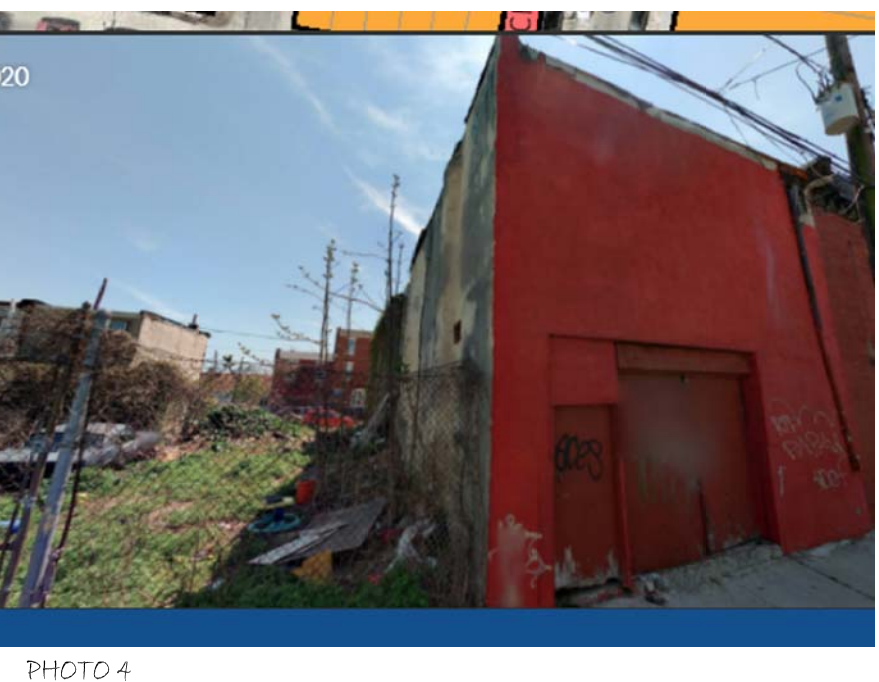
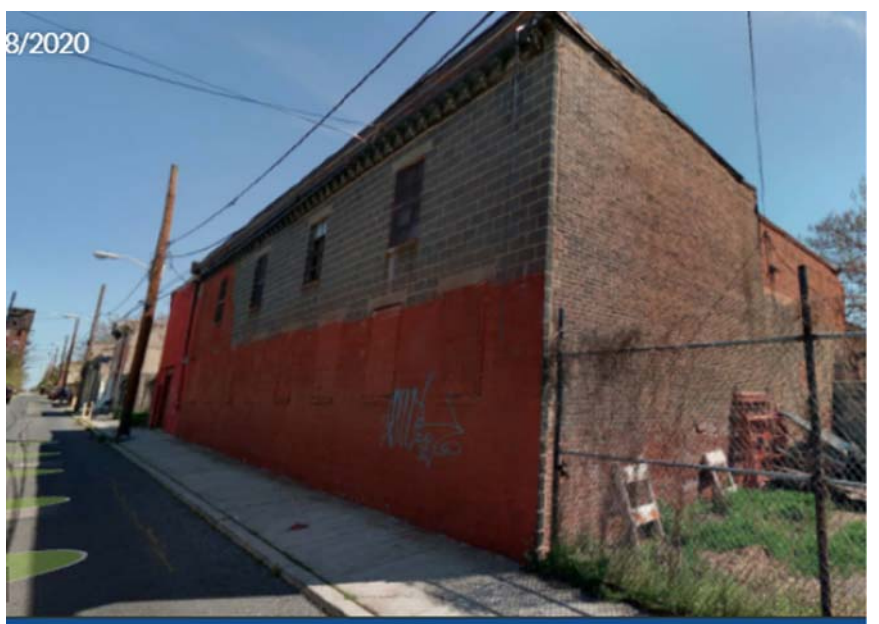
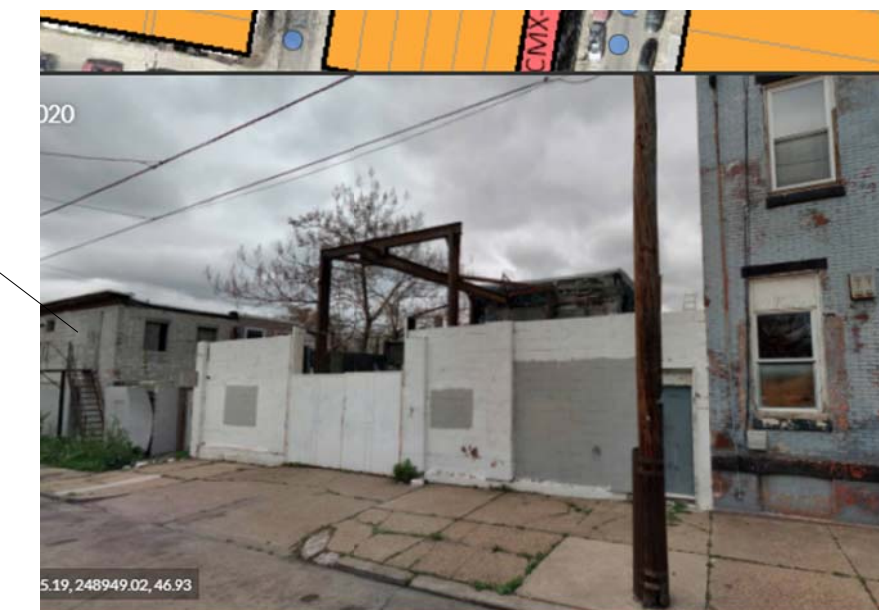


THE UNDERGROUND UTILITY (LINE PROTECTION LAW)
ARTICLE 20 OF THE LAW NUMBER 201 OF 1999
(PUBLISHED 100 IN JANUARY 2000)

SERIAL NO. 20211543071 (word 19)

PHOTO OF NOTING UTILITY SHOWN HEREON HAS BEEN
OBTAINED FROM THE UTILITY COMPANY BY THE LAND GRANT
OWNER OF THE LAND. THE INFORMATION ON ACCURACY OF THIS SIZE
AND POSITION OF THE UTILITY LOCATION OF THE UTILITY IS NOT
GUARANTEED TO BE COMPLETED. PRELIMINARY REQUIREMENTS OF
THE LAND GRANTING ACT 201 OF 1999, AS AMENDED BY ACT 117 OF
2000, HAVE BEEN MET. THE UTILITY INFORMATION IS NOT TO BE
USED FOR UNDERGROUND UTILITY OF NOTING FACILITY OWNERS
OF THE ONE-CLASS TYPING AND TWO-CLASS TYPING. THE UTILITY
LAW IS DATED PRIOR TO REVISION OR DESTRUCTION PHOTO.

A photograph showing a residential street scene. In the foreground, the rear of a red car is visible. A white wall runs along the side of the road. In the background, there are trees and a building with a dark roof. The image is somewhat blurry and has a low resolution.

Per 14-701(1)(d)-(1), the City Planning Commission has determined that:

Mascher St. _____ is the primary street;

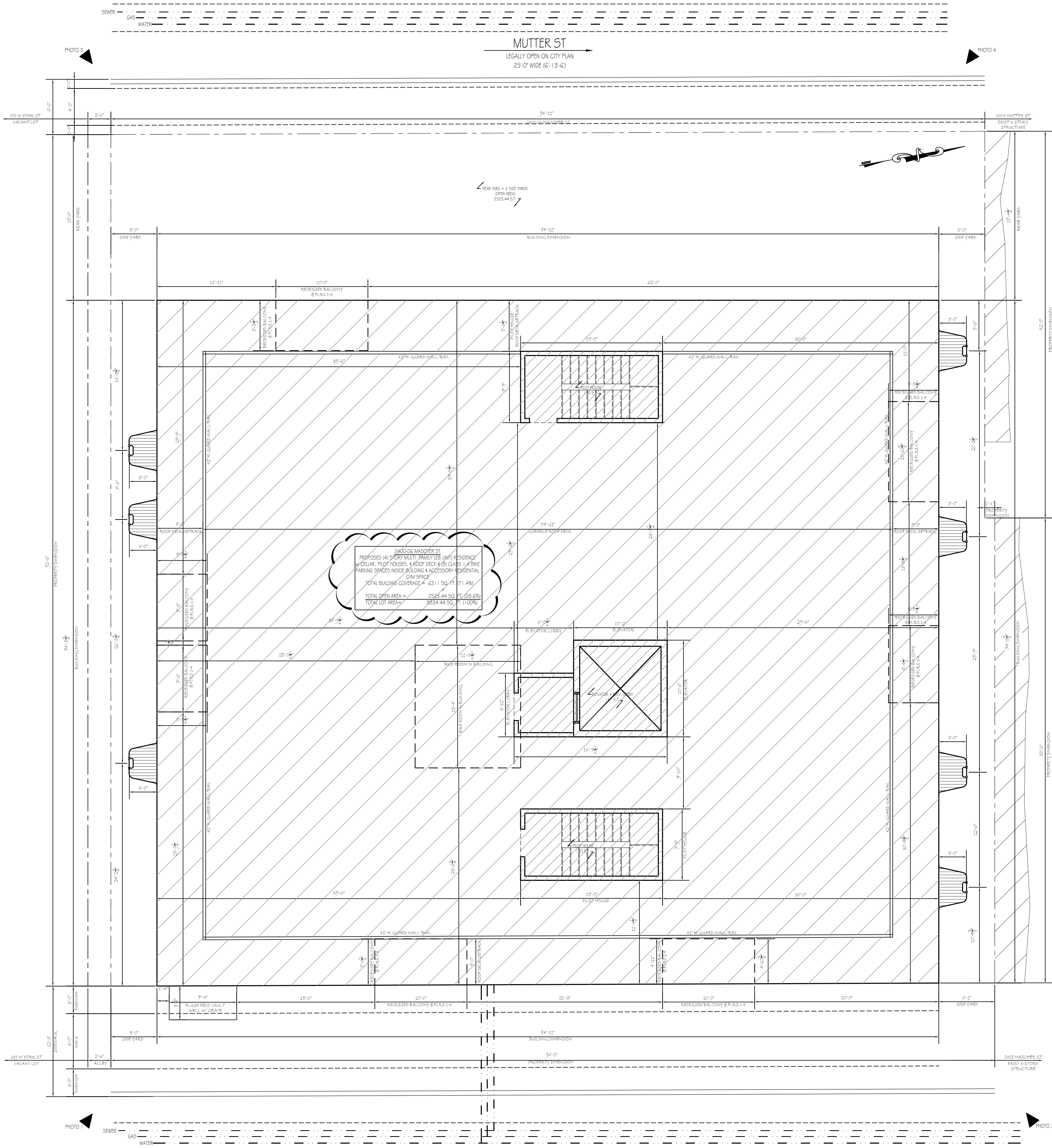
Opposite of _____ Street is the rear;

_____ Street is the rear street

Applied Electronically by: **AARON HOLLY**

March 16, 2022

PHILADELPHIA CITY PLANNING COMMISSION

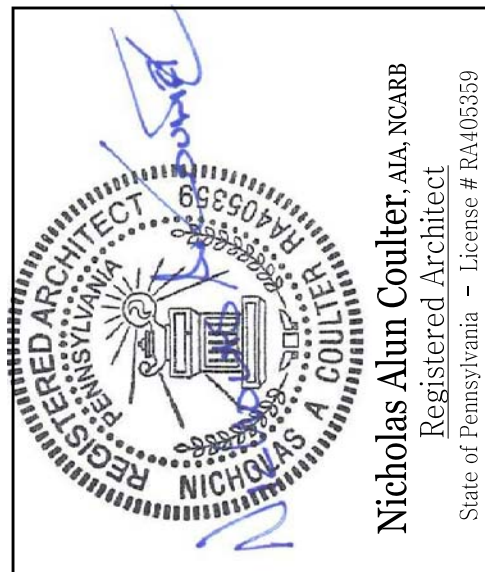


MASCHER ST
LEGALLY OPEN ON CITY PLAN
50'-0" WIDE (12'-26"-12')

3
Z-1

ZONING PLAN

SCALE: 3/16"=1'-0"



PROPOSED MULTI-FAMILY BUILDING
2400-06 MASCHER ST
PHILADELPHIA, PENNSYLVANIA

ZONING PLAN & ELEVATIONS

PROJECT

DWG. TITLE

REVISIONS:
3.14.22 REV -
GREEN ROOF REMOVED
3 LOW INC. UNITS ONSITE

DRAWN BY: LD
CHECKED BY: HK
DATE: 1/12/2021
SCALE: AS NOTED

JOB NO: 2400-06 MASCHET
FILE: 2400-06 MASCHET

$$Z^{-1}$$

Zoning Permit

Permit Number ZP-2022-005998

LOCATION OF WORK 2400 MASCHER ST T-C-303111, Philadelphia, PA 19133	PERMIT FEE \$887.00	DATE ISSUED 5/24/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF ONE (1) DETACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. (LOW INCOME BONUS APPLIED: AN ADDITIONAL 6 FT HEIGHT BONUS APPLIED TO THIS PERMIT (14-702(7)(b)(6) AND (c)). SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.
- 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.

Zoning Permit

Permit Number ZP-2022-005998

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2400 MASCHER ST T-C-303111, Philadelphia, PA 19133

ADDITIONAL USE DETAILS

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

FOR MULTI-FAMILY HOUSEHOLD LIVING TOTAL TWENTY-EIGHT (28) DWELLING UNITS (LOW INCOME BONUS ADDITIONAL 9 UNITS APPLIED TO THIS PERMIT (14-702(7)(b) (.6) AND (c); INCLUDING ALL BONUSES TOTAL 28 UNITS) AND TEN (10) OFF STREET BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.

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.