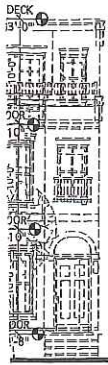


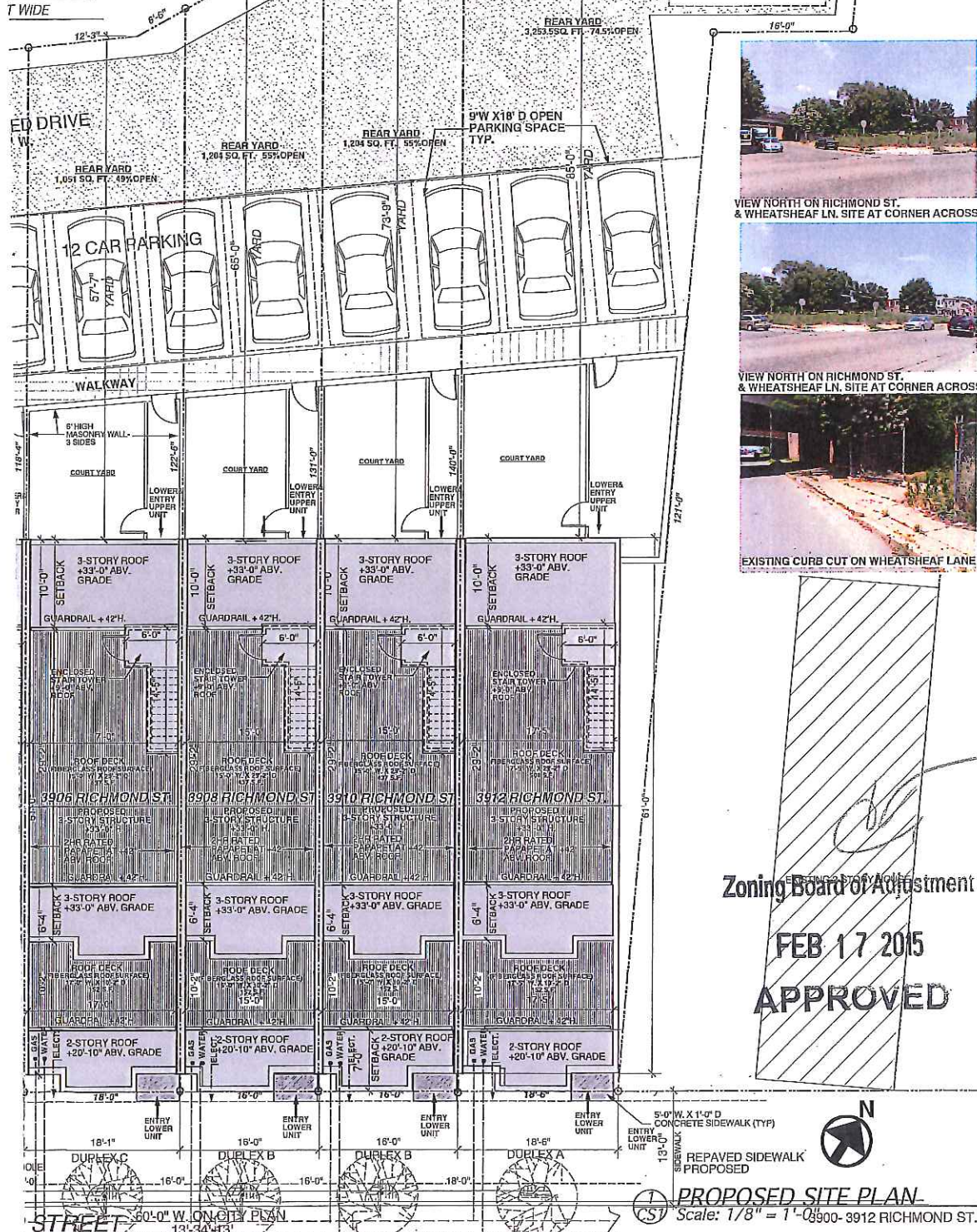
OWER
2'-0"



VIEW EAST ON RICHMOND ST.
SITE TO LEFT



VIEW WEST ON RICHMOND ST.
SITE ACROSS STREET



VIEW NORTH ON RICHMOND ST.
& WICKETSHEAF LN. SITE AT CORNER ACROSS ST.



VIEW NORTH ON RICHMOND ST.
& WICKETSHEAF LN. SITE AT CORNER ACROSS ST.



EXISTING CURB CUT ON WICKETSHEAF LANE

Zoning Board of Adjustment

FEB 17 2015

APPROVED



PROPOSED SITE PLAN

Scale: 1/8" = 1'-0" 3900-3912 RICHMOND ST.



JOS. SERRATORE
&
COMPANY
ARCHITECTS INC.

764 S. MARTIN STREET
MARIAN ANDERSON WAY
Philadelphia, PA 19146
P 215.620.7595
F 215.546.4499
serratore@gmail.com

CONTACT:
DENNIS MILSTEIN

3900 - 3912
RICHMOND ST.
PHILADELPHIA,
PA. 19137
ZONING PROPOSAL
(7) TWO-FAMILY
DWELLINGS

3900 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296510

3902 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296520

3904 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296530

3906 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296540

3908 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296550

3910 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296560

3912 RICHMOND ST
PHILA; PA. 19137
TWO-FAMILY
DWELLING
OPA # 453296570



REVISIONS:

CS-1

1.13.15

545753+
 APPLICATION NO. 563355 - 563360
 APPROVED AK DATE 3/16/19
 WHEN YOUR PLANS CONTAIN ANY OVERSIGHT, ERROR OR DEVIATION FROM THE CITY PLANS, IT WILL REQUIRE THE APPROVAL OF THE PLANNING DEPT. OF THE DEPARTMENT OF SURVEY'S CONTRIBUTIONS PUBLIC SERVICE COMMISSION MUNICIPAL BUILDING



3912 RICHMOND ST.		4,382 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	4,382 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-6" FRONT 55'-8" REAR
BUILDING AREA MAX:	70%	1,128.5 S.F. (25.5%)
OPEN AREA MIN:	30%	3,253.5 S.F. (74.5%)
REAR YARD SETBACK:	9 FT. min.	85'-0" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

3910 RICHMOND ST.		2,180 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	2,180 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-0" FRONT 18'-2" REAR
BUILDING AREA MAX:	70%	976 S.F. (45%)
OPEN AREA MIN:	30%	1,204 S.F. (55%)
REAR YARD SETBACK:	9 FT. min.	73'-8" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

3908 RICHMOND ST.		2,035 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	2,035 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-0" FRONT 18'-2" REAR
BUILDING AREA MAX:	70%	976 S.F. (45%)
OPEN AREA MIN:	30%	1,204 S.F. (55%)
REAR YARD SETBACK:	9 FT. min.	65'-0" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

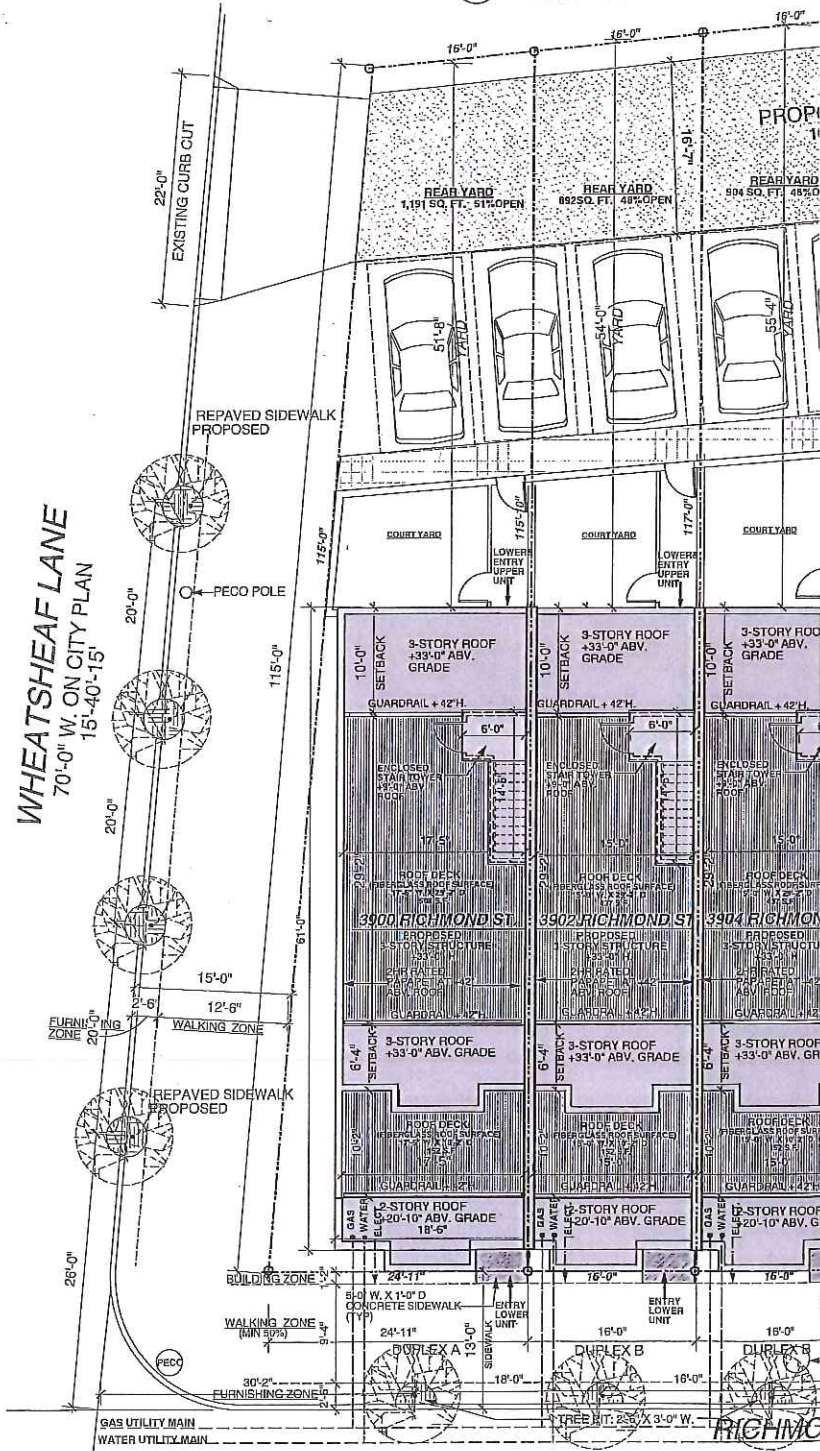
3906 RICHMOND ST.		2,149 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	2,149 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-0" FRONT 18'-8" REAR
BUILDING AREA MAX:	70%	1,098 S.F. (51.0%)
OPEN AREA MIN:	30%	1,051 S.F. (49%)
REAR YARD SETBACK:	9 FT. min.	57'-7" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

3904 RICHMOND ST.		1,880 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	1,880 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-0" FRONT 18'-0" REAR
BUILDING AREA MAX:	70%	976 S.F. (52%)
OPEN AREA MIN:	30%	904 S.F. (48%)
REAR YARD SETBACK:	9 FT. min.	55'-4" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

3902 RICHMOND ST.		1,868 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	1,868 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-0" FRONT 18'-0" REAR
BUILDING AREA MAX:	70%	976 S.F. (52%)
OPEN AREA MIN:	30%	892 S.F. (48%)
REAR YARD SETBACK:	9 FT. min.	54'-0" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

3900 RICHMOND ST. CORNER UNIT		2,319 S.F. SITE
ZONING REQUIREMENTS	RSA-5 RESIDENTIAL SINGLE FAMILY ATTACHED	
AREAS/WIDTH	REQUIRED	2,319 S.F. NO CHANGE
LOT AREA:	1,440S.F. MIN.	
LOT WIDTH:	16FT min	18'-8" FRONT 18'-0" REAR
BUILDING AREA MAX:	80%	1,128.5 S.F. (49%)
OPEN AREA MIN:	20%	1,191 S.F. (51%)
REAR YARD SETBACK:	9 FT. min.	85'-0" (AVERAGE)
HEIGHT REGULATIONS:	38 FT	33'-0"

UTILITY EXCAVATION NOTES:
 EXCAVATORS ARE REQUIRED TO NOTIFY FACILITY OWNERS NOT LESS THAN 3 DAYS OR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK WHEN USING POWERED EQUIPMENT ON PUBLIC OR PRIVATE PROPERTY.
 NOTIFICATION IS TO BE MADE THROUGH THE ONE CALL SYSTEM AS REQUIRED BY THE PA UNDERGROUND UTILITY LINE PROTECTION ACT (ACT 287).
 BY CALLING 8-1-1 OR 1-800-242-1776
 PENNSYLVANIA ONE CALL SYSTEM, INC.
 WWW.PAONECALL.ORG



RICHMOND

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 563355	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00	DATE 03/09/15		
LOCATION OF WORK: 03902 RICHMOND ST PHILADELPHIA, PA 19137-1418			ZONING CLASSIFICATION RSA-5		
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23973 DATE 02/17/15	

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR
ZONING APPROVAL**

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION. (SEE A/P# 545753 FOR PLANS)

USE REGISTRATION

FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY PARKING SPACE AND ONE (1) PARKING SPACE SHARED WITH 3900 RICHMOND STREET.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 545753	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00		DATE 03/09/15	
LOCATION OF WORK: 03900 RICHMOND ST PHILADELPHIA, PA 19137-1418		ZONING CLASSIFICATION RSA-5			
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23972 DATE 02/17/15			

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR
ZONING APPROVAL**

FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION.

USE REGISTRATION

FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY PARKING SPACE AND ONE (1) PARKING SPACE SHARED WITH 3902 RICHMOND STREET.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.
THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 563356	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00		DATE 03/09/15	
LOCATION OF WORK: 03904 RICHMOND ST PHILADELPHIA, PA 19137-1418		ZONING CLASSIFICATION RSA-5			
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23974 DATE 02/17/15			
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR					
ZONING APPROVAL FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION. (SEE A/P# 545753 FOR PLANS)					
USE REGISTRATION FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY PARKING SPACE AND ONE (1) PARKING SPACE SHARED WITH 3906 RICHMOND STREET.					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA					
ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.					
IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.					
FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495					
LIMITATIONS: IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT. IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
<u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u>					

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 563357	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00	DATE 03/09/15		
LOCATION OF WORK: 03906 RICHMOND ST PHILADELPHIA, PA 19137-1418		ZONING CLASSIFICATION RSA-5			
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23975 DATE 02/17/15			

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR

ZONING APPROVAL

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION. (SEE A/P# 545753 FOR PLANS)

USE REGISTRATION

FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY PARKING SPACE ONE (1) PARKING SPACE SHARED WITH 3904 RICHMOND STREET AND ONE (1) PARKING SPACE SHARED WITH 3908 RICHMOND STREET.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

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ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 563360	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00		DATE 03/09/15	
LOCATION OF WORK: 03912 RICHMOND ST PHILADELPHIA, PA 19137-1418			ZONING CLASSIFICATION RSA-5		
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
			ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23978 DATE 02/17/15		

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR
ZONING APPROVAL**

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION. (SEE A/PH 545753 FOR PLANS)

USE REGISTRATION

FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH FOUR (4) ACCESSORY PARKING SPACES AND ONE (1) PARKING SPACE SHARED WITH 3910 RICHMOND STREET.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:

IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

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WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 563359	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$30.00	DATE 03/09/15		
LOCATION OF WORK: 03910 RICHMOND ST PHILADELPHIA, PA 19137-1418			ZONING CLASSIFICATION RSA-5		
OWNER DENNIS MILSTEIN 1485 MILL CREEK RD GLADWYNE, PA 19035		APPLICANT JOSEPH SERRATORE 764 MARTIN ST PHILADELPHIA, PA 19146		PLAN EXAMINER ANDREW KULP	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23977 DATE 02/17/15	

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH TWO (2) ROOF DECKS AND A PILOT HOUSE (FOR ACCESS TO ROOF DECK ONLY). SIZE AND LOCATION AS SHOWN IN APPLICATION. (SEE A/P# 545753 FOR PLANS)

USE REGISTRATION
FOR USE AS TWO-FAMILY HOUSEHOLD LIVING WITH ONE (1) ACCESSORY PARKING SPACE AND ONE (1) PARKING SPACE SHARED WITH 3912 RICHMOND STREET.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:
PER REVISED PLANS (1 PAGE) STAMPED TODAY 2-17-15 BY ZBA

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:
IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS