

Zoning Permit

Permit Number ZP-2023-000718

LOCATION OF WORK 3221 N 16TH ST, Philadelphia, PA 19140-4910	PERMIT FEE \$804.00	DATE ISSUED 11/30/2022
	ZBA CALENDAR	ZBA DECISION DATE 11/30/2022
	ZONING DISTRICTS RSA3	

PERMIT HOLDER 3221 N 16TH ST LLC	3221-47 N 16TH ST philadelphia, pa 19140-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT 12/16/25- EXTEND FOR A PERIOD OF ONE YEAR PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY 11/30/26.
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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) CALENDAR NUMBER ; MI-2021-003524 With provisos: "(1) Revised plans, 2 pages, stamped by ZBA on November 30, 2022. (2) Maximum 43 units. (3) Interior storage of trash and recycling. (4) Roof access for maintenance only. (5) All bicycle parking structures located within the deed property lines. (6) Garbage disposals in all units."
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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.

Zoning Permit

Permit Number ZP-2023-000718

FOR THE ERECTION OF AN ATTACHED STRUCTURE (MAX. 42' HIGH) WITH ROOF ACCESS STRUCTURE (FOR MAINTENANCE ONLY) AND WITH ELEVATOR OVERRUN SIZE AND LOCATION AS SHOWN IN THE APPLICATION.



APPROVED USE(S)

Residential - Household Living - Multi-Family

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CALENDAR NUMBER ; MI-2021-003524 With provisos: "(1) Revised plans, 2 pages, stamped by ZBA on November 30, 2022. (2) Maximum 43 units. (3) Interior storage of trash and recycling. (4) Roof access for maintenance only. (5) All bicycle parking structures located within the deed property lines. (6) Garbage disposals in all units."



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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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3221-47 N 16TH ST, Philadelphia, PA 19140-4910

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (43 DWELLING UNITS) WITH FOURTY -THREE (43) ACCESSORY PARKING SPACES INCLUDING WITH TWO (2) ACCESSIBLE SPACES AND FIFTEEN (15 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE.

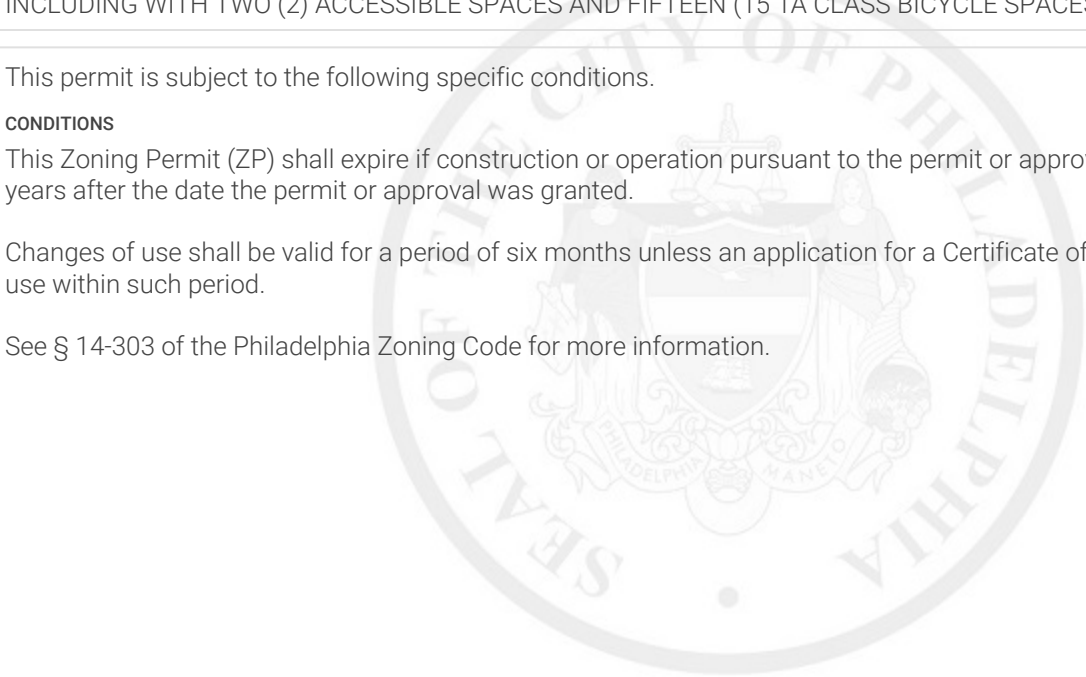
This permit is subject to the following specific conditions.

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.