

Zoning Permit

Permit Number ZP-2021-000369

LOCATION OF WORK 3609 SPRING GARDEN ST Parcel C, Philadelphia, PA 19104-2351	PERMIT FEE \$672.00	DATE ISSUED 2/10/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

APPLICANT
Craig Deutsch DBA: Harman Deutsch Corp 1225 N 7th Street Philadelphia, PA 19122USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
Erection of an attached structure (size and location as shown on plans, no sign on this permit)

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

3609 SPRING GARDEN ST Parcel C, Philadelphia, PA 19104-2351

ADDITIONAL USE DETAILS

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

13 Dwelling Units

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.

Upload Files	Approve	Stamp	Set Status	Document Search			
Type / Document		Document Type	Status	Markups	Review Status		
(2) Application Documents				1			
Mixed-Income-App_3609-11_Spring Garden.pdf Oct 5, 2020 at 15:14PM		Development / Use Bo...	Provided		PCPC - Development ePlan	×	
2 ACCELERATED APL.pdf Oct 6, 2020 at 09:50AM		Accelerated Plan Revie...	Provided				×
(3) Zoning Plans (Z-series)				2			
(3) Zoning Plans (Z-series)				2			
3609-11 Spring Garden Street Legal Sealed.pdf Oct 5, 2020 at 15:13PM		Zoning Plans (Z-series)...	Provided		PCPC - Development ePlan	×	
3609-11 Spring Garden Plan Sealed.pdf Oct 5, 2020 at 15:13PM		Zoning Plans (Z-series)...	Approved		LI Accelerated Zoning ePlan, PCPC - Development ePlan	×	
Z RFI 2_3609-11 Spring Garden.pdf V2 Nov 5, 2020 at 11:52AM		Zoning Plans (Z-series)...	Provided		Streets - Standard ePlan, LI Accelerated Zoning ePlan	×	
(3) Dept. of Streets Review Documents							
(1) Dept. of Streets Plan Review Checklist							
3 Streets Checklist No. 1.pdf Oct 5, 2020 at 15:13PM		Dept. of Streets Revie...	Provided				×
(2) Dept of Streets site plans, details, etc.							
4 STREETS APP.pdf Oct 5, 2020 at 15:13PM		Dept. of Streets Revie...	Provided				×
5 3609-11 Spring Garden Street Photos.pdf Oct 5, 2020 at 15:13PM		Dept. of Streets Revie...	Provided				×



Applied Electronically by L&I User:



PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
STREET CLOSURE PERMITTING ONLY - C-1

PLANS APPROVED (WITHOUT STAMPED PLANS BY THE
CITY ENGINEER) APPROVAL OF STATE PLANS
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AS NOTED ON THE PERMIT. REVIEW BY THE STREETS DEPARTMENT

02/23/21

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS

Shane P. McHully

Shane P. McHully
PA ULC CERT # 005374

BENJAMIN BARON

ON: November 18, 2020
FOR CHIEF HIGHWAY ENGINEER

STREETS STAFF: