

Zoning Permit

Permit Number ZP-2020-008431

LOCATION OF WORK 3117 MASTER ST, Philadelphia, PA 19121-4404	PERMIT FEE \$100.00	DATE ISSUED 10/27/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RMX2	

PERMIT HOLDER 31ST & MASTER LLC	8 SHADY PINES DR WARMINSTER PA 18974
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APPLICANT Walter Mangual DBA: Mangual Demolition	2301 N 52nd St Philadelphia, PA 19131 USA
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TYPE OF WORK Full Demolition

APPROVED DEVELOPMENT FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE.
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APPROVED USE(S) Vacant

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISION(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

 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
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 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3117-27 MASTER ST, Philadelphia, PA 19121-4404

ADDITIONAL USE DETAILS

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

FOR A VACANT LOT

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.