE YARDS AND COURTS (FT.)
If used: Buildings ≤ 4 stories with 3 or fewer dwelling units = 5;
Others = 8

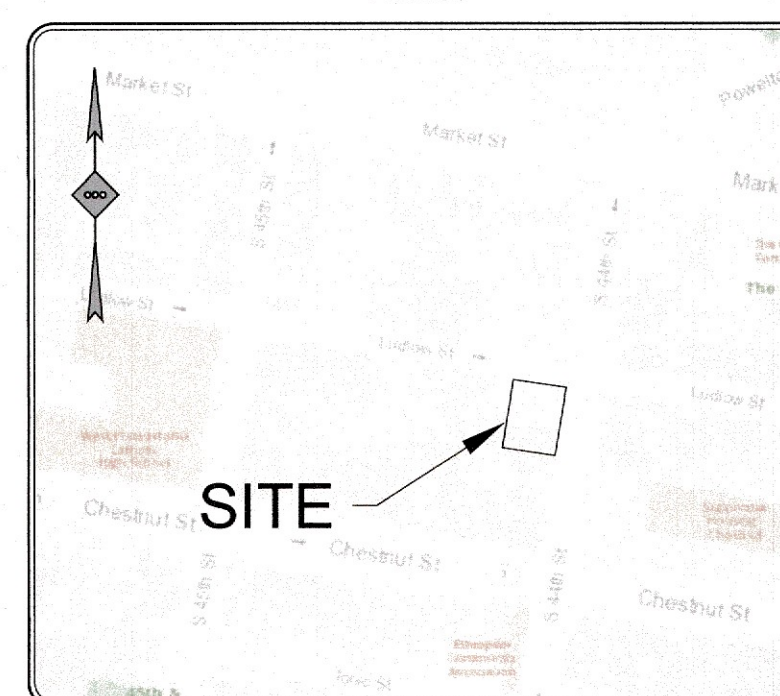
REAR YARD AND REAR YARD AREA	
No requirements	

HEIGHT REGULATIONS	
None	

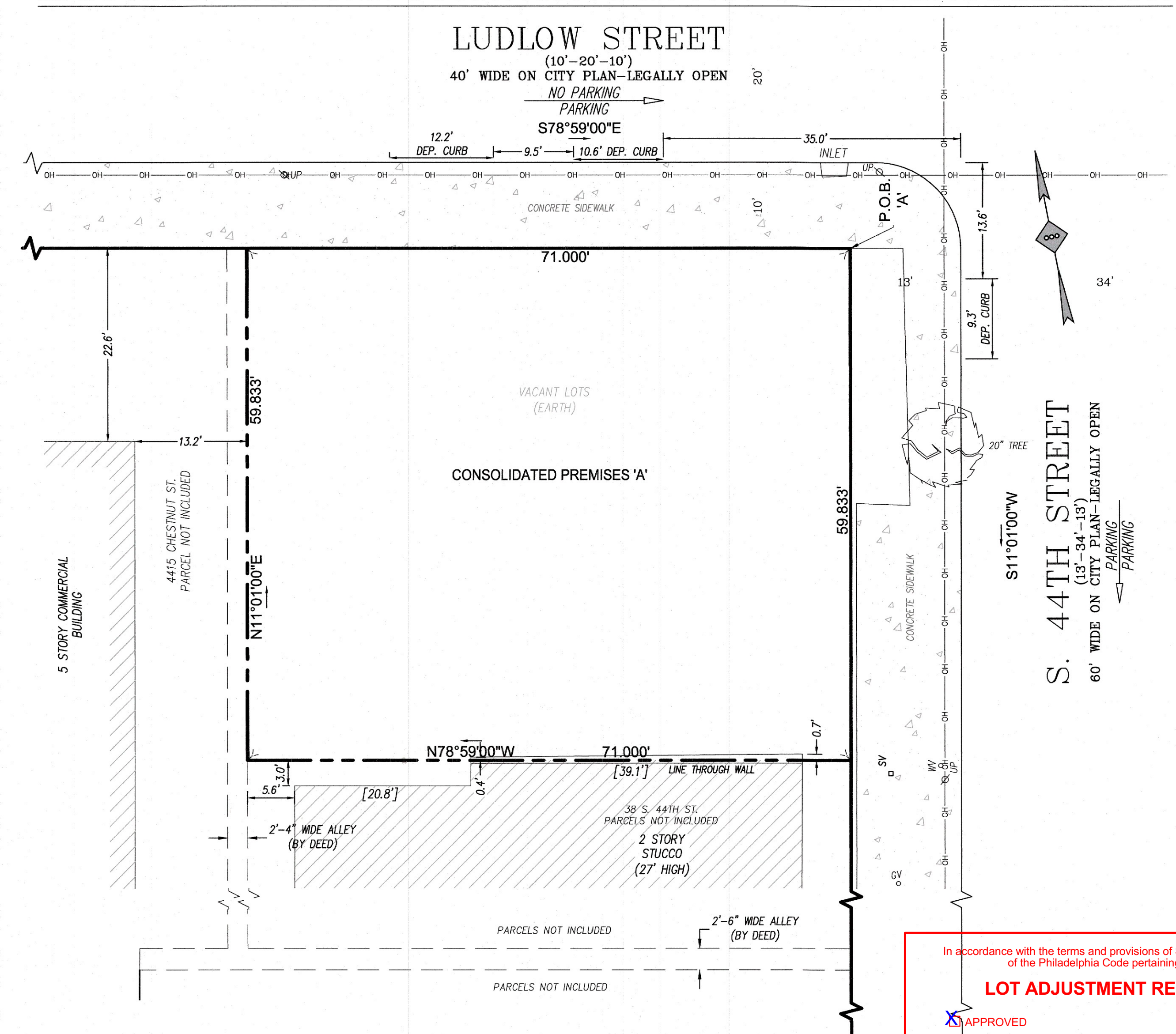
OFF-STREET LOADING
No Off-Street loading required.

MAX FLOOR AREA (RATIO)
500% (With additional bonuses)

LOCATION MAP
N.T.S.

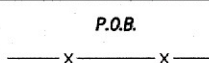


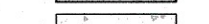
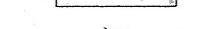





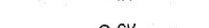

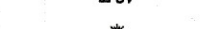

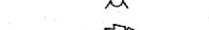




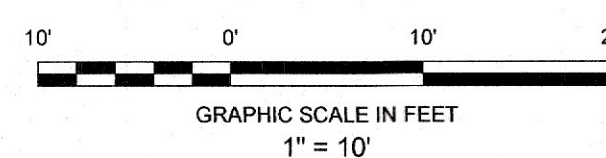
EXISTING PHYSICAL CONDITIONS & PROPOSED CONSOLIDATION

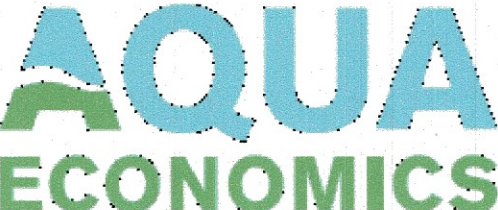


PROPOSED PREMISES AREA		
PREMISES	SQ. FT.	ACRES
A	4,248.2	0.09753

LEGEND


SYMBOL	DESCRIPTION
	POINT OF BEGINNING
	FENCE
	PROPERTY LINE
	BUILDING
	CONCRETE
	UTILITY POLE
	UTILITY POLE WITH LIGHT
	SIGN
	BOLLARD
	WATER VALVE
	GAS VALVE
	SEWER VENT
	LIGHT POLE
	FIRE HYDRANT
	TREE
	MANHOLE (TYP.)
	LANDSCAPING PLANTER




<div style="text-align: center;"> AQUA ECONOMICS</div> <div style="text-align: center;">1391 Walton Road Blue Bell, Pa 19422 (215)990-0678 / paul@aquaeconomics.com</div>						<table border="1"><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr><tr><td>1</td><td>06/14/2024</td><td>RB</td><td colspan="5">DISTRICT REVIEW</td></tr><tr><td>NO.</td><td>DATE</td><td>BY</td><td colspan="5"></td></tr></table>																														1	06/14/2024	RB	DISTRICT REVIEW					NO.	DATE	BY					
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<div>Contact Information: GENERAL MANAGER: Trish Lonie Phone: (267)885-9875 Email: trish@aquaeconomics.com</div>						<div>Contact Information: SURVEY PROJECT MANAGER: Robert Babb Email: robert@aquaeconomics.com</div>																																													
PROPOSED CONSOLIDATION & SITE PLAN																																																			
<div style="font-size: 2em; font-weight: bold;">30-36 S. 44TH STREET</div> <div style="font-size: 0.8em;">27TH WARD PHILADELPHIA PA. 19104</div>																																																			
<div>MUNICIPALITY: PHILADELPHIA PHILADELPHIA COUNTY, PA</div>						<div>Property Owner(s) (SEE TABLE)</div>																																													
Drawn By: RB		Checked By: PL																																																	
						<div style="text-align: right;">SCALE: 1" = 10'</div>																																													

1	06/14/2024	RB	DISTRICT REVIEW				
NO.	DATE	BY					

4/12/2024




PAUL N. LONIE
PA PROFESSIONAL LAND SURVEYOR LIC. NO. SU-024461-E

SCALE:	PROJECT ID:	SHEET:
1" = 10'	30-36 S. 44TH STREET (CONS-S2R1)	24" x 36" Sheet 1 of 1