

Zoning Permit

Permit Number ZP-2025-007656

LOCATION OF WORK 1521R-33 BELMONT AVE, Philadelphia, PA 19104-1035 ENTIRE	PERMIT FEE \$2,377.00	DATE ISSUED 12/13/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER MAURY CORNELL SCOTT	1535 BELMONT AVE PHILADELPHIA PA 19133
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A FOUR (4) STORY STRUCTURE (MAX. 45 FT HIGH, INCLUDING 7 FT BUILDING HEIGHT BONUS) WITH A ROOF DECK (RESIDENTIAL USE ONLY), ACCESSED BY TWO (2) ROOF DECK ACCESS STRUCTURES (STAIRS AND LANDING ONLY); FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL TWENTY-TWO (22) DWELLING UNITS), INCLUDING THREE (3) AFFORDABLE DWELLING UNITS (FROM SIX (6) MIXED-INCOME BONUS UNITS) AND THREE (3) GREEN ROOF BONUS UNITS; AND EIGHT (8) CLASS 1A BICYCLE PARKING SPACES PROVIDED IN AN ACCESSIBLE ROUTE. SIZE AND LOCATION AS SHOWN

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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ON THE APPROVED PLANS.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1521R-33 BELMONT AVE, Philadelphia, PA 19104-1035

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

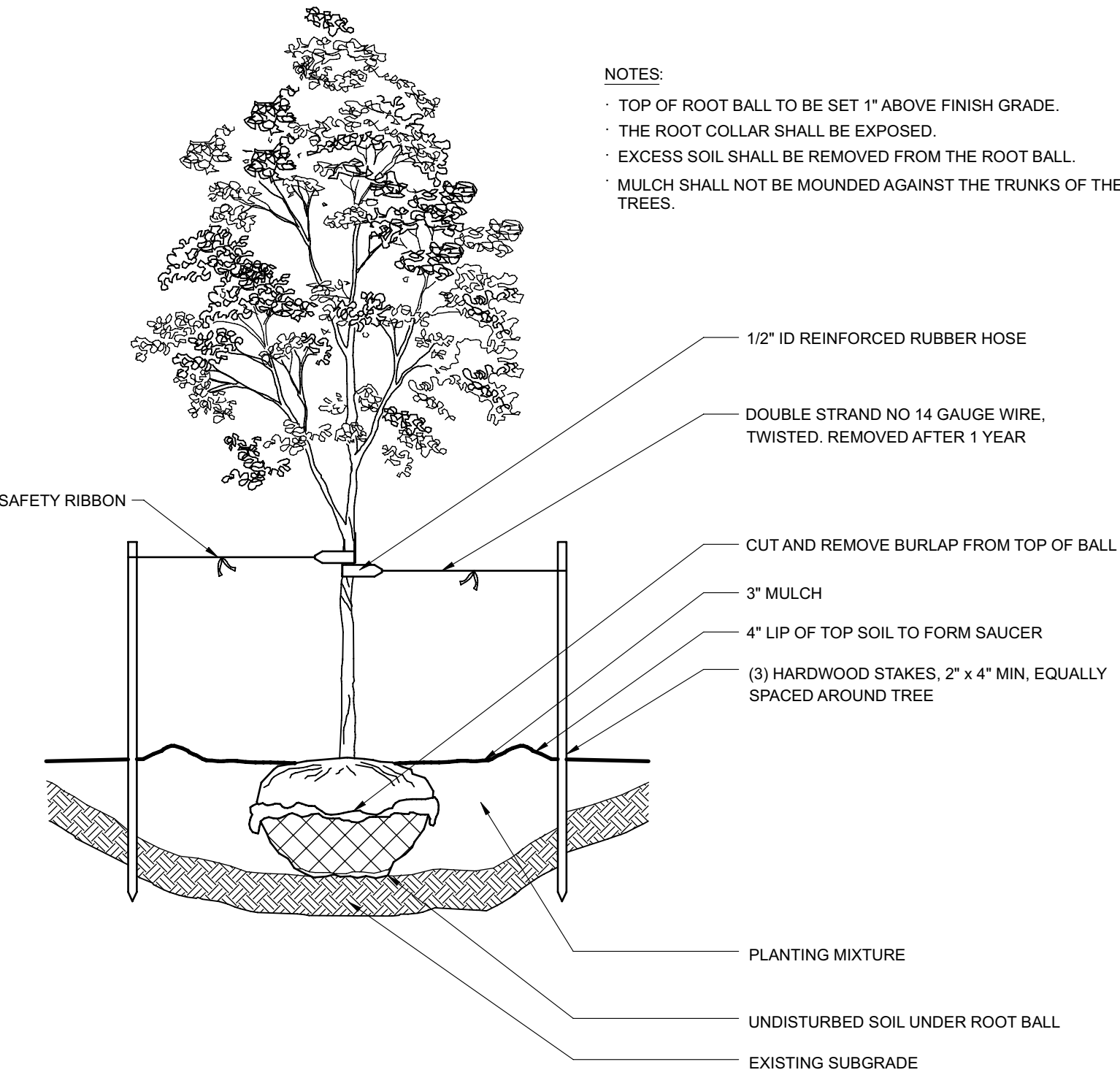
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.



DECIDUOUS TREE PLANTING DETAIL

PLANTING SCHEDULE				
DECIDUOUS TREES	QTY	BOTANICAL NOTE	COMMON NAME	SIZE
CCA	2	CERCIS CANADENSIS	EASTERN RED BUD	8'-8"



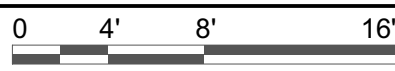
STREET VIEW



AERIAL VIEW



1 ZONING SECTION
SCALE: 1/8" = 1'-0"



Versions		
No.	Date	Description
1	07/24/25	ISSUED FOR REVIEW



Professional License No.

Project Title

**HSQ Template
MULTI-FAMILY**

1521R-33 Belmont Avenue
Philadelphia, PA 19104

Short Title

**ZONING SECTION &
ELEVATION**

- ☐ For Review
- ☐ Permit Review
- ☐ Not For Construction
- ☐ For Construction
- ☐ For Zoning
- ☐

Date	2025	Project Number	Project No.
Scale	as noted	Sheet No.	
Drawn By	JFA / GR / MMP		
Checked By	JFA		

Z101