

Zoning Permit

Permit Number ZP-2025-001842

LOCATION OF WORK 168 E CHELTEN AVE, Philadelphia, PA 19144-2133	PERMIT FEE \$253.00	DATE ISSUED 3/13/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5, CMX2.5, CMX2.5, CMX2.5, CMX2	

PERMIT HOLDER 168 Chelten LLC	2532 Amber street unit D Philadelphia , Pennsylvania 19125
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OWNER CONTACT 1 Fitim Ajvazi	2532 Amber street unit D Phila PA 19125
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OWNER CONTACT 2	
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TYPE OF WORK Lot Line Relocation

APPROVED DEVELOPMENT FOR THE LOT ADJUSTMENT TO CREATE TWO (2) LOTS FROM SEVEN (7) EXISTING LOTS. SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION.
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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

168 E CHELTEN AVE, Philadelphia, PA 19144-2133
172 E CHELTEN AVE, Philadelphia, PA 19144-2133
174 E CHELTEN AVE Philadelphia, PA 19144-2133
176 E CHELTEN AVE Philadelphia, PA 19144-2133
178 E CHELTEN AVE Philadelphia, PA 19144-2133
180 E CHELTEN AVE Philadelphia, PA 19144-2133
182-84 E CHELTEN AVE, Philadelphia, PA 19144-2133

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.

NOTES:

- PROPERTY KNOWN AS OPA #88-5838240, #88-5838340, #88-5838380, #88-5838900, #88-5838940, #88-5838980, #88-5839140, 188-184 E CHELTON AVENUE PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- AREA OF PARCEL OPA #88-5838240 IS 5,682,522 SQUARE FEET OR 0.1300 ACRES.
AREA OF PARCEL OPA #88-5838340 IS 5,203,469 SQUARE FEET OR 0.1195 ACRES.
AREA OF PARCEL OPA #88-5838380 IS 1,657,015 SQUARE FEET OR 0.0380 ACRES.
AREA OF PARCEL OPA #88-5838900 IS 1,505,592 SQUARE FEET OR 0.0346 ACRES.
AREA OF PARCEL OPA #88-5838940 IS 1,544,868 SQUARE FEET OR 0.0355 ACRES.
AREA OF PARCEL OPA #88-5838980 IS 2,278,958 SQUARE FEET OR 0.0523 ACRES.
AREA OF PARCEL OPA #88-5839140 IS 2,253,1926 SQUARE FEET OR 0.0517 ACRES.
- LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED ABOVE GROUND. STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD ARE SHOWN. ALL LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, AND THE MAPS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED BY THE CITY OF PHILADELPHIA CONSULTING ENGINEERS AND ARCHITECTURAL, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON. SURVEY & TOPOGRAPHIC INFORMATION SHOWN HEREON DERIVED FROM A FIELD SURVEY PERFORMED BY CORNERSTONE CONSULTING IN MAY, 2022.
- COPYRIGHT © 2023 CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS PLAN WITHOUT A RAISED OR COLORED SEAL ARE NOT VALID.
- THIS PLAN IS VALID ONLY WHEN SIGNED AND SEALED WITH A RAISED OR COLORED SEAL AND WAS PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARD OF ACCURACY OF THE STATE IN WHICH THE PROJECT IS LOCATED. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND SUBJECT THERETO.
- SUBJECT TO ANY AND ALL EASEMENTS OF RECORD WHETHER SHOWN HEREON OR NOT.
- NO EVIDENCE OF STORM WATER IMPONDMENT WAS FOUND ON THIS SITE OR ON ADJACENT PROPERTIES.
- BY GRAPHICAL PLOTTING ONLY THIS PROPERTY IS LOCATED IN FEMA FLOOD MAP - OTHER AREAS/ZONE X. (SEE MAP REFERENCE #2).
- BOUNDARY RESOLUTION BASED ON FOUND EVIDENCE AND OTHER REFERENCE MATERIALS AS LISTED HEREON AVAILABLE AT THE TIME OF SURVEY.

REFERENCES:

- TAX MAPS OF PHILADELPHIA COUNTY, COMMONWEALTH OF PENNSYLVANIA.
- MAP ENTITLED "FIRM FLOOD INSURANCE RATE MAP, PHILADELPHIA COUNTY, PENNSYLVANIA (ALL JURISDICTIONS)," PANEL NOT PRINTED, MAP NUMBER 4207570086, EFFECTIVE JANUARY 01, 2017.
- COMPILATION OF CITY PLAN NO. 17 PROVIDED BY THE CITY OF PHILADELPHIA.
- CITY SURVEY DISTRICT PLANS:
 - "PLAN OF PROPERTY SURVEYED FOR FIDELITY TRUST CO.," DATED 4.14.1920
 - "SURVEY AND PLAN OF PROPERTY MADE OF DEPARTMENT OF PUBLIC WORKS," DATED 9.20.1965
 - "PLAN OF PROPERTY MADE FOR ANTHONY MORESCH," DATED 6.10.1957
 - "PLAN OF PROPERTY MADE FOR ANTHONY MORESCH," DATED 8.26.1970

GENERAL NOTES:

- THIS PLAN REFERENCES A SURVEY BY: CORNERSTONE CONSULTING ENGINEERING & DESIGN SERVICES, INC. 213 W. MAIN STREET, SUITE 201, LANSDALE, PA 19446 PLAN ENTITLED: "BOUNDARY/LOCATION AND TOPOGRAPHIC SURVEY" PLAN DATED: 5/18/2022
- OWNER/APPLICANT: 168 CHELTON, LLC 2547 FRANKFORD AVE, SUITE C, PHILADELPHIA, PA 19125 CONTACT: TIM ANAZI E-MAIL: FAJAZ@GMAIL.COM PHONE: 215-896-0385
- PROJECT LOCATION INFORMATION: 168 E CHELTON AVENUE (OPAF 88-5838240) 172 E CHELTON AVENUE (OPAF 88-5838340) 174 E CHELTON AVENUE (OPAF 88-5838380) 176 E CHELTON AVENUE (OPAF 88-5838900) 178 E CHELTON AVENUE (OPAF 88-5838940) 180 E CHELTON AVENUE (OPAF 88-5838980) 182-184 E CHELTON AVENUE (OPAF 88-5839140) CITY OF PHILADELPHIA, PHILADELPHIA COUNTY, PENNSYLVANIA 19144
- ZONING INFORMATION: ZONING DISTRICT: CMX-2.5, NEIGHBORHOOD COMMERCIAL MIXED-USE-2.5 EXISTING USE: VACANT LOT
- ZONING BULK AND AREA REQUIREMENTS:

CMX-2.5 MINIMUM LOT REQUIREMENTS:	CMX-2.5 REQUIRED:	ALL EXISTING LOTS OR EACH:	PROP. PARCELS A & B OR EACH:
MAXIMUM OCCUPIED AREA:	75% (INTERMEDIATE) 80% (CORNER)	N/A	N/A
MIN. FRONT YARD DEPTH:	[4] BUILT TO FRONT LINE	N/A	N/A
MIN. SIDE YARD WIDTH:	5 FT EACH (IF USED)	N/A	N/A
MIN. REAR YARD DEPTH:	GREATER OF 9 FT OR 10% OF LOT DEPTH	N/A	N/A
MAX. HEIGHT:	55 FT	N/A	N/A
MIN. CORNER HEIGHT:	25 FT	N/A	N/A

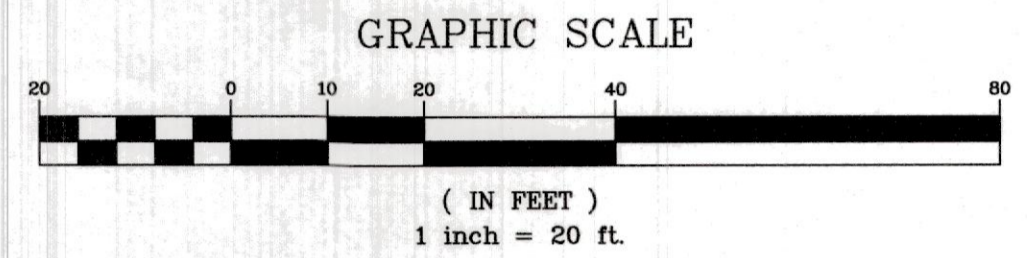
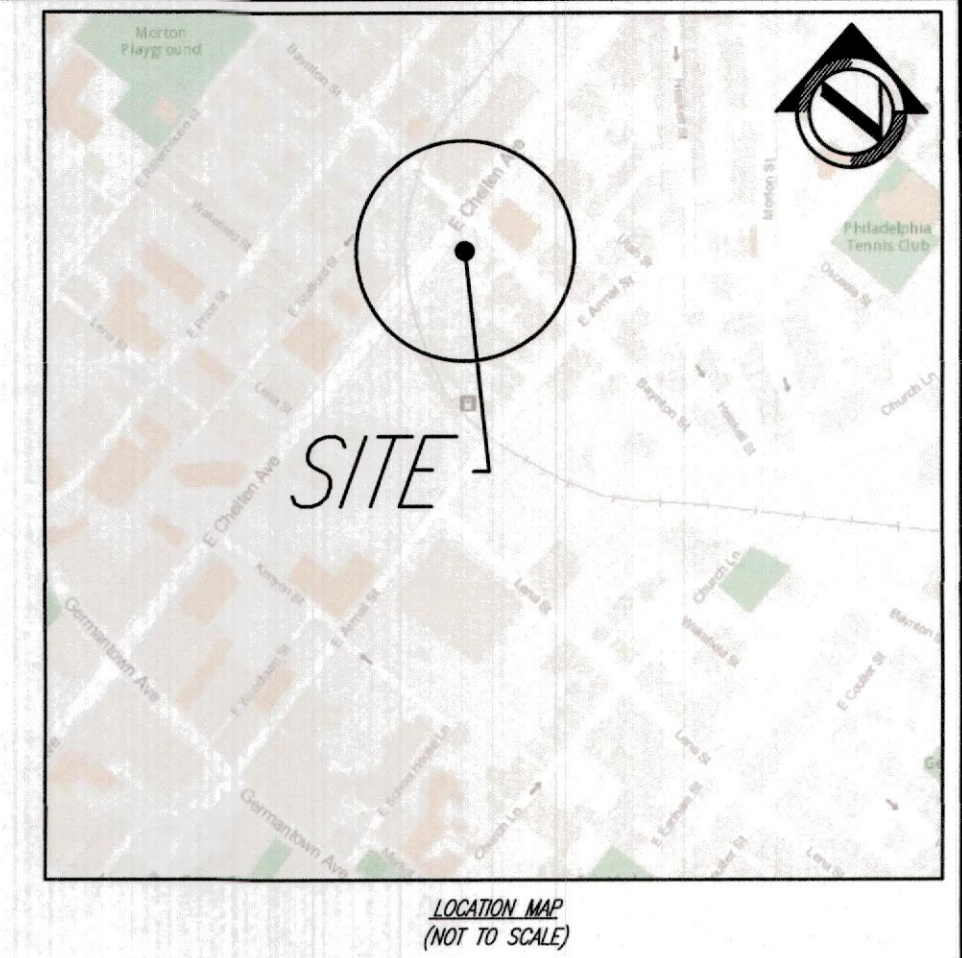
- [4] IN THE CMX-2.5 DISTRICT, BUILDINGS MUST BE BUILT TO THE LOT LINE OF ANY PRIMARY FRONTAGE, AS DESIGNATED IN § 14-701(1)(D)(4) (PRIMARY FRONTAGE).
- THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS PLAN AND REFERENCED SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- THE DRAWING IS PREPARED BY CORNERSTONE CONSULTING ENGINEERS AND ARCHITECTURAL, INC. AND NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPIING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR, ENGINEER, ARCHITECT, OR DESIGN PROFESSIONAL. COPIES OF THIS PLAN WITHOUT A RAISED IMPRESSION OR COLOR SEAL ARE NOT VALID.
- THIS PLAN IS TO BE USED FOR GRAPHICAL REPRESENTATION OF THE PHYSICAL FEATURES OF THE PROPERTY AND NOT TO BE USED FOR CONSTRUCTION.
- ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE PHILADELPHIA CODE AS AMENDED.
- A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
- ALL DISTANCES ARE PHILADELPHIA DISTRICT STANDARD UNLESS OTHERWISE NOTED OTHERWISE.

LEGEND & ABBREVIATIONS

	PROPERTY BOUNDARY		SANITARY MANHOLE
	ADJOINER BOUNDARY		COMMUNICATION MANHOLE
	RIGHT OF WAY LINE		ELECTRIC MANHOLE
	EXISTING FENCE		WATER MANHOLE
	EXISTING OVERHEAD WIRE		UNKNOWN MANHOLE
	EXISTING CURB		TANK LID
	EXISTING DEPRESSED CURB (DC)		STORM INLET
	EXISTING SIGN		GAS METER
	EXISTING UTILITY POLE (UP)		WATER METER
	CONDUIT - TRANSFORMER		TRAFFIC SIGNAL BOX
	LIGHT - METER		ELECTRIC VALVE
	GUY WIRE		GAS VALVE
	LANDSCAPE AREA		WATER VALVE
	LAMP POST		CLEAN OUT
	STORM MANHOLE		NAIL FOUND
			TO BE REMOVED

PENNSYLVANIA ONE CALL SYSTEM, INC.
925 Main Street
West Mifflin, Pennsylvania
15122 - 1078

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA CALL 1-800-342-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH



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

LOT ADJUSTMENT REVIEW

APPROVED

DISAPPROVED for

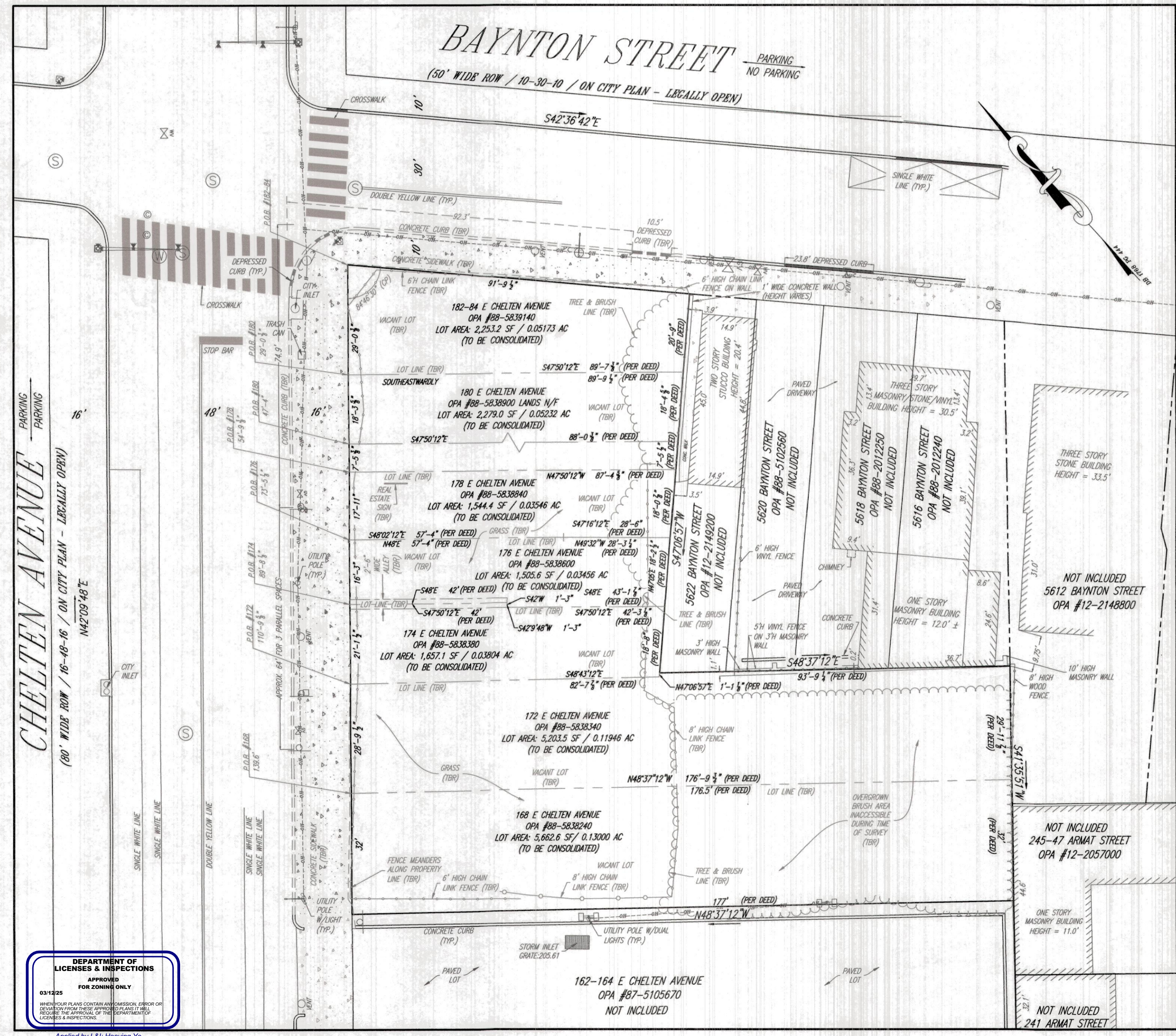
- LOT AREA
- LOT WIDTH
- STREET FRONTAGE
- OCCUPIED AREA

Applied Electronically By: BENJAMIN SCHMIDT
March 3, 2025 SD No.: **E-6799**

Philadelphia City Planning Commission

Reviewed and Approved as per Sub-Division Plan Requirements Adopted by the Board of Surveyors

D.B.L. 9th 2/24/2025
Surveyor & Regulator District Date

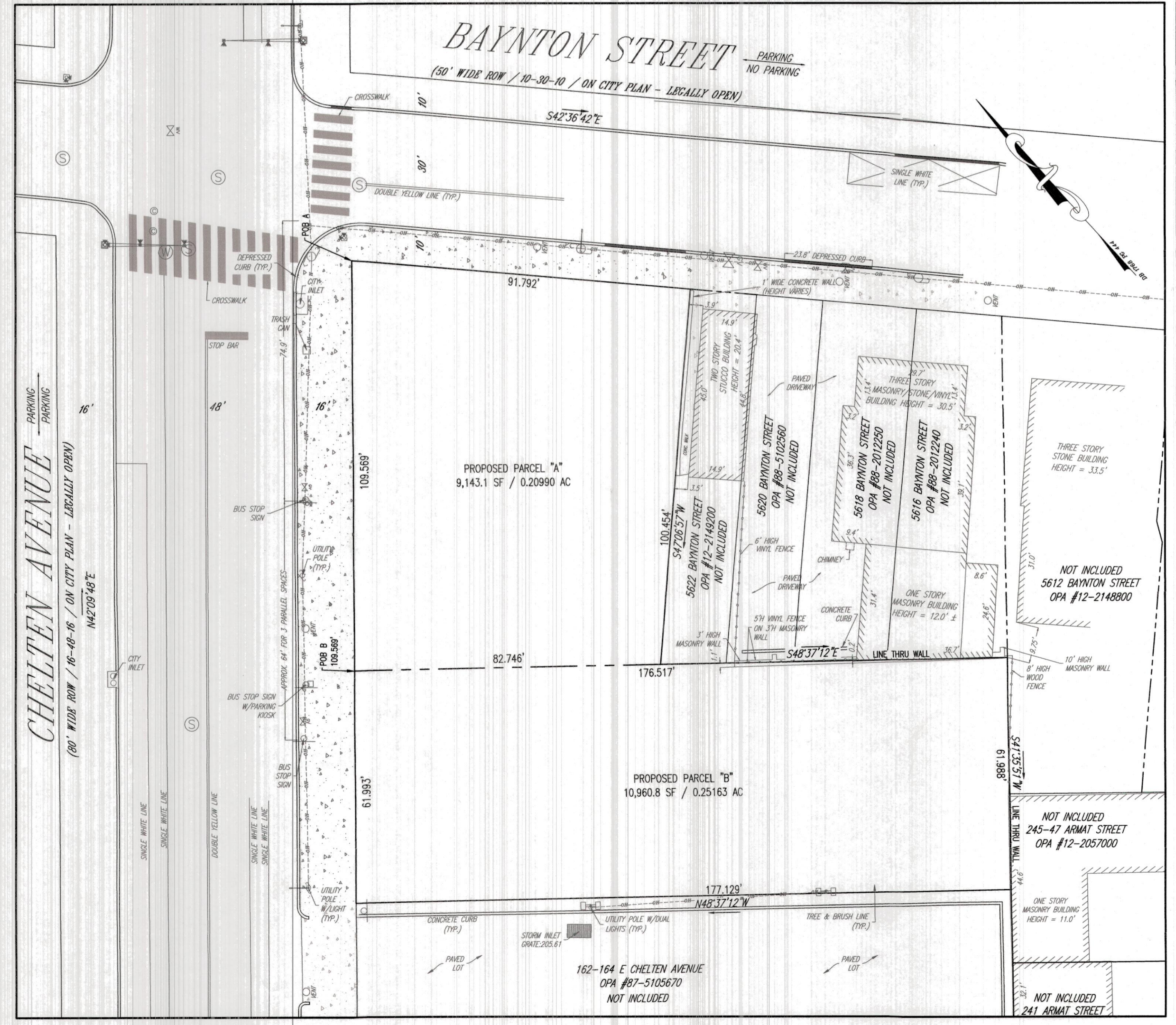


DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED FOR COMMON ONLY

DATE: 03/03/2025
TIME: 10:00 AM

Applied by L&I: Hayo Ye

EXISTING CONDITIONS
SCALE: 1" = 20'



PROPOSED LOT CONSOLIDATION PLAN
SCALE: 1" = 20'

Cornerstone
Consulting Engineers & Architectural, Inc.

213 W. Main Street, Lansdale, PA 19446
Phone: 215-362-2600, Fax: 610-820-3706
WWW.CORNERSTONEINC.COM

Philadelphia, PA
Orlando, FL
Leesburg, VA
Dallas, TX

NO.	BY	DESCRIPTION	DATE
1	DB	REVISED PER SURVEY DISTRICT REVIEW	11/29/23
2	DB	REVISED PER SURVEY DISTRICT REVIEW	11/29/23
3	GRW	REVISED FOR 2 LOTS	09/17/2024
4	GRW	REVISED PER UPDATED DEED	12/20/23
5	GRW	REVISED SURVEY DISTRICT REVIEW	2/2/2025
6	GRW	REVISED SURVEY DISTRICT REVIEW	2/6/2025

REVISIONS

STEVEN J. ROMICH
PROFESSIONAL LAND SURVEYOR
PENNSYLVANIA LICENSE # 34578

PROJECT LOCATION
168, 172, 174, 176, 178, 180, & 182-184 EAST CHELTON AVENUE

EAST CHELTON AVENUE & BAYNTON STREET
CITY OF PHILADELPHIA
PHILADELPHIA COUNTY
COMMONWEALTH OF PENNSYLVANIA, 19144
12TH WARD

PREPARED FOR:
168 CHELTON, LLC
TITLE

PROPOSED LOT CONSOLIDATION PLAN

PROJ #	23-0387	DATE	6-27-2023
CAD ID	23-0387	DRN BY	DB
SCALE	AS NOTED	CHK BY	SJR

SHEET 1 OF 1

REVISION: 6