

Zoning Permit

Permit Number ZP-2021-006592

LOCATION OF WORK 3729-31 LANCASTER AVE, Philadelphia, PA 19104-2334	PERMIT FEE \$1,086.00	DATE ISSUED 6/24/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER PIERCE PATRICIA V, MUELLER CHRISTINE	425 ROUMFORT RD PHILADELPHIA PA 19119
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th Street Philadelphia, PA 19122USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECKS ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN. FOR A VACANT COMMERCIAL SPACE (SEPARATE USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) AT THE GROUND FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING FOR SIXTEEN(16) DWELLING UNITS. ALSO TO PROVIDE SIX(6) BICYCLE STALLS. GREEN ROOF BONUS AND MIXED INCOME HOUSING BONUS INCLUDED. AMENDED AS OF 7/7/2021 TO INCLUDE THE COMPLETE DEMOLITION OF EXISTING STRUCTURES.
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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. Permit must be posted within 5 days of issuance.	 Post a copy of this permit in a conspicuous location along each frontage.
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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3729-31 LANCASTER AVE, Philadelphia, PA 19104-2334

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

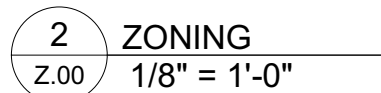
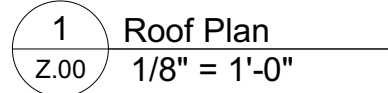
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



3-1	42" HIGH GUARDRAIL / PARAPET
3-2	PARAPET (SEE SECTION / ELEV. FOR HEIGHTS)
3-3	GREEN ROOF; AREA NOT TO BE OCCUPIED
3-4	ROOF DECK
3-5	PILOT HOUSE (NOT TO EXCEED 165 SF)
3-6	GRAVEL AT MECH PAD
3-7	PROPOSED GREEN ROOF
3-8	ELEVATOR AND OVERUN (NOT TO EXCEED 130 SF)
2-1	PROJECTED BAY
2-2	PROPOSED BALCONY @ 1ST FLOOR
2-3	PROPOSED BALCONY @ 2ND FLOOR
2-4	PROPOSED @ 1ST FLOOR
2-5	PROPOSED BALCONY
2-6	AWNING
2-7	CORNICE
2-8	DECK W/ POST @ 2ND FLOOR
2-9	AWNING
1-1	AREA WAY - EGRESS WELL, REFER TO DETAIL
1-1A	AREA WAY - PECO ACCESS WELL
1-2	EXISTING DRIVEWAY
1-3	EXISTING DRIVEWAY / DRIVEWAY
1-4	EXISTING DRIVEWAY
1-5	6'-0" FENCE (AT PROPERTY LINE, TYP.)
1-6	EXISTING DRIVEWAY
1-7	EXISTING DRIVEWAY
1-8	EXISTING DRIVEWAY
1-9	EXISTING DRIVEWAY
1-10	EXISTING DRIVEWAY
1-11	PROPOSED CLASS 1A BIKE STALL IN BASEMENT ON ACCESSIBLE ROUTE
1-12	PROPOSED CLASS 1A BIKE STALL
1-13	PROPOSED CLASS 1A BIKE STALL
1-14	PROPOSED CLASS 1A BIKE STALL
0-1	EXISTING DRIVEWAY
0-2	EXISTING UTILITY POLE
0-3	EXISTING DRIVEWAY
0-4	CURB CUT TO BE FILLED
0-5	EXISTING STREET TREE TO REMAIN



Applied Electronically by L&I User:

7.00