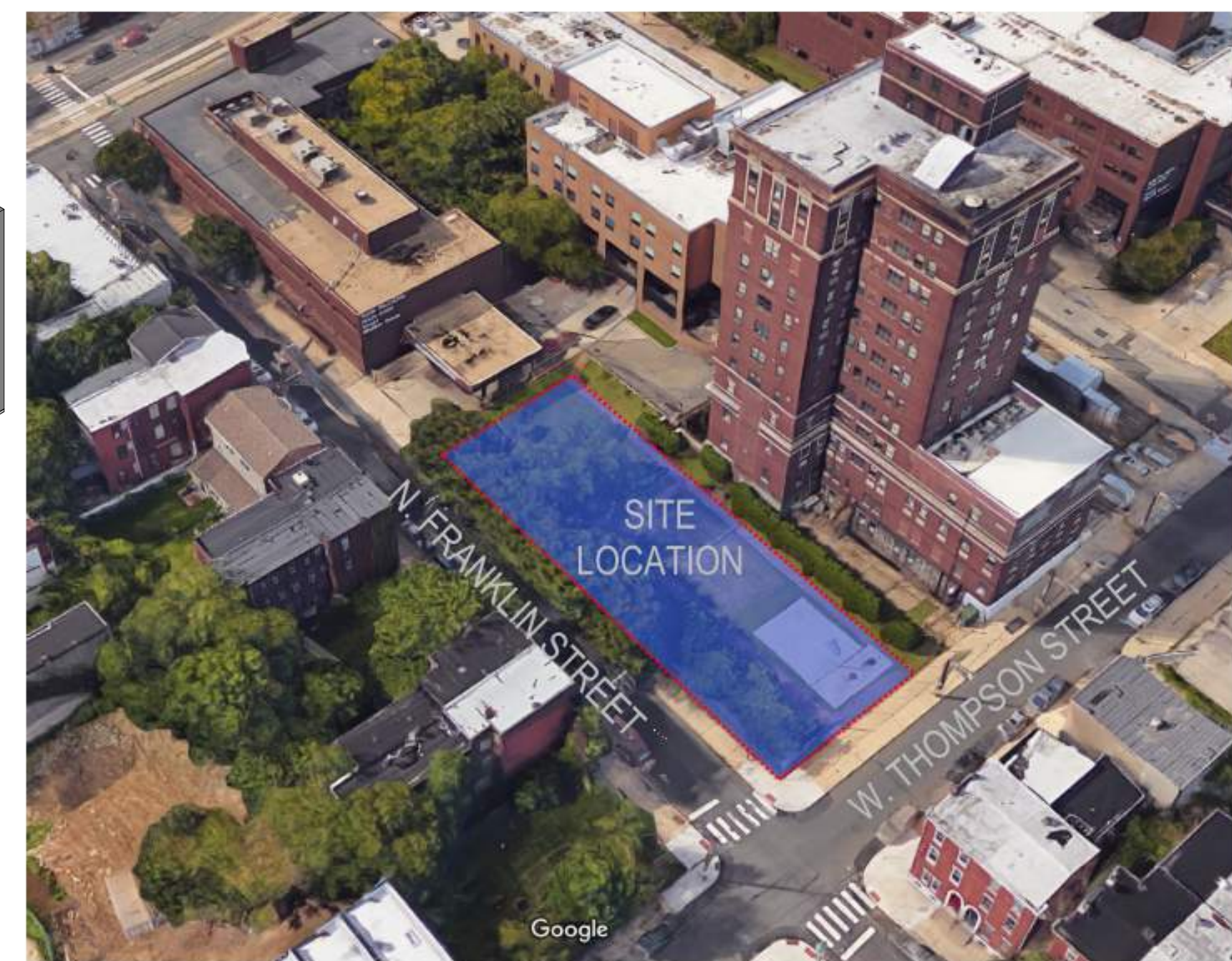
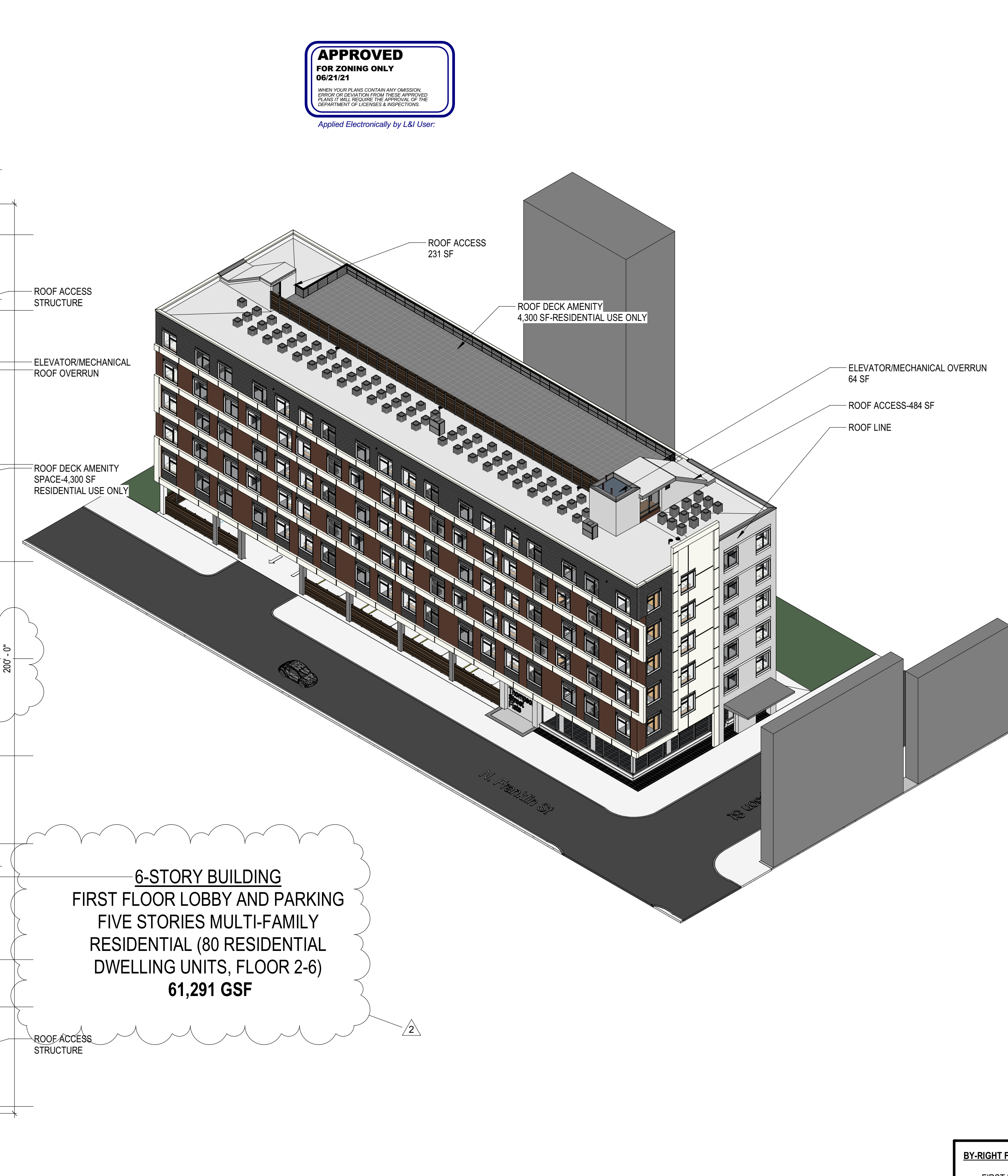




BASEMENT ADDITION Date 5

REVISIONS		
NO.	DATE	ISSUE
2	12.09.2020	REVISED ZONING
3	12.15.2020	STREETS REVISION
5	Date 5	BASEMENT ADDITION

DRAWING TITLE	
ZONING SUMMARY STUDY	
SCALE: As indicated	DRAWN BY: HJS
DATE: 11.05.2020	CHECKED BY:
SHEET NO.	
ZSD.01	
PROJECT NO.	2036

Zoning Permit

Permit Number ZP-2020-010084

LOCATION OF WORK 801 W GIRARD AVE Parcel B, Philadelphia, PA 19122	PERMIT FEE \$672.00	DATE ISSUED 6/22/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
Michael Phillips 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
For the erection of a semi-detached structure (w/roof deck and pilot houses enclosing access stairs only, and elevator overrun), size and location as shown on plan/application.

APPROVED USE(S)
Residential - Household Living - Multi-Family

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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-010084

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

801 W GIRARD AVE Parcel B, Philadelphia, PA 19122

ADDITIONAL USE DETAILS

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

For use of Multi-Family Household Living (Eighty (80) Dwelling Units) at the 2nd-6th Floors, with accessory parking at 1st Floor (nineteen (19) parking spaces including one (1) van-accessible space and two (2) auto share spaces), and twenty-seven (27) Class 1A bicycle parking spaces (located on 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 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.