



Zoning Permit

Permit Number ZP-2023-007494

LOCATION OF WORK 970 N DELAWARE AVE, Philadelphia, PA 19123-3111	PERMIT FEE \$1,978.00	DATE ISSUED 1/2/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER POPLAR DELAWARE DEVELOPEME	970 N DELAWARE AVE PHILADELPHIA, PA 19123-
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OWNER CONTACT 1 Amos Dikenstein	901 N Penn St, Reef Tower - Unit FC-1, Philadelphia PA 19123
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of a detached structure (Building "A") with roof deck and roof deck access structures. Roof deck accessory to multi-family household living residential use only. Size and location as shown on plans. No changes to previously approved Buildings "B," "C," "D," "E," or "F" this permit. See ZP-2020-007040 and ZP-2020-009612 for prior lot adjustment (consolidation) and development approvals.

APPROVED USE(S) Residential - Household Living - Multi-Family; Visitor Accommodations
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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

970 N DELAWARE AVE, Philadelphia, PA 19123-3111

ADDITIONAL USE DETAILS

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

For use of Building "A" as two (2) vacant commercial spaces (separate Use Registration Permits required), one hundred twenty (120) dwelling units (multi-family household living), and four (4) visitor accommodations units with accessory Class 1A bicycle parking spaces and ten (10) accessory structured parking spaces including two (2) accessible / van-accessible spaces, one (1) electric vehicle space, and two (2) car share spaces. No changes to previously approved Buildings "B," "C," "D," "E," or "F" this permit. New totals for uses of all buildings / development are six (6) vacant commercial spaces (separate Use Registration Permits required), five hundred four (504) dwelling units (multi-family household living), four (4) visitor accommodation units, and personal services (Building "F"; accessory to multi-family household living use) with one hundred ninety-six (196) accessory Class 1A bicycle parking spaces, three (3) off-street loading spaces, and one hundred forty (140) accessory vehicle parking spaces including twelve (12) accessible / van-accessible spaces, ten (10) electric vehicle spaces, and two (2) car share spaces.

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.