

Zoning Permit

Permit Number ZP-2026-003254

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|---|--------------------------|--------------------------|
| LOCATION OF WORK 4601 SPRINGFIELD AVE, Philadelphia, PA 19143-3610 | PERMIT FEE \$50.00 | DATE ISSUED 4/16/2026 |
| | ZBA CALENDAR | ZBA DECISION DATE |
| | ZONING DISTRICTS RSA3 | |

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| PERMIT HOLDER BAL Educational Athletics Foundation | 302 Wildel Ave, Suite C New Castle, Delaware 19720 |
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| OWNER CONTACT 1 Tremaine Johnson | 302 Wildel Ave., New Castle, DE 19720 |
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| OWNER CONTACT 2 Vaidra Johnson | 302 Wildel Ave., New Castle, DE 19720 |
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| TYPE OF WORK Parking Only |
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| APPROVED DEVELOPMENT Rear accessory surface parking |
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| APPROVED USE(S) |
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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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|  <p>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

4601 SPRINGFIELD AVE Philadelphia, PA 19143-3610

ADDITIONAL USE DETAILS

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

Rear accessory surface parking

This permit is subject to the following specific conditions.

CONDITIONS

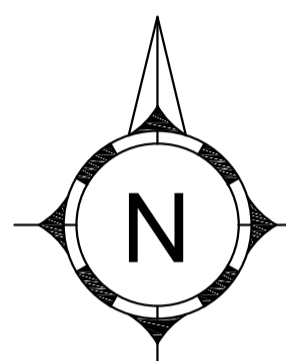
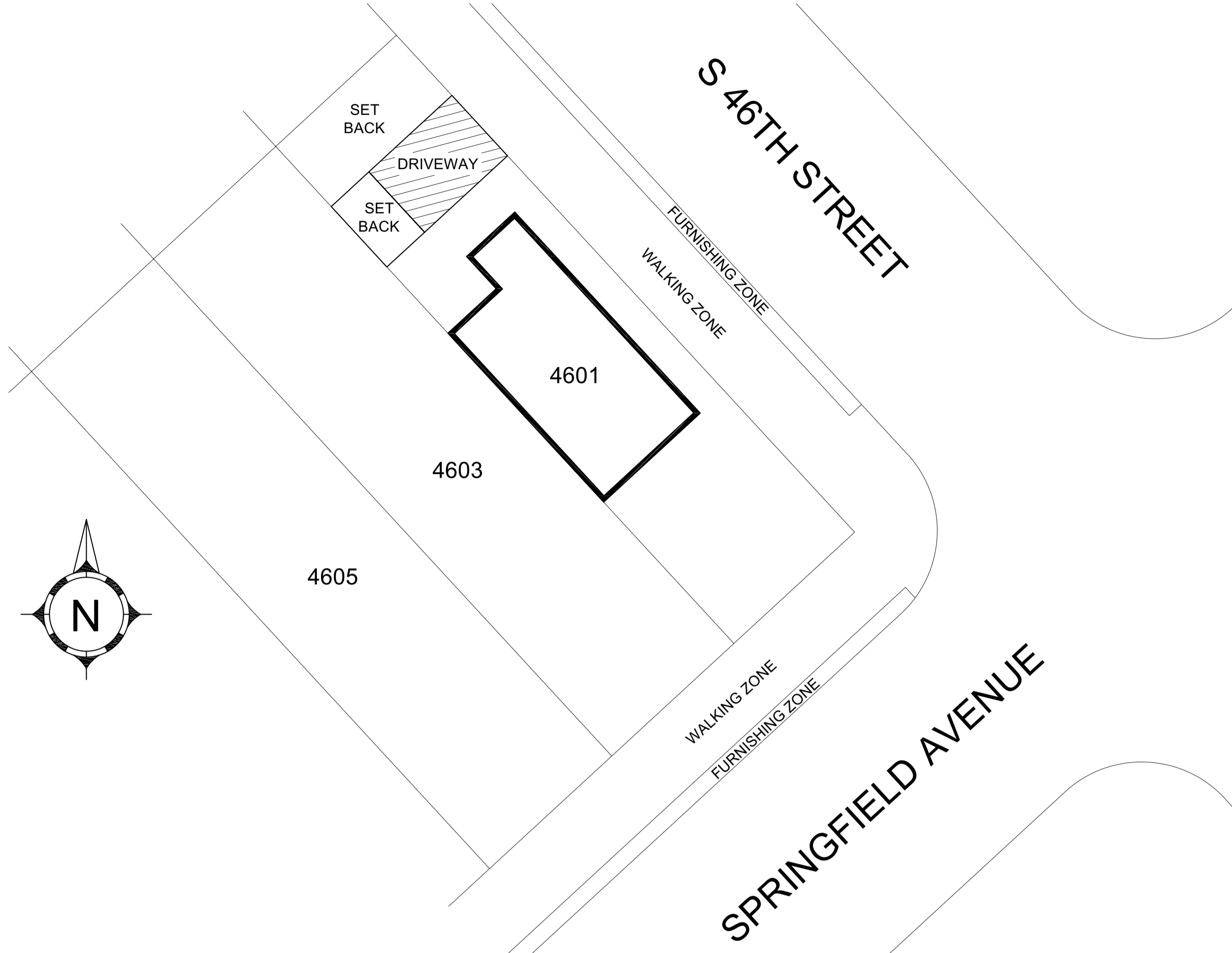
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

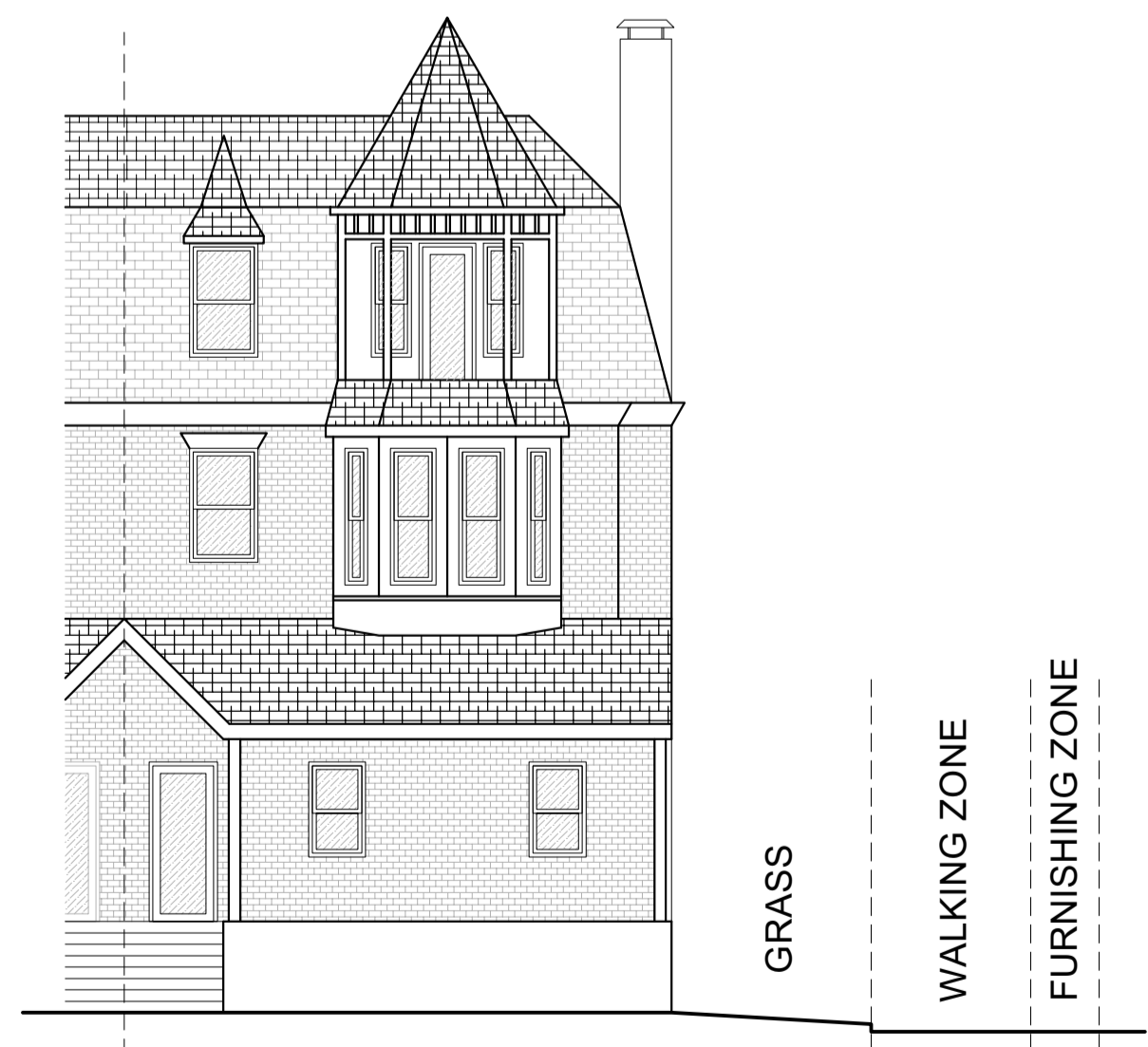
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



SITE PLAN
SCALE 1/16" = 1'-0"

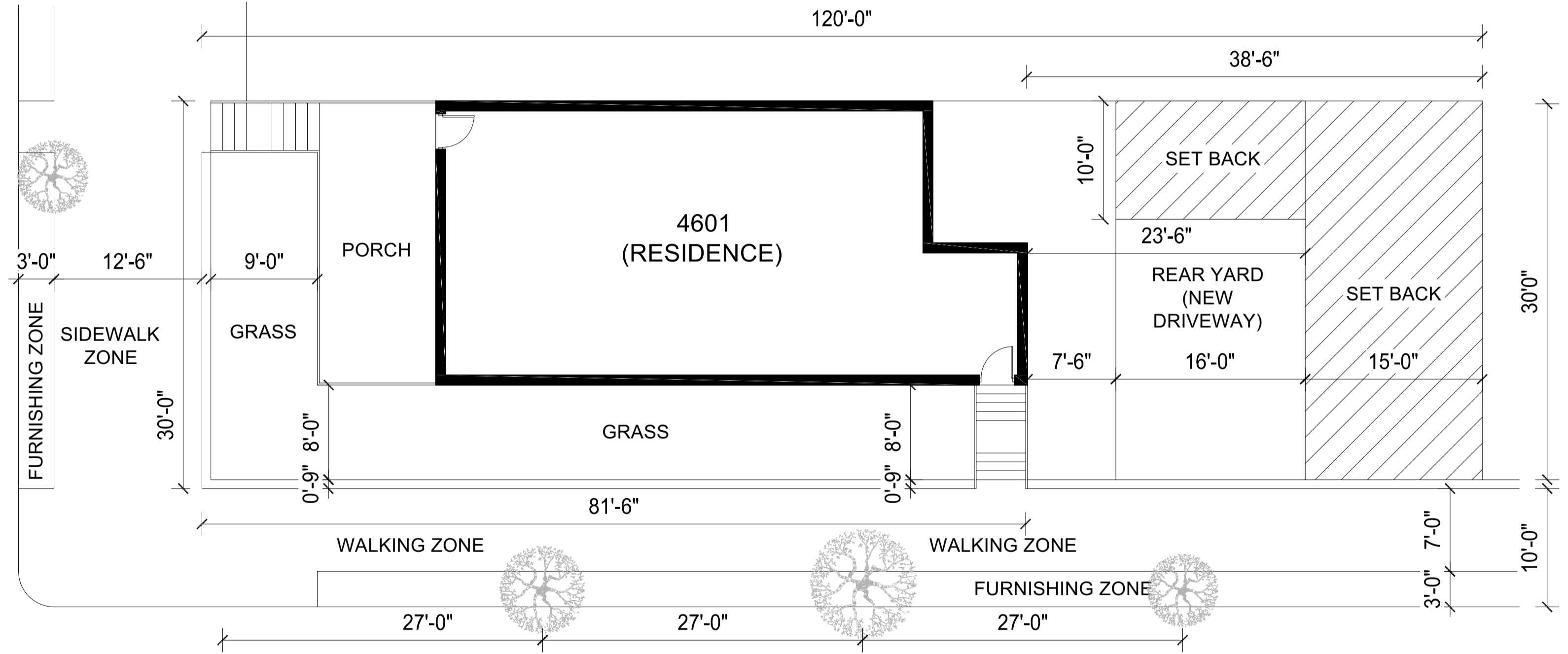


FRONT ELEVATION
SCALE 1/8" = 1'-0"

| Zoning Compliance Table: | | |
|--------------------------|------------------------------------|---|
| | Property: 4601 Springfield Ave. | RSA-3 Residential Single Family Attached (Standard) |
| Min. Lot Width | 30 ft | 25 ft |
| Min. Lot Area | 3600 SF | 2250 Sq Ft. |
| Max. Occupied Area | 1793<1800 | 50% |
| Min. Front Setback | 9 ft | 8 ft |
| Min. Side Yard Width | 8 ft | 8 ft |
| Min. Rear Yard Depth | 38' - 6 | 15 ft |
| Max. Height | 38 ft | 38 ft |

Lincoln Green Services, LLC
 web: www.LincolnGreenServices.com
 e-mail: Lincoln.GreenLLC@gmail.com
 phone: 610.632.1501

Zoning: The Zoning Classification for this property is RSA-3 Residential Single-Family and is functioning as its intended use which is allowable By-Right.



FLOOR LAYOUT PLAN
SCALE 1/8" = 1'-0"

In accordance with the terms and provisions of Section 14-701 (1) (d) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE

REAR LOT LINE OPPOSITE: SPRINGFIELD AVE

PRIMARY FRONTAGE: SPRINGFIELD AVE

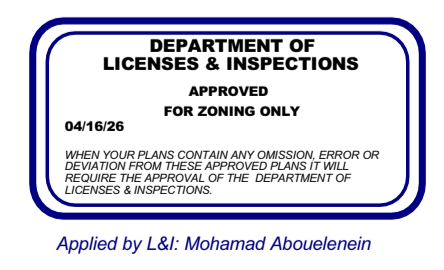
Applied Electronically By: BENJAMIN SCHMIDT
 April 15, 2026 Ledger No.: E-8026

Philadelphia City Planning Commission

DRAWING TITLE :
ZONING SITE-PLAN WITH DRIVEWAY SETBACKS

SCALE :
 1/16" = 1'-0", 1/8" = 1'-0"

ADDRESS :
 4601 SPRINGFIELD AVE, PHILADELPHIA, PA 19143



Applied by L&I: Mohamed Abouelenen