

Zoning Permit

Permit Number ZP-2020-010318

LOCATION OF WORK 2930 W DAUPHIN ST # CONSOLIDATED, Philadelphia, PA 19132-3457	PERMIT FEE \$872.00	DATE ISSUED 1/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 2914 DAUPHIN LLC	2930 W DAUPHIN ST PHILADELPHIA, PA 19132-
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A DETACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN APPLICATION /PLAN.FOR USE AS MULTI-FAMILY HOUSEHOLD FOR THIRTY-NINE(39) WITH THIRTEEN(13) ACCESSORY BICYCLE PARKING SPACES.** AMENDED AS OF 6/4/2022, FOR A MODIFICATION TO THE BUILDING FOOTPRINT AS PER APPROVED PLANS**

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)
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2930 W DAUPHIN ST, Philadelphia, PA 19132-3457

ADDITIONAL USE DETAILS

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

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.

PER STANDARD DETAIL SC0101
4" MIN / 8" MAX CURB REVEAL

FURNISHING ZONE

WALKING ZONE

BUILDING ZONE

R.O. (RIGHT-OF-WAY) BOUNDARY

1% MIN. 2% MAX. CROSS SLOPE

1% MIN. 2% MAX. CROSS SLOPE

1% MIN. 2% MAX. CROSS SLOPE

EXPANSION JOINT

EXISTING

①

②

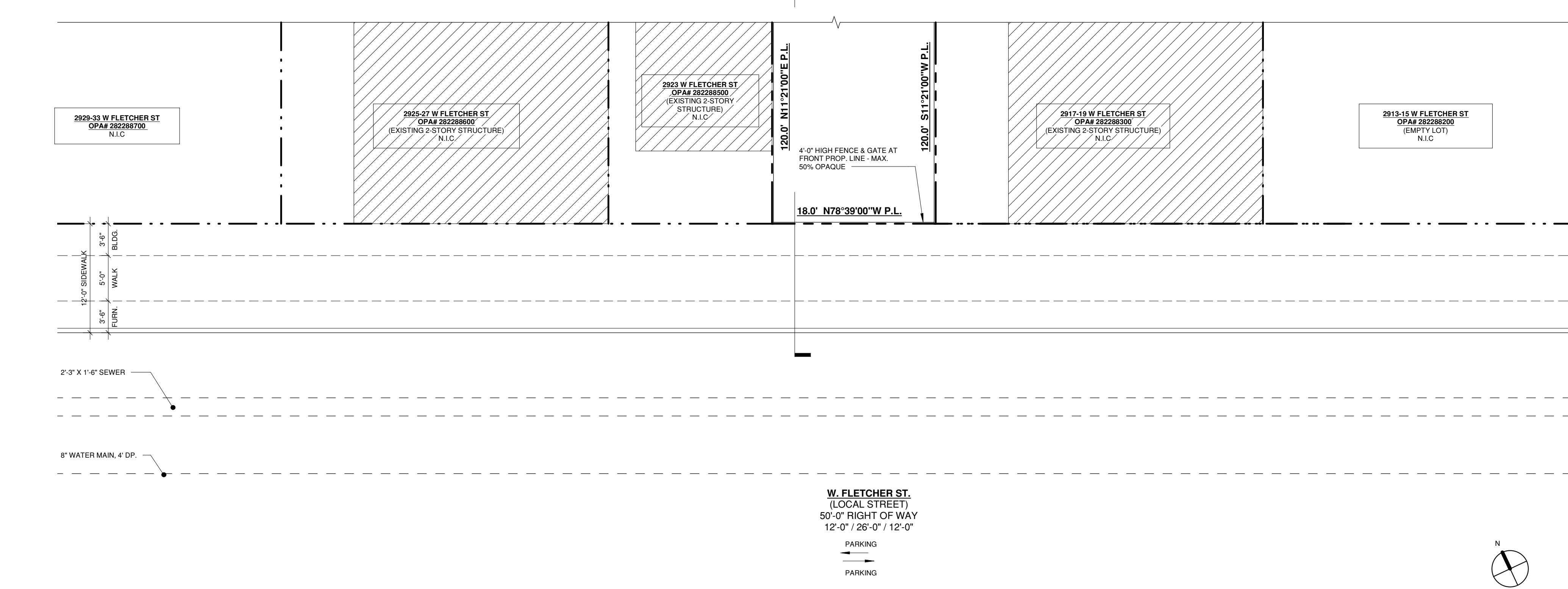
TYPICAL SECTION
(NOT TO SCALE)

ORDER OF PRECEDENCE:
 (1) BASE OR REVEAL ("4" PREP" AT PARKING LANES, ROADWAY CROSS SLOPES REQUIRED WHERE

NOTE: BUILDING ZONE MODIFICATIONS CANNOT CONFLICT WITH CURRENT BUILDING CODES AND THEREFORE ONLY APPLY WHERE ENFORCEMENTS RESTRICT PEDESTRIAN FLOW, AND DOORS ARE NOT PRESENT AT THE HOUSEZONE.

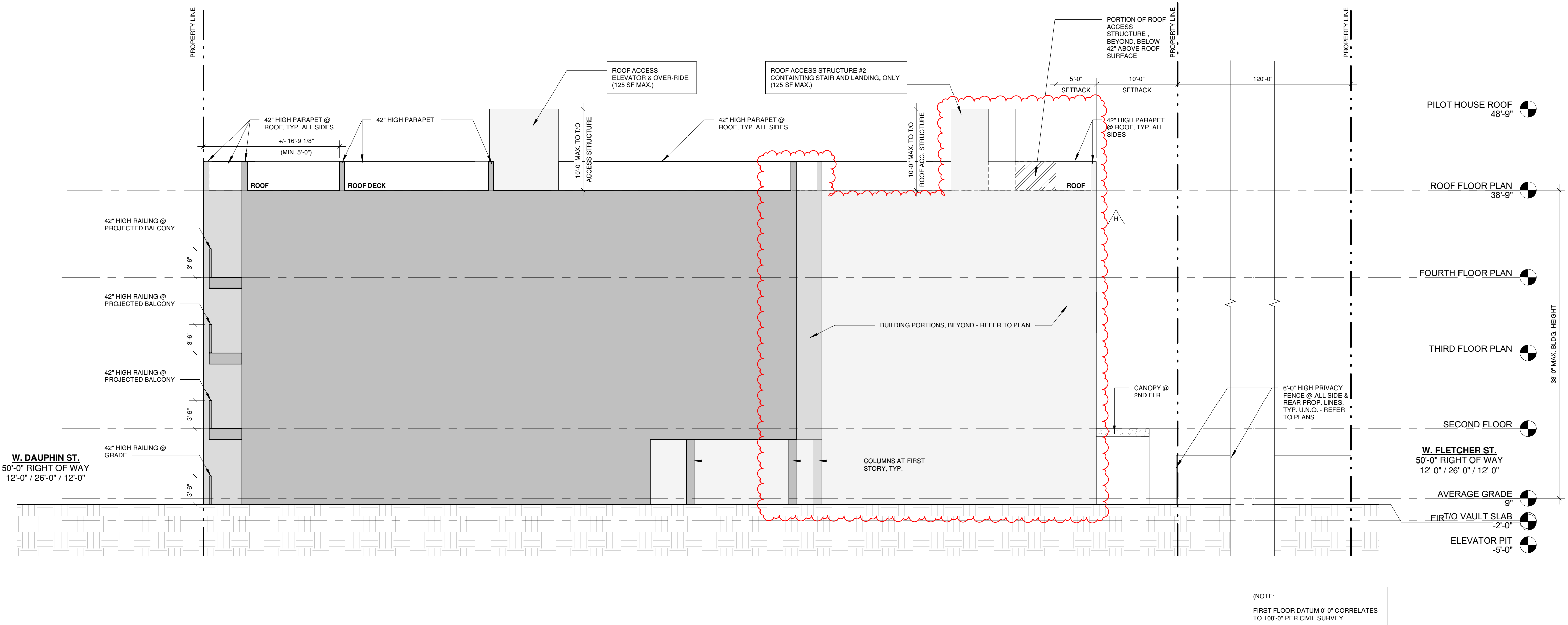
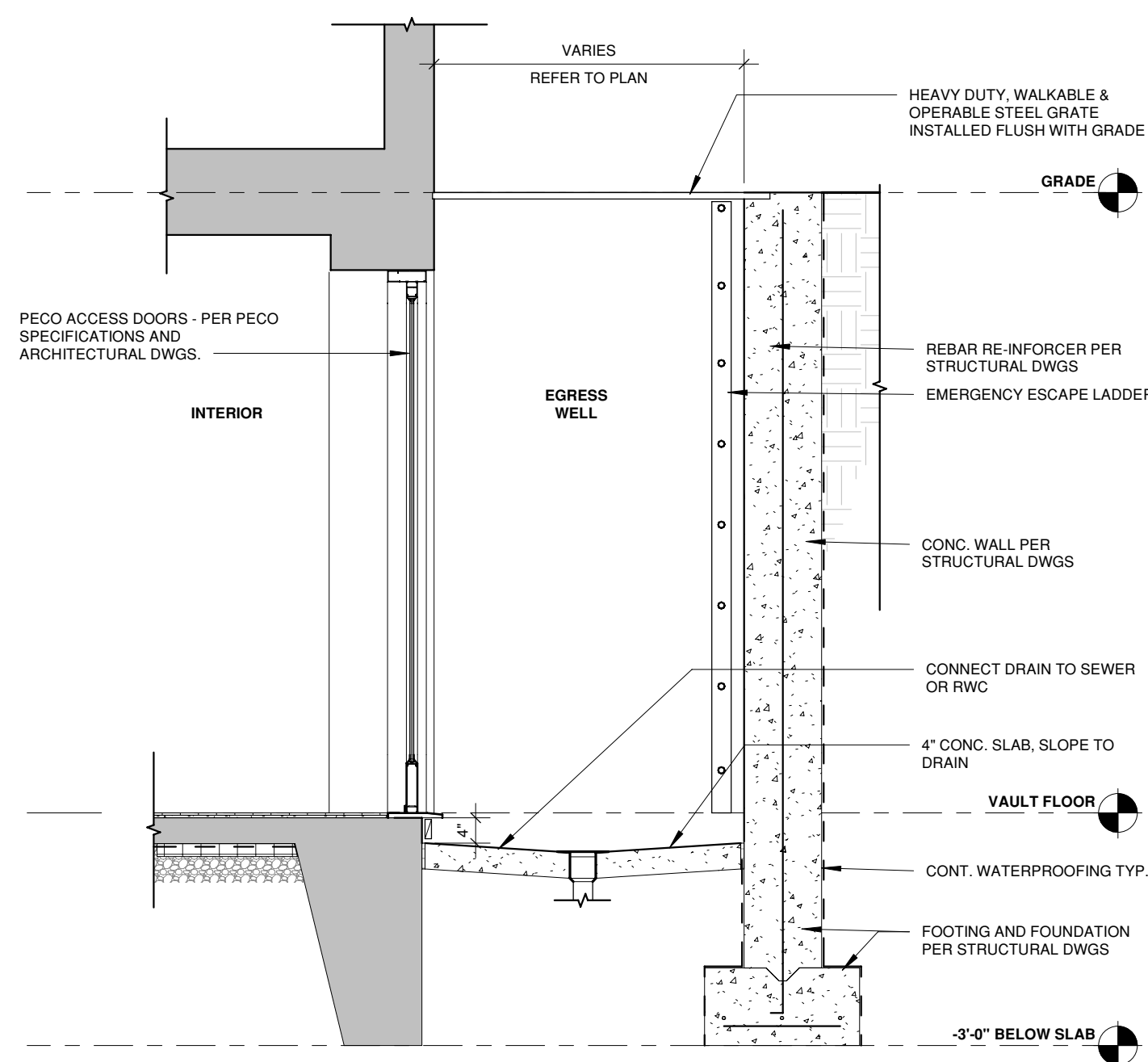
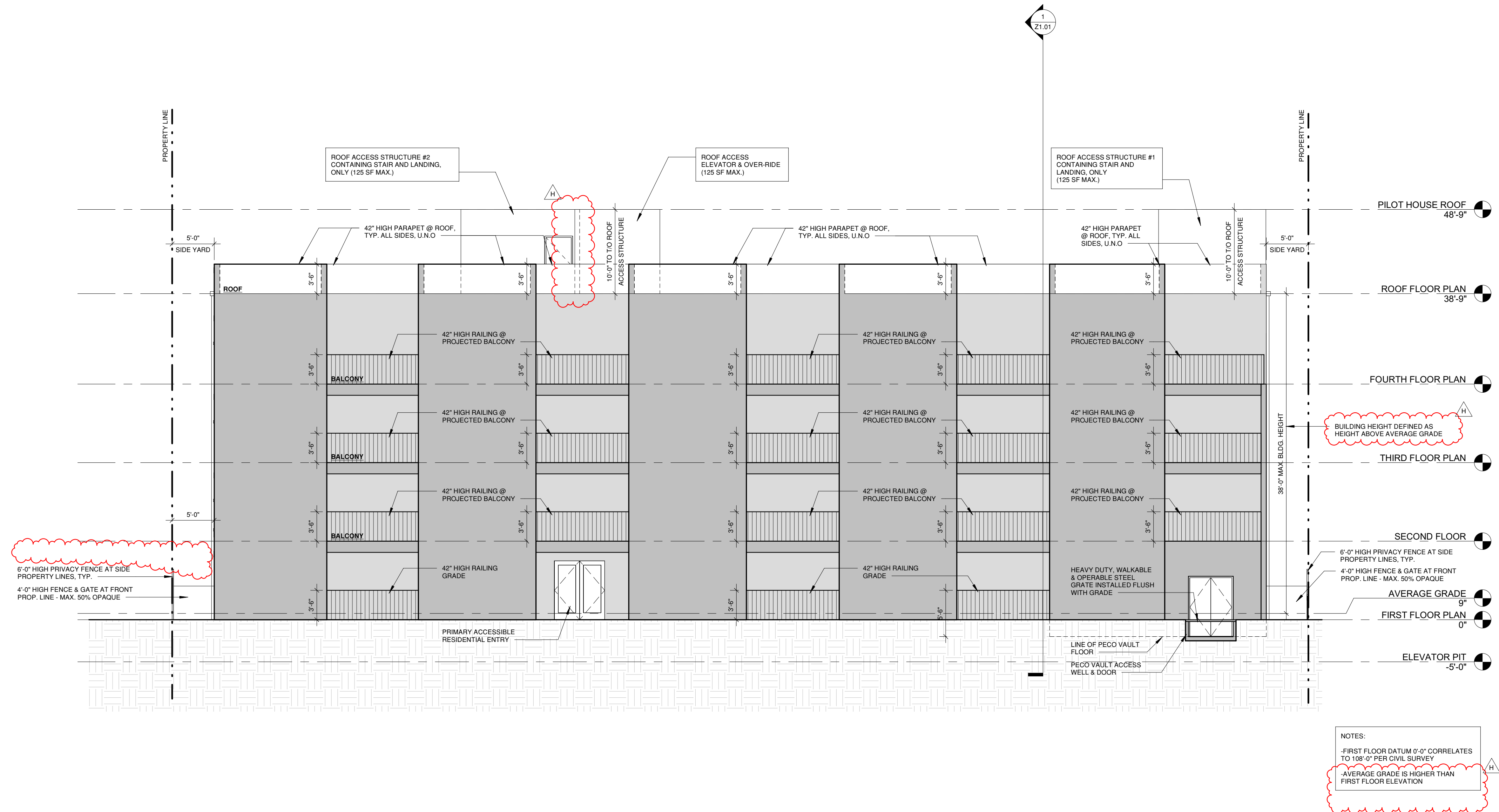
FURNISH ZONE FINISH	S
ZONES CONTRAST IN COLOR, MATERIALS AND/OR VEGETATION	50-100 25-15
NEW CONSTRUCTION (BUILDING & FOOTPAT)	50-100 25-15

4	SITE DETAILS
	SCALE: 1/4" = 1'-0"

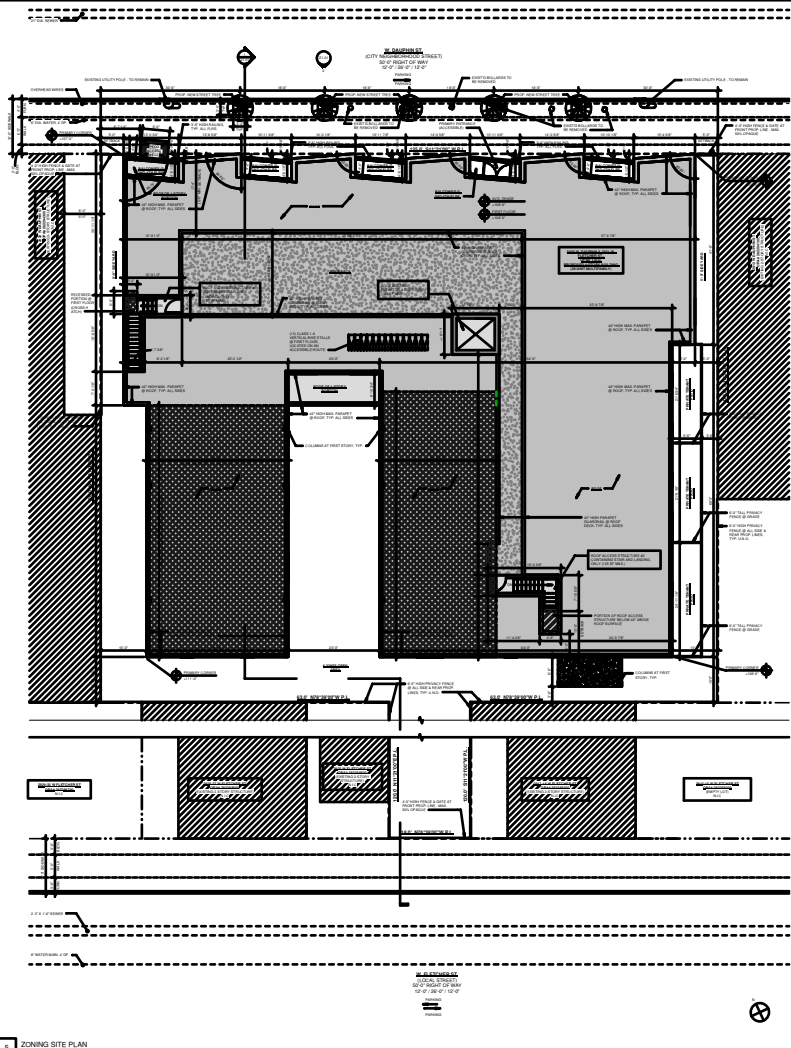
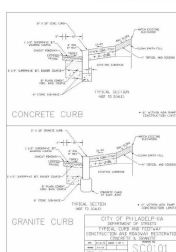
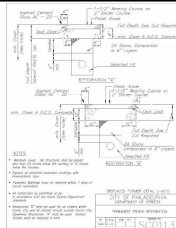
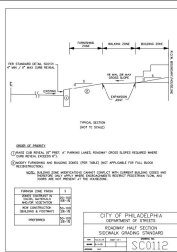
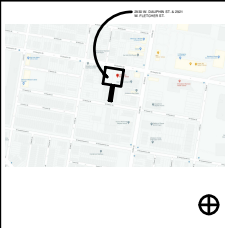


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NO.	DESCRIPTION	DATE	APPROVED
1	PHILADELPHIA DEPARTMENT OF STREETS		
2	DIVISION OF HIGHWAY SUPERVISORS		
3	COMMITTEE OF HIGHWAY SUPERVISORS		
4	APPROVAL FOR ZONING		
5	APPROVAL FOR ENCROACHMENT		
6	APPROVAL FOR CONSTRUCTION		
7	APPROVAL FOR MAINTENANCE		
8	APPROVAL FOR UTILITIES		
9	APPROVAL FOR TRAFFIC		
10	APPROVAL FOR SAFETY		
11	APPROVAL FOR ENVIRONMENT		
12	APPROVAL FOR HISTORIC		
13	APPROVAL FOR ARCHITECTURE		
14	APPROVAL FOR LANDSCAPE		
15	APPROVAL FOR LIGHTING		
16	APPROVAL FOR SIGNAGE		
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98	APPROVAL FOR UTILITIES		
99	APPROVAL FOR TRAFFIC		
100	APPROVAL FOR SAFETY		



W. DAUPHIN ST. - VIEW 1



W. DAUPHIN ST. - VIEW 2



W. DAUPHIN ST. - VIEW 3



W. FLETCHER ST. - VIEW 1



W. FLETCHER ST. - VIEW 2

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAY SUPERVISORS
APPROVAL FOR ZONING
APPROVAL FOR ENCROACHMENT
APPROVAL FOR CONSTRUCTION
APPROVAL FOR MAINTENANCE
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APPROVAL FOR LANDSCAPE
APPROVAL FOR LIGHTING
APPROVAL FOR SIGNAGE
APPROVAL FOR FURNITURE

NO BUILDING PERMIT IS TO BE ISSUED UNTIL APPROVAL OF THIS PLAN
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREET DEPARTMENT

ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (W. FLETCHER ST.)
STREETS PHOTOS
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER

APPLIED ELECTRONICALLY BY STREETS STAFF:
Titus Joy
ON: September 19, 2020
FOR CHIEF HIGHWAY ENGINEER



2350 W. DAUPHIN ST. & 2321 W. FLETCHER ST.
PHILADELPHIA, PA 19103



DATE: 09/19/20
DRAWN BY: TJ
CHECKED BY: TJ
SCALE: 1" = 100'

Z1.00

APPROVED
FOR ZONING ONLY
01/04/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
ERROR OR DEVIATION FROM THESE APPROVED
PLANS IT WILL REQUIRE THE APPROVAL OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User:

