

Zoning Permit

Permit Number ZP-2022-010287

LOCATION OF WORK 322-40 RACE ST, Philadelphia, PA 19106-1808 Building ID (BIN): 1524311	PERMIT FEE \$827.00	DATE ISSUED 10/19/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER THE MINISTER TRUSTEES, ELDERS + DEACONS	322 RACE ST #40 PHILADELPHIA PA 19106
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OWNER CONTACT 1 The Minister Trustees, Michael Caine	pastor@oldfirstucc.org
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT AMENDMENT TO PERMIT NO. 995111, TO INCLUDE HEIGHT REDUCTION OF PROPOSED SEMI-DETACHED STRUCTURE (NTE 56 FEET), REMOVAL OF PROPOSED ROOF DECK & ACCESSORY PARKING; AND THE ADDITION OF ACCESSORY SOLAR COLLECTORS. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLANS. ON THE SAME LOT AS AN EXISTING HOUSE OF WORSHIP IN AN EXISTING STRUCTURE AS PREVIOUSLY APPROVED. NO
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APPROVED USE(S) Group Living; Public, Civic, and Institutional - Religious Assembly

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(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.
- 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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SIGNS ON THIS APPLICATION.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

322-40 RACE ST, Philadelphia, PA 19106-1808

ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE (SEPERATE USE REGISTRATION PERMIT REQUIRED) AT FIRST FLOOR IN THE SAME BUILDING WITH GROUP LIVING (34 GROUP LIVING UNITS) ON 2ND TO 5TH FLOORS, AND ACCESSORY OFFICE USE ON THE FIRST & SECOND FLOOR); AS PREVIOUSLY APPROVED.AMENDMENT TO PERMIT NO. 995111 FOR THE REMOVAL OF FOUR (4) PROPOSED ACCESSORY OFF-STREET PARKING SPACES, AND RELOCATION OF SIX (6) BICYCLE PARKING SPACES INTO THE PUBLIC ROW ALONG THE FOURTH STREET FRONTAGE.

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 for new construction and improvements available from the 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 permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

Applied Electronically by L&I User:

