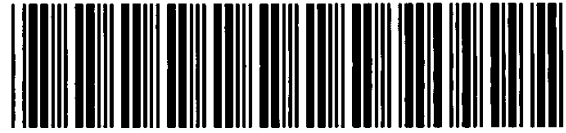

BOX NUMBER:



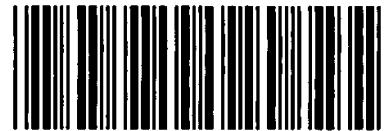
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04724

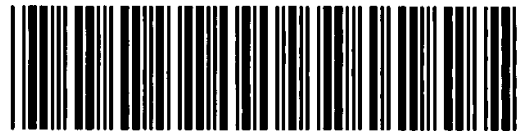
CHESTER

AVE

HANSEN NUMBER:



079957



00BREAK00

[illegible]

**"C" APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR - CITY HALL ANNEX

NOTE:

The requirements for this permit are in addition to all others required by law or regulation.
The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY

4724 CHESTER AVE
(Street and House Number)

Situated on _____ side of _____ Street
at the distance of _____ feet _____ inches from _____ side
of _____ Street
Front 85 feet _____ inches. Depth 140 feet _____ inches.

If lot is irregular in shape, give deed description below:

PHILADELPHIA
FEB 9 1963
CITY CLERK
RECEIVED

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet						
In Stories	4	4	4			

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	59 FAMILY DWELLING	59 FAMILY DWELLING	
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	59 FAMILY DWELLING		

Additional use information, if required _____

Application No.

District Designation

Zoning Map No.

F. A. Vol. Pl.

Previous Application

Calendar No.

Zoning Refused

Use Refused

Appeal

App. Granted

Cert.

App. Refused

Cert.

Ref. to B. of A.

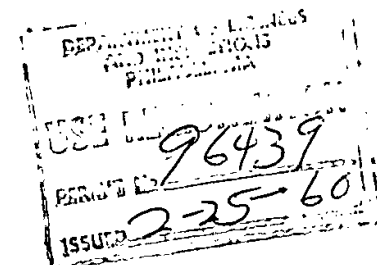
Ref. Granted

Cert.

Ref. Refused

Cert.

This space for Official Stamp
(Do not write in this space)



B-86072

Owner
Architect
or Engineer

MAXWELL MERLIN

Address

1119 N 63rd St

Phone

Phone

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
 SHOW ALL LOT LINES AND DIMENSIONS.
 SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
 SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
 DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

HOUSING APPROVAL		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR - CITY HALL ANNEX HOUSING SECTION	
TO: ZONING SECTION	ZONING APPLICATION NO.	DATE	2/24/60
LOCATION <i>4724 Chestnut Ave</i>			
LAST KNOWN (Number of Families) <i>59</i>	DATE <i>2/13/59</i>		
PROPOSED USE (Number of Families) <i>59</i>	DATE <i>2/24/60</i>		
LAST/NUMBER OF FAMILIES BEFORE 8/10/53 <i>51</i>	DATE <i>3/22/52</i>		
PREMISES <input checked="" type="checkbox"/> DOES <input type="checkbox"/> DOES NOT COMPLY WITH AREA REQUIREMENTS OF TITLE 7 (HOUSING CODE) REGULATION 21.1 (a)-1 SEC. 6 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA			
REMARKS <i>At Richard's addition</i>		SIGNATURE (Housing Plan Examiner) <i>[Signature]</i>	

81-8 (Rev. 2/59)

Chesby
548
4724
K. J. [Signature]

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

M. Merlin

(Applicant Sign Here)

DISTRICT:

TYPE OF PROPERTY; ☐ Corner ☐ Attached ☐ Semi-detached ☐ Detached

DWELLING:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	HOW MANY FAMILIES?	HOW MANY STORIES?
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
12. _____				
13. _____				
14. _____				
15. _____				
16. _____				
17. _____				
18. _____				
19. _____				
20. _____				
21. _____				
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25. _____				
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28. _____				
29. _____				
30. _____				
31. _____				
32. _____				
33. _____				
34. _____				
35. _____				
36. _____				
37. _____				
38. _____				
39. _____				
40. _____				
41. _____				
42. _____				
43. _____				
44. _____				
45. _____				
46. _____				
47. _____				
48. _____				
49. _____				
50. _____				

USE APPLIED FOR	ACCESSORY	TO WHAT USE?

IS USE PERMITTED IN THIS DISTRICT? ☐ Yes ☐ No UNDER WHAT PROVISION?

ZONING PERMIT ☒ Grant ☐ Refuse ☐ Refer ☒ Not Required

USE PERMIT ☒ Grant ☐ Refuse ☐ Refer ☐ Not Required

Date of Examination	Examiner (Signature)
---------------------	----------------------

INSPECTOR

Application No. _____

Date of Refusal _____

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To _____ Applicant Address _____

The permit applied for in Application No. _____ is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Signed _____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE


For extension of Fifty Five Family Pk 7 single family dwelling with accessory, _____ garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Authorized by _____

DRAW PLANS ON SPACE BELOW.

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

HOUSING APPROVAL OF OPEN AREA REQUIREMENTS		CITY OF PHILADELPHIA DEPT. OF LICENSES AND INSPECTIONS HOUSING SECTION		DATE
TO: Zoning Section				10/8/65
LOCATION <i>4724 E. Leister Ave</i>				
LAST KNOWN OCCUPANCY CLASSIFICATION <i>Fifty-nine</i>		(59)	DATE 2/13/59	
PROPOSED OCCUPANCY CLASSIFICATION <i>Fifty-nine</i>		(59)	DATE 10/8/65	
LAST NUMBER OF UNITS BEFORE 8/10/33 <i>Fifty-nine</i>		(59)	DATE 3/22/32	
<input checked="" type="checkbox"/> PREMISES COMPLIES with area requirements of Title 7 (Housing Code) Regulation 7.103 (1) (A) (1) Section 6 of the Code of General Ordinances of the City of Philadelphia <input type="checkbox"/> OPEN AREA NOT REQUIRED by provisions of the Housing Code				
REMARKS <i>Without additions</i>				
 Signature of Housing Plan Examiner				

81-8 (Rev. 10/62)

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Martin Miller

(Applicant Sign Here)

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number)

4724 Chester Ave

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description of lot.

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

OCT 8 1965

ZONING

APPLICATION NO.

13662H

DISTRICT DESIGNATION

R-5-100

ZONING MAP NO.

3A

SUB.

F. A. VOL. PL.

15-1463

WARD

PREVIOUS APPLICATION

97662F

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.

REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Remove one non bearing partition
see app E-9

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

THIS IS A CONTROLLED AREA

It is the duty of the owner to maintain the area in a safe and sanitary condition.

By _____

M. L. Lundy

FOR COMMISSIONER

DATE 10-8-65

127226

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories						

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	59 Fam.		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	same	

Additional use information, if required _____

OWNER	ADDRESS	PHONE
Edroc Realty E. S. S. S.	4715 Walnut	
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
Martin Miller	6024 Market	
APPLICANT	ADDRESS	PHONE
1		

APPLICANT! Do not use this sheet

EXAMINER'S REPORT							
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR	
						ACCESSORY	
						TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted		%		Req. when used	
						Existing	
						Proposed	
Lot area							
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.				
		DATE OF REFUSAL					
LOCATION							
APPLICANT		ADDRESS					
<p>THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%; text-align: left; padding-bottom: 10px;">PHILADELPHIA CODE REFERENCE</th> <th style="width: 65%; text-align: left; padding-bottom: 10px;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr><td style="height: 100px;"></td><td></td></tr> </tbody> </table>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						
		Signed _____ <div style="text-align: right; margin-top: -10px;">Plan Examiner</div>					
		Signed _____ <div style="text-align: right; margin-top: -10px;">Section Supervisor</div>					

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by \$ J. N.

Authorized by ZUPA
10-8-65

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR - CITY HALL ANNEX

The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application No. 97662^F

District Designation *C-Ma*

Zoning Map No. 3A Sub.

F. A. Vol. Pl.	Ward
----------------	------

Previous Application

Calendar No. U-1528

Zoning Refused

Use Refused

Appeal	App. Granted	Cert.
--------	--------------	-------

App. Granted	Cert.
App. Refused	Cert.

Ref. to B. of A.

Ref. Granted	Cert.

Ref. Refused	Cert.
This space for Official Stamp	

This space for Official Stamp
(Do not write in this space)

None

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet						
In Stories						

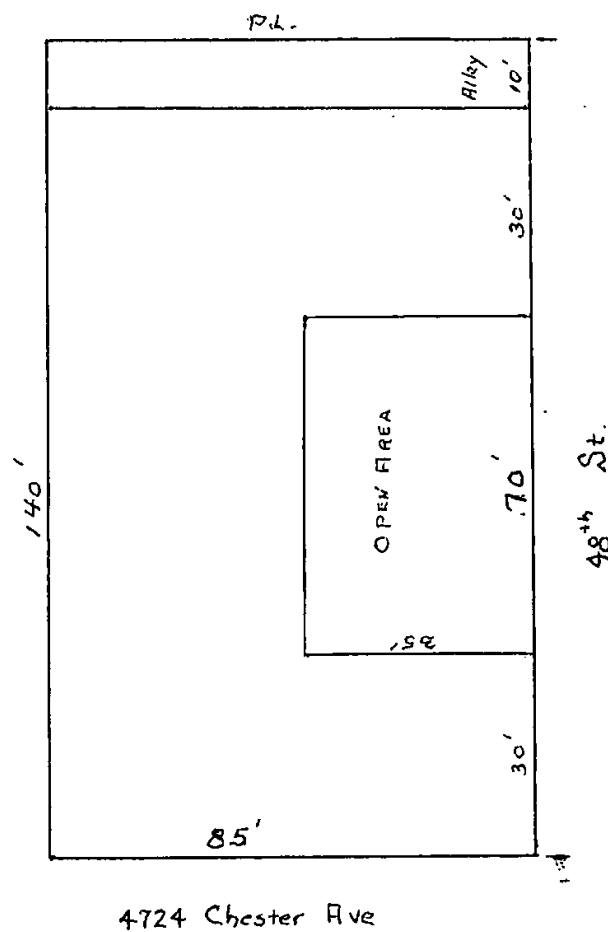
FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
59	Family Units		

	61 Family Units	

Owner Marion H. Lipton & Frank Fogel Address 507 Finance Bldg. Phila. Phone LO 3-8867
 Architect _____ Address _____ Phone _____
 or Engineer _____ Address _____ Phone _____

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.



"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

William P. Thomas
(Applicant Sign Here)

November 6, 1961

William S. Stein, Esq.
503 Finance Bldg.
1428 South Penn Square
Philadelphia 2, Pennsylvania

IN RE: Calendar No. 4724-1528
Premises 5724 Chester Ave.
(E. Cor. 48th St.)
Application No. 97662-F

Dear Mr. Stein:

The Zoning Board of Adjustment has reviewed your letter of October 31, 1961, requesting further consideration of the above matter.

The Zoning Board wishes to advise you that it will not consider a new hearing on a new application at this time. You have, however, the right to file a new application after the expiration of one (1) year from the date of Board's Certificate of Refusal No. VA-1782, dated October 16, 1961.

Very truly yours,

Zoning Board of Adjustment

Lucy B. DuVal

Lucy B. DuVal
Secretary

EH
CC/Zoning Division

7-8-14
profile in 5724 cluster are.

cellular on main skin a small

Net 4724 cluster case #

U-1528 assigned to Apple.

9766215 on 4724 cluster Friday

(Date) August 14, 1961

CITY OF PHILADELPHIA
DEPARTMENT of LICENSES and INSPECTIONS
ZONING BOARD OF ADJUSTMENT
CITY HALL ANNEX

Application No. 97662 F

U-1528

PETITION OF APPEAL TO BOARD OF ADJUSTMENT

Appellant Morris H. Lipton Address 507 Finance Bldg. Phila. 2, Pa.
(When there are a number of appellants, the additional names shall be entered on the back of this Petition.)

Attorney (if any) William S. Stein, Esq. Address 503 Finance Bldg. Phila. 2, Pa.

LOCATION OF PROPERTY 14724 Chester Ave. (S.E. Cor. 48th & Chester Ave. Phila.

Owners Morris H. Lipton
Frank Fogel Address 507 Finance Bldg. Phila. 2, Pa.

Agent _____ Address _____

If the appellant is not the agent or the owner, state his interest: _____

Appeal is taken from the action of the Department of Licenses and Inspections in ~~refusal~~ granting of permit for: use
of existing building four stories high by 61 families.

State objections to the refusal: _____

1. Premises complies with area requirements of Title 7 Regulation
21.1 (a)-1 Sec. 6 of the Housing Code for use by 61 families.
2. Undue hardship would be imposed upon the owners to now require
a rear yard area of 6168 sq. ft. and a depth of 76' 7" since the
building met all requirements when constructed in about 1928.
3. The allowance of an additional use by 2 families bringing
total use to 61 families would create no hazard to the health and
safety of the community

NOTE:—The specifications of Errors must state separately the Appellant's objections to the action of the Department of Licenses and Inspections with respect to each question of law and fact which is sought to be reviewed.

Where there are a number of Appellants the additional names shall be entered below.

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

Appellant _____ Address _____

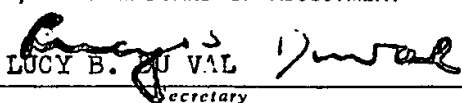
Appellant _____ Address _____

Appellant _____ Address _____

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief.

I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

Signed James H. Lipton

NOTICE OF DECISION ON APPEAL REQUESTING A ZONING VARIANCE		CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT CITY HALL ANNEX							
APPLICATION NO. 97662-F	CERTIFICATE NO. VA - 1782	DATE 10/16/61	BOARD OF ADJUSTMENT APPEAL No. - 1999						
APPLICANT William S. Stein		ADDRESS 503 Finance Bldg.							
OWNER Morris H. Lipton & Frank Fogel		ADDRESS 507 Finance Bldg.							
AGENT		ADDRESS							
LOCATION OF PROPERTY #724 Chester Avenue (E. Cor. 48th Street)									
<p>The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that an unnecessary hardship exists <input checked="" type="checkbox"/> DOES NOT exist and the requested variance <input checked="" type="checkbox"/> WILL be be contrary to the public interest. Accordingly, variances are granted as follows:</p> <p style="text-align: center;">REFUSED</p> <table style="width: 100%;"> <tr> <td style="text-align: center;"><u>REQUIRED BY THE ZONING CODE</u></td> <td style="text-align: center;">XXXXXXXXXX REFUSED AUTHORIZED</td> </tr> <tr> <td>REAR YARD AREA ---- 6168 SQ. FT.</td> <td>A 61 FAM. DWG.</td> </tr> <tr> <td>REAR YARD DEPTH ---- 72 FT. 7 IN.</td> <td></td> </tr> </table> <p>All variances are subject to the following conditions:</p> <p>The use authorized must commence within a period of one calendar year from the date of this decision, otherwise this variance and any permit granted by the Department of Licenses and Inspections based thereon, or any other City Department, shall be null and void.</p> <p>If any plan has been presented to the Board, the construction thereon indicated shall be in exact accordance with said plan.</p> <p>IF GRANTED, applicant shall comply with all of the requirements of the Fire Inspection, Building Inspection, Housing and Sanitation Section of the Department of Licenses and Inspections and of any other City Department having jurisdiction.</p> <p>Further Provided, (List any other conditions imposed by the Board).</p>				<u>REQUIRED BY THE ZONING CODE</u>	XXXXXXXXXX REFUSED AUTHORIZED	REAR YARD AREA ---- 6168 SQ. FT.	A 61 FAM. DWG.	REAR YARD DEPTH ---- 72 FT. 7 IN.	
<u>REQUIRED BY THE ZONING CODE</u>	XXXXXXXXXX REFUSED AUTHORIZED								
REAR YARD AREA ---- 6168 SQ. FT.	A 61 FAM. DWG.								
REAR YARD DEPTH ---- 72 FT. 7 IN.									
<p>(USE REGISTRATION PERMIT)</p> <p style="text-align: center;">EH</p>		<p>By order of the BOARD OF ADJUSTMENT</p> <p style="text-align: center;">  LUCY B. DU VAL Secretary </p>							
<p>NOTE: If you are dissatisfied with the decision of the Board, an appeal may be taken to the Court of Common Pleas of Philadelphia County. Any appeal MUST be filed with that Court within 30 days from the date of this decision.</p>									

**"C" APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR - CITY HALL ANNEX

NOTE:

The requirements for this permit are in addition to all others required by law or regulation.
The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:

1724 Chester Avenue (E. Cor. 18th
(Street and House Number) Chester Ave.)
situated on S. E side of Chester Ave. Street
at the distance of _____ feet _____ inches from _____ side
of _____ Street _____
Front 85 feet _____ inches. Depth 140 feet _____ inches.

If lot is irregular in shape, give deed description below:

Application No. 97662F
District Designation C-Res
Zoning Map No. Sub. 3A
F. A. Vol. Pl. Ward 151463
Previous Application 758981
Calendar No. U-1528
Zoning Refused _____
Use Refused 8-9-61
Appeal 8-14-61
App. Granted _____ Cert. _____
App. Refused 10-16-61 Cert. V41782
Ref. to B. of A. _____
Ref. Granted _____ Cert. _____
Ref. Refused _____ Cert. _____

This space for Official Stamp
(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

None

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet						
In Stories	<u>4</u>					

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	<u>59 Family Units</u>		
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	<u>61 Family Units</u>		

Additional use information, if required _____

81-16 (Rev. 9)

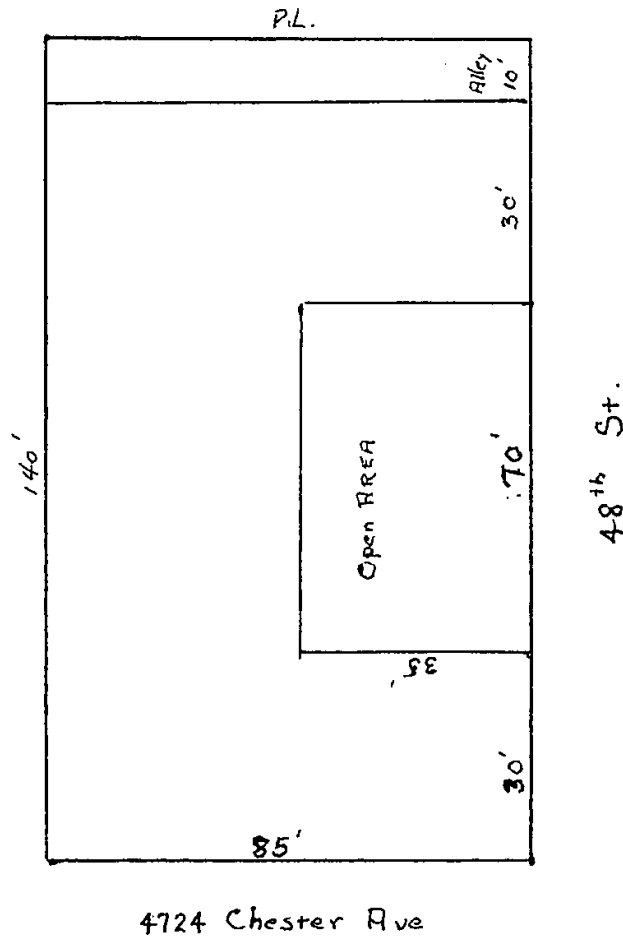
Owner Morris H. Lipton & Frank Fogel Address 507 Finance Bldg. Phila. Phone LO3-8867
Architect _____ Engineer _____ Address _____ Phone _____

PLANS TO BE DRAWN
 SHOW ALL LOT LINES
 SHOW ALL STREETS
 SHOW DISTANCES FROM
 DRAW ELEVATIONS AND ADD...

3896

REMARKS	PREMISES (HOUSING ORDIN.)	LAST NUMBER OF	PROPOSED USE (C)	LAST KNOWN (M)	LOCATION	To: ZONING SE	HOUSING APT
---------	---------------------------------	----------------	------------------	----------------	----------	---------------	-------------

DINGS ON SAME LOT.



"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

William P. Steens
 (Applicant Sign Here)

ROYAL		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR - CITY HALL ANNEX HOUSING SECTION	
SECTION		ZONING APPLICATION NO.	DATE
4724 Abbot Ave			8/18/61
Number of Families			
Number of Families		4724-Abbot Ave (2) Mrs	DATE 12/9/60
FAMILIES BEFORE 8/10/53		4724-Abbot Ave (61) Mrs	DATE 8/18/61
		none	DATE
<input checked="" type="checkbox"/> DOES <input type="checkbox"/> DOES NOT COMPLY WITH AREA REQUIREMENTS OF TITLE 7 (CODE) REGULATION 21.1 (a)-1 SEC. 6 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA without violation			
439 1/2 St 4724-Abbot Ave		SIGNATURE (Housing Plan Examiner) John O'Hara	

(FILL OUT IN DUPLICATE)
FEE - \$2.00

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
ZONING SECTION

04824

CERTIFICATE OF
DISTRICT CLASSIFICATION & LEGALITY OF USE

FILE NO. _____

LOCATION OF PROPERTY 4724 Chester Ave

NAME OF PRESENT OWNER Irvinell Meli

ADDRESS OF PRESENT OWNER 1119 N. 17th Street

TELEPHONE NUMBER GR 3-0238

PRESENT USE OF SUBJECT PROPERTY apt. house 59 units

NUMBER OF UNITS WITH COOKING FACILITIES 59

NUMBER OF UNITS WITHOUT COOKING FACILITIES NONE

TYPE OF BUSINESS, IF ANY NONE

SIGNATURE OF OWNER OR AUTHORIZED AGENT Irvinell Meli

ADDRESS OF AGENT, IF ANY _____

TELEPHONE NUMBER _____

OFFICE USE

This property is located in a C - Residential DISTRICT.

(☒) This use conforms to the provisions of the Zoning Ordinance and is, therefore, a LEGAL USE.

() This use exists in violation of the Zoning Ordinance and will require an appeal to the Zoning Board of Adjustment for a Variance.

SIGNED BY: [Signature] DATE 4/6/61

ZONING SECTION

14-261-26

HOUSING APPROVAL		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR - CITY HALL ANNEX HOUSING DIVISION	
To: ZONING DIVISION	ZONING APPLICATION NO.	DATE	
LOCATION		4/6/61	
47 24 Chester Ave			
LAST KNOWN (Number of Families)		DATE	
PROPOSED USE (Number of Families)		12/9/60	
LAST NUMBER OF FAMILIES BEFORE 8/10/58		DATE	
		4/6/61	
PREMISES <input checked="" type="checkbox"/> DOES <input type="checkbox"/> DOES NOT COMPLY WITH AREA REQUIREMENTS OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA FOR PROPOSED USE.			
REMARKS		SIGNATURE (Housing Plan Examiner)	
Underwritten 3P 96439 7/25/60 59 Jan		J. Galligan	

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT: C-10

TYPE OF PROPERTY: ☐ Corner ☐ Attached ☐ Semi-detached ☐ Detached

DWELLING: ☐ Yes ☐ No HOW MANY FAMILIES? _____ HOW MANY STORIES? _____

USE APPLIED FOR 61 for ACCESSORY _____ TO WHAT USE? _____

AREAS AND DIMENSIONS	Req. or Permitted		%	Req. when used	Existing		Proposed		%
	Req.	Permitted							
Lot area									
Occupied area									
Area rear yard									
" inner court									
Total open area									
Set-back front									
Set-back side									
Rear yard - depth									
Side yard, minimum width									
" " aggregate width									
Open court - width									
Court between wings - width									
Inner court - least dimension									
Height - front									
" - side									
" - rear									
" - garage									
Garage - inner dimensions									

IS USE PERMITTED IN THIS DISTRICT? ☐ Yes ☐ No UNDER WHAT PROVISION? _____

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED? _____

ZONING PERMIT ☐ Grant ☒ Refuse ☐ Refer ☒ Not Required

USE PERMIT ☐ Grant ☒ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination 8/9/41 Examiner (Signature) [Signature]

INSPECTOR'S REPORT

INSPECTOR _____

Application No. 97662 F

Date of Refusal August 9, 1961

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

3A

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To William S. Stein Applicant Address 503 Finance Bldg.

The permit applied for in Application No. 97662 F is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

PREMISES : 4724 Chester Ave. (E. Corner 48th St.) is in a "C" Residential District.

USE : The application is for a 61 family dwelling using an existing building four (4) stories high having a rear yard 0 sq. ft. in area, 0 ft. 0 in. deep, whereas the rear yard is required to be at least 6168 sq. ft. in area, 72 ft. 7 in. deep.

REMARKS : One (1) Use Refusal.

Premises does comply with area requirements of Title 7 (housing Code) Regulation 21.1(a)-1 Sec. 6, of the Code of Gen. Ord. of the City of Phila. for 61 families without additions.

Signed _____

[Signature]
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Authorized by _____