

# Zoning Permit

Permit Number ZP-2020-004065

|                                                                       |                        |                          |
|-----------------------------------------------------------------------|------------------------|--------------------------|
| LOCATION OF WORK<br><br>1701 RACE ST Parcel C, Philadelphia, PA 19103 | PERMIT FEE<br>\$672.00 | DATE ISSUED<br>7/30/2020 |
|                                                                       | ZBA CALENDAR           | ZBA DECISION DATE        |
|                                                                       | ZONING DISTRICTS       |                          |

PERMIT HOLDER

APPLICANT  
Hercules Grigos DBA: KLEHR HARRISON HARVEY BRANZBUR 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURES ON LOT; FOR THE ERECTION OF ONE(1) DETACHED STRUCTURE WITH BALCONIES AND AMENITIES.SIZE AND LOCATION AS SHOWN IN THE 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

 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

1701 RACE ST Parcel C, Philadelphia, PA 19103

## ADDITIONAL USE DETAILS

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

FOR A VACANT COMMERCIAL SPACE ON GROUND FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) WITH MULTI-FAMILY HOUSEHOLD LIVING ( 273 DWELLING UNITS) FROM SECOND FLOOR THROUGH 23RD FLOORS WITH FOURTEEN(14) ACCESSORY PARKING SPACES INCLUDING WITH ONE(1) ACCESSIBLE SPACE; TWO(2) RESERVOIR SPACES; ONE(1) LOADING SPACE AND WITH 92 1A BICYCLE SPACES IN AN ACCESSIBLE ROUTE AT BASEMENT ; EXISTING RELIGIOUS CONVENT WITH ACCESSORY SURFACE PARKING SPACES ( 222 N 17TH ST) , EXISTING SURFACE PARKING SPACES ( 198 SPACES)(TOTAL 211 PARKING SPACES INCLUDING TOTAL 212 PARKING SPACES) ( 1700 VINE ST) AND EXISTING RELIGIOUS ASSEMBLY WITH ACCESSORY PARKING SPACES ON LOT 209-25 N 18TH ST ( ALL LOTS WILL BE BIND AS A UNITY OF USE).

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](http://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.