

Zoning Permit

Permit Number ZP-2021-002698

LOCATION OF WORK 214 VINE ST Parcel A, Philadelphia, PA 19106-1213	PERMIT FEE \$672.00	DATE ISSUED 3/15/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

APPLICANT
Adam Montalbano DBA: Moto Designshop, Inc. 228 Vine StreetPhiladelphia, PA 19106USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

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.

 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

214 VINE ST Parcel A, Philadelphia, PA 19106-1213

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TWENTY-NINE (29) DWELLING UNITS AND OFF-SITE PARKING (ZONING CODE SECTION 14-802(9)) NINE (9) ACCESSORY PARKING SPACES INCLUDING ADA SPACE (PERMIT APPROVED UNDER # ZP-2021-001412, 231-35 N 2ND ST.) AND TEN (10) ACCESSORY BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

This permit is subject to the following specific conditions.

CONDITIONS

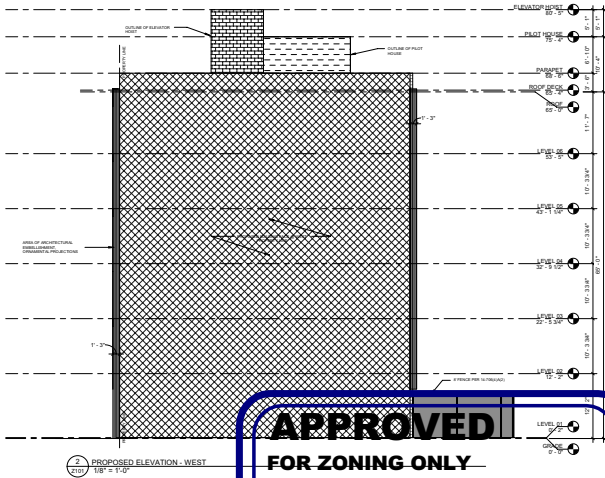
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



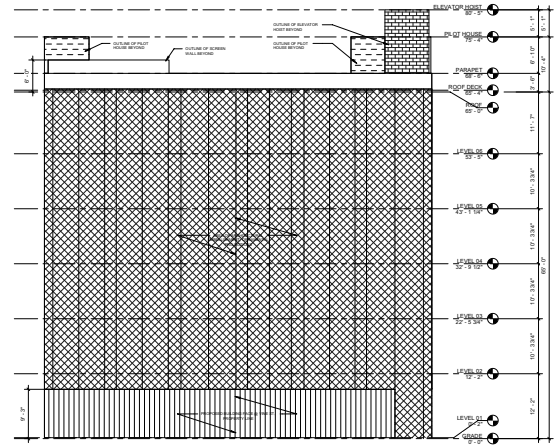
TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.



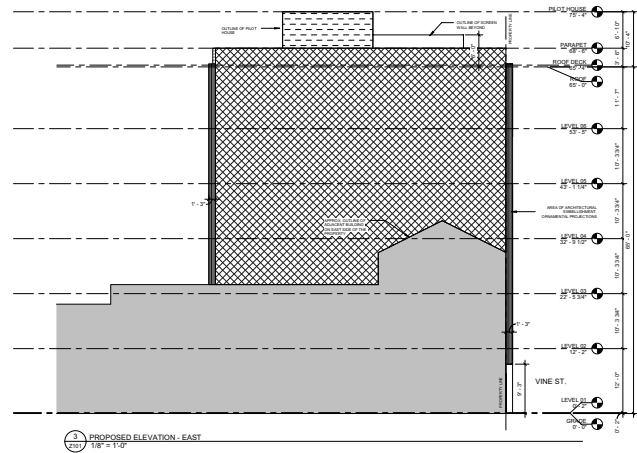
APPROVED
FOR ZONING ONLY
03/15/21

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:



1. PROPOSED ELEVATION - VINE ST
1/8" = 1'-0"



2. PROPOSED ELEVATION - EAST
1/8" = 1'-0"

1 - Changemark note #01

Status as of Wednesday, November 25, 2020 10:14:42 PM

Type: Dept. of LI

State: Misc.

Created by :PAULOSE ISSAC

On :Wednesday, November 25, 2020 10:14:42 PM

Type :Dept. of LI

State :Misc.

Please provide documentations for the proposed Off-Site Parking spaces including copy of approved zoning permit and site plan (Off-Site Parking) for final review / approval.

In according to zoning code section 14-802(9), Required accessory parking in an RMX-1, RMX-2, RMX-3, CMX-3, CMX-4, or CMX-5 zoning district may be provided on a lot separate from the lot on which the principal use is located; provided that the parking complies with all of the following standards.

- (a) Off-site accessory parking must be within 1,000 ft. of an entrance to the principal use that the parking serves, as measured along the shortest legal pedestrian route.
- (b) Off-site accessory parking must be located in a district where either non-accessory parking is a permitted use or the proposed location has zoning approval for non-accessory parking, except in the RMX-1 or RMX-2 district where off-site accessory parking must be located within the RMX-1 or RMX-2 district.
- (c) Off-site parking shall only serve occupants of or visitors to the principal use.
- (d) In the event that the off-site parking is not under the same ownership as the principal use served, a written agreement between the record owners shall be submitted to L&I with the zoning permit application.
- (e) If any parking is provided on-site, it shall include required accessory parking for persons with disabilities before providing other parking spaces

----- 0 Replies -----



Applied Electronically by L&I User: