

Zoning Permit

Permit Number ZP-2022-001394

LOCATION OF WORK 2456 FRANKFORD AVE PARCEL A, Philadelphia, PA 19125-1638	PERMIT FEE \$872.00	DATE ISSUED 10/27/2021
	ZBA CALENDAR	ZBA DECISION DATE 10/27/2021
	ZONING DISTRICTS RSA5 CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
*** AMENDMENT APPROVED ON 11/18/2022: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT ZP-2022-001394, TO DOCUMENT the following CHANGES TO, THE BUILDING HEIGHT HAS BEEN REDUCED FROM 43'-0" TO 42'-6 7/8"; AND THE SIDE YARD ALONG FRANKFORD AVE HAS BEEN REDUCED FROM 6'-0" WIDE TO 5'-7" (DUE TO AN ENCROACHMENT ON THE PROPERTY FROM AN ADJACENT STRUCTURE); AND THE RESIDENTIAL ROOF DECK HAS BEEN REMOVED; AND THE PILOT HOUSE TO THE ROOF HAS BEEN

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)
With Proviso: Revised plans, 1 page, approved today (MI-2021-003089).

 **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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REMOVED; AND ALL EXTERIOR BALCONIES HAVE BEEN REMOVED (BALCONIES FACING FRANKFORD AVE, MARTHA ST, AND THE INTERIOR COURTYARD); AND THE LOCATION OF COVERED BICYCLE STORAGE HAS MOVED; AND THE SOLAR ARRAY NO LONGER 9'-0" ABOVE THE ROOF LEVEL; AND THE SQUARE FOOTAGE OF THE SOLAR ARRAY HAS BEEN REDUCED FROM 3,340 SF TO 1,820 SF

AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS***

FOR THE ERECTION OF A DETACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE AND PRIVATE RESIDENTIAL FRONT DECK FROM SECOND TO FOURTH FLOOR AND ERECTION OF ROOF TOP MOUNTED SOLAR COLLECTORS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2456 FRANKFORD AVE PARCEL A, Philadelphia, PA 19125-1638

ADDITIONAL USE DETAILS

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

FOR ONE VACANT COMMERCIAL SPACE (USE AS PERMITTED IN CMX-2) ON FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING SIXTEEN (16) UNITS AT THE BASEMENT THROUGH FOURTH FLOORS AND SIX (6) CLASS 1A BICYCLE PARKING SPACES ON ACCESSIBLE ROUTE (NO NEW SIGNS AS PART OF 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.

