

Zoning Permit

Permit Number ZP-2020-008109

LOCATION OF WORK 712 N PRESTON ST, Philadelphia, PA 19104-1731	PERMIT FEE \$1,257.00	DATE ISSUED 1/28/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1, RM1	

PERMIT HOLDER ALPHAPAD LLC	3149 W THOMPSON ST PHILADELPHIA PA 19121
-------------------------------	--

APPLICANT Eric Madsen DBA: Permit Philly LLC	100 S JUNIPER ST3RD FLR PHILADELPHIA, PA 19107USA
---	---

TYPE OF WORK Combined Lot Line Relocation and New Development
--

APPROVED DEVELOPMENT FOR THE LOT ADJUSTMENT TO CREATE ONE(1) PARCEL "PARCEL C" FROM TWO(2) OPA ACCOUNTS (712 PRESTON ST AND 714 PRESTON ST) "PARCEL A" AND "PARCEL B". 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.

Zoning Permit

Permit Number ZP-2020-008109

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

712 N PRESTON ST Philadelphia, PA 19104-1731

714 N PRESTON ST Philadelphia, PA 19104-1731

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 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.

