

Zoning Permit

Permit Number ZP-2021-009975

LOCATION OF WORK 862-72 N 41ST ST, Philadelphia, PA 19104-1505	PERMIT FEE \$1,412.00	DATE ISSUED 10/4/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 41BROWN LLC	614 S 4th st 510 Philadelphia, Pennsylvania 19147
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF SIDE AND REAR ADDITION WITH CELLAR AND ERECTION OF ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES TO CREATE AN ATTACHED STRUCTURE AS PART OF EXISTING (DETACHED) STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

862-72 N 41ST ST, Philadelphia, PA 19104-1505

ADDITIONAL USE DETAILS

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

FOR HOUSEHOLD LIVING MULTI-FAMILY SIXTEEN (16) DWELLING UNITS AND EXISTING SIX (6) DWELLING UNITS (TOTAL TWENTY-TWO (22) UNITS) WITH TEN (10) CLASS 1A BICYCLE PARKING SPACES ON AN ACCESSIBLE ROUTE.

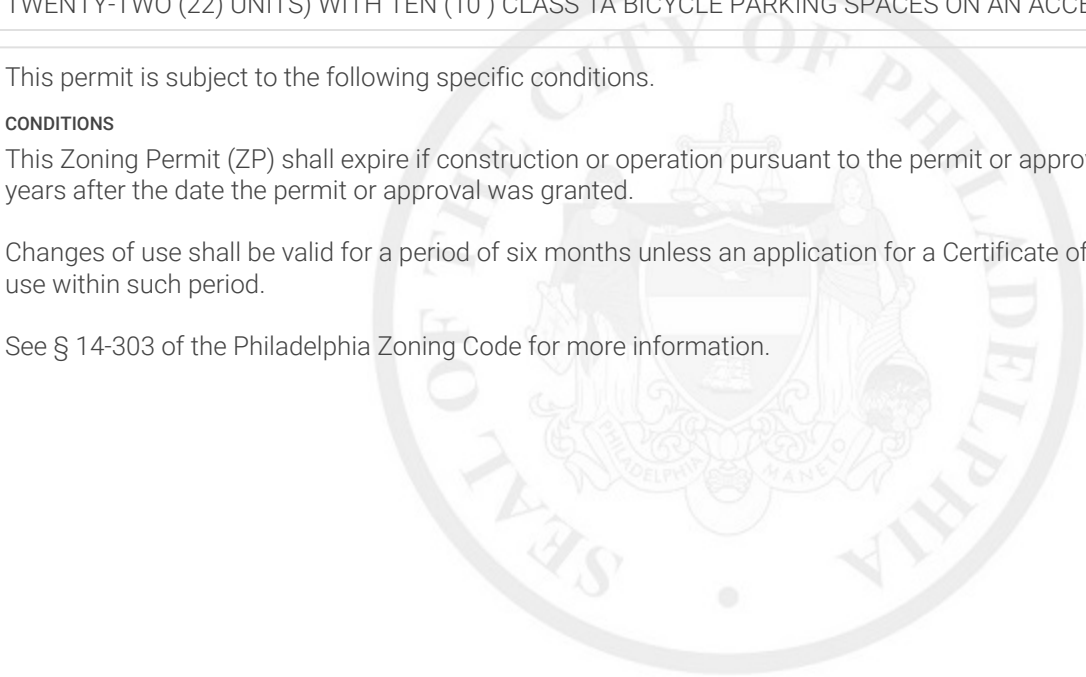
This permit is subject to the following specific conditions.

CONDITIONS

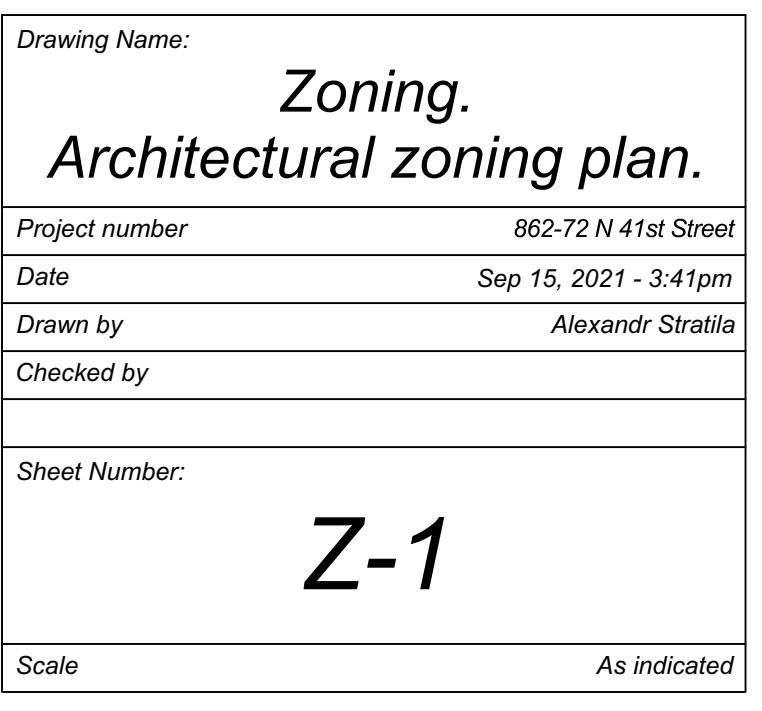
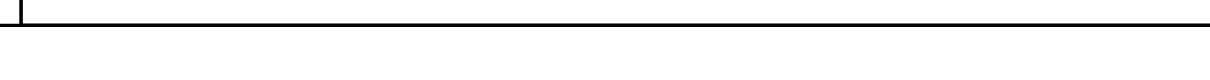
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



PARCEL #	ADDRESS	AREA	PROPOSED
062254100	862-72 N 41st Street	10,090.3 Sq. Ft.	10,090.3 Sq. Ft.

614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
OFFICE: (215) 268-6151
FAX: (215) 814-8941

EMAIL: PLANS@HaverfordSq.com

OWNER:

**FRIENDS
REHABILITATION PR**



Know what's below.
Call before you dig.



ISSUED BY:
Haverford Square Designs
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX
ONLY

☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE

DATE

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE
BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

Rev. 0	Initial Permit Submission	August 18, 2021
Rev. 1	Initial Permit Submission	August 25, 2021
Rev. 2	Initial Permit Submission	September 2, 2021
Rev. 3	Initial Permit Submission	September 8, 2021
Rev. 4	Initial Permit Submission	September 15, 2021

Project Name:

**862-72 N 41st Street,
Philadelphia, PA 19104**

Drawing Name:

Sections. Perimeter wall.

Project number 862-72 N 41st Street

Date Sep 15, 2021 - 3:41pm

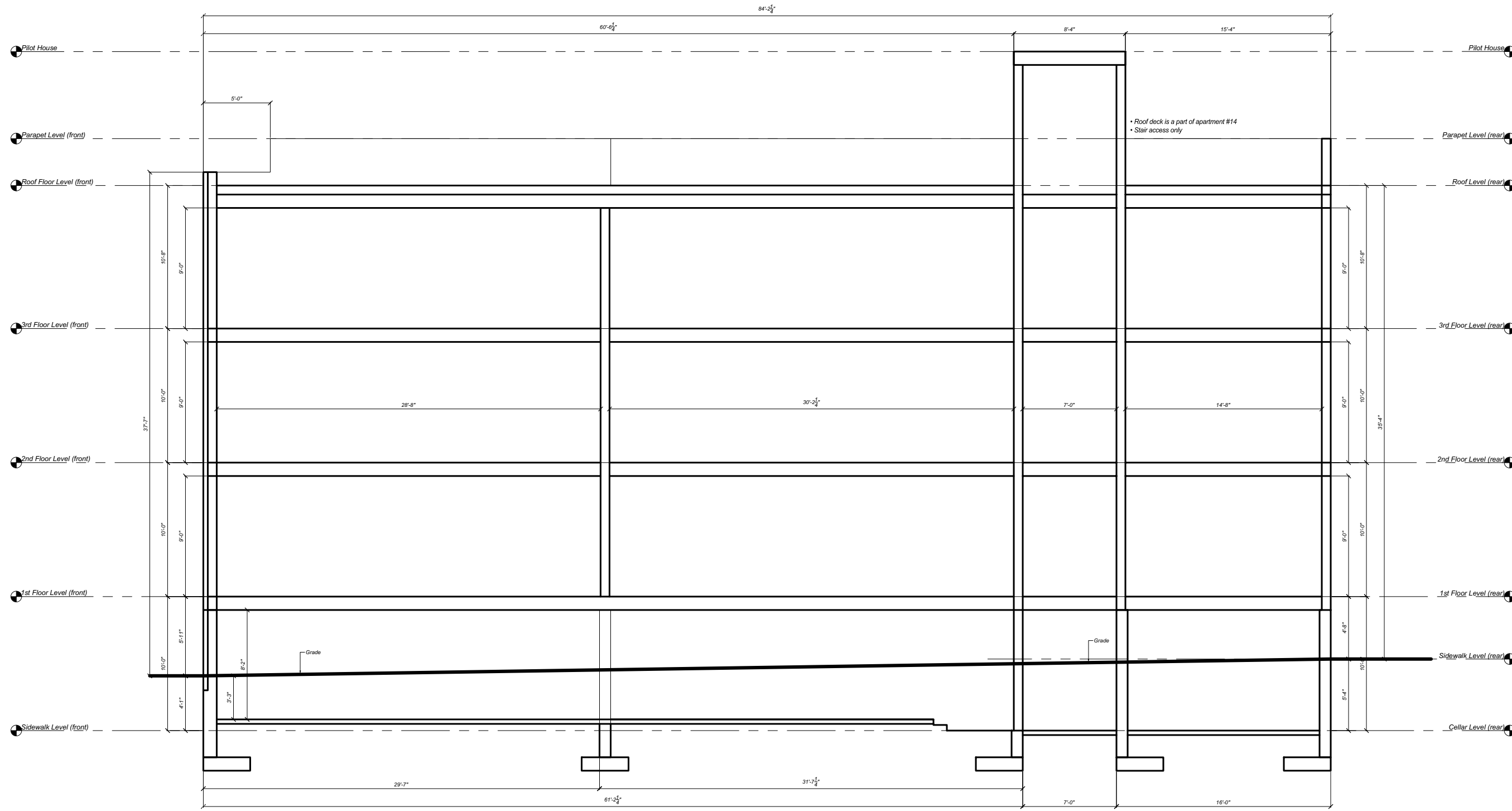
Drawn by Alexandr Stratilla

Checked by

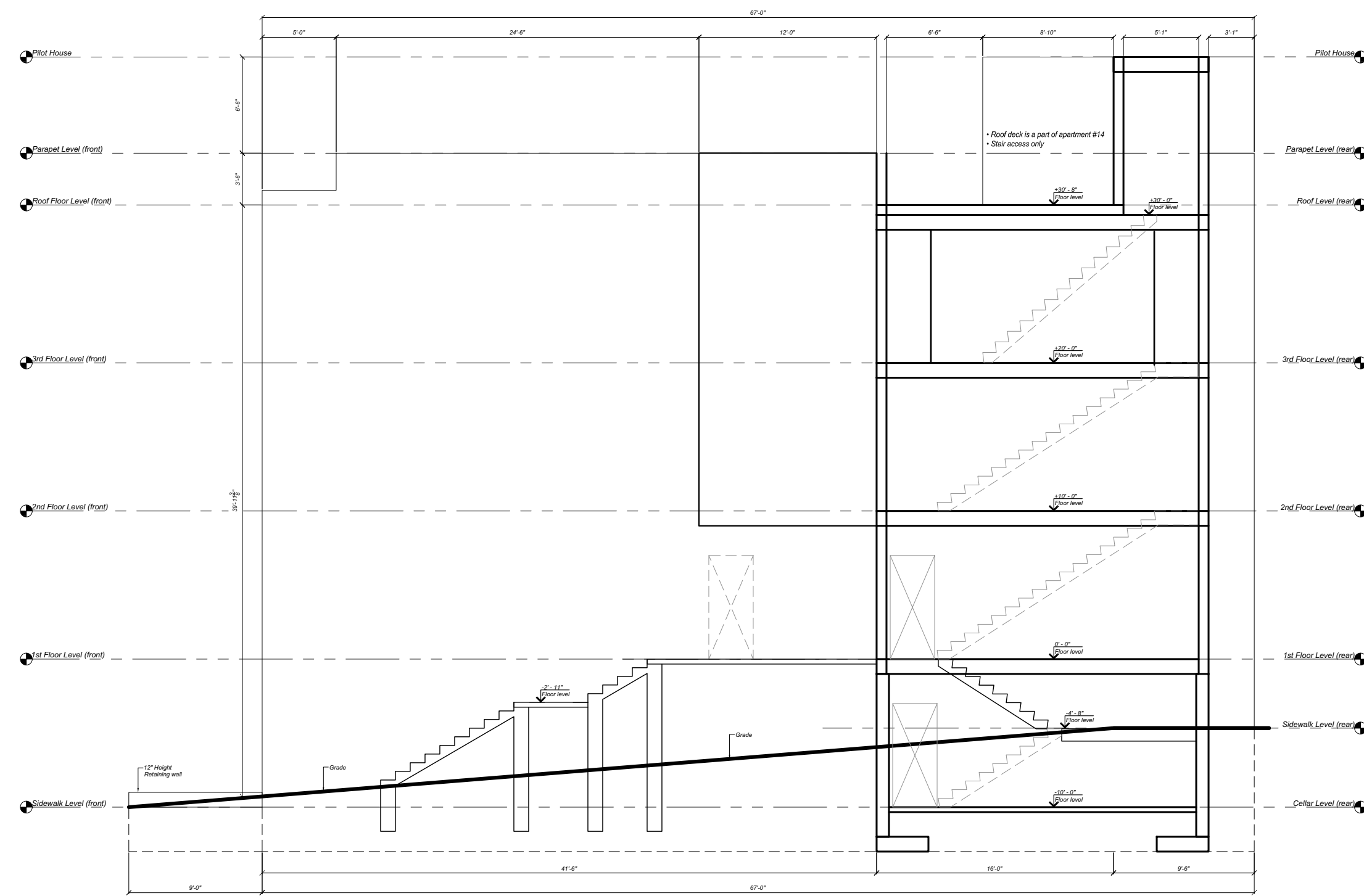
Sheet Number:

Z-2

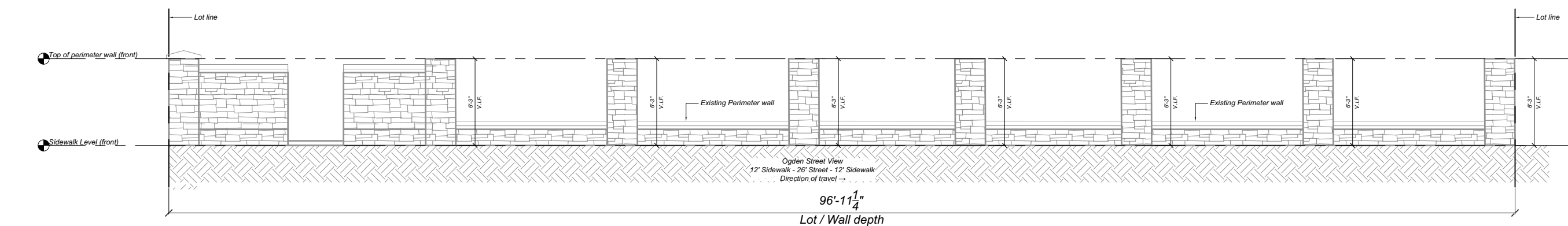
Scale As indicated



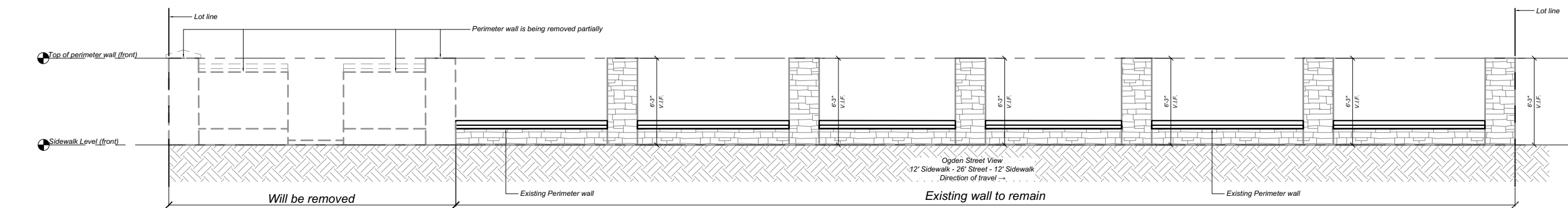
1 Section 1 (Building #2)
Z-2 Scale: 1/8" = 1'-0"



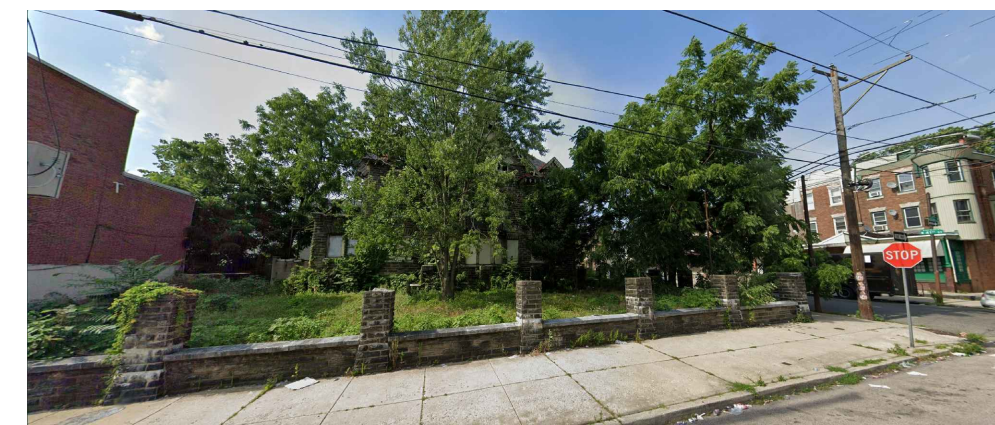
2 Section 1 (Building #2)
Z-2 Scale: 1/8" = 1'-0"



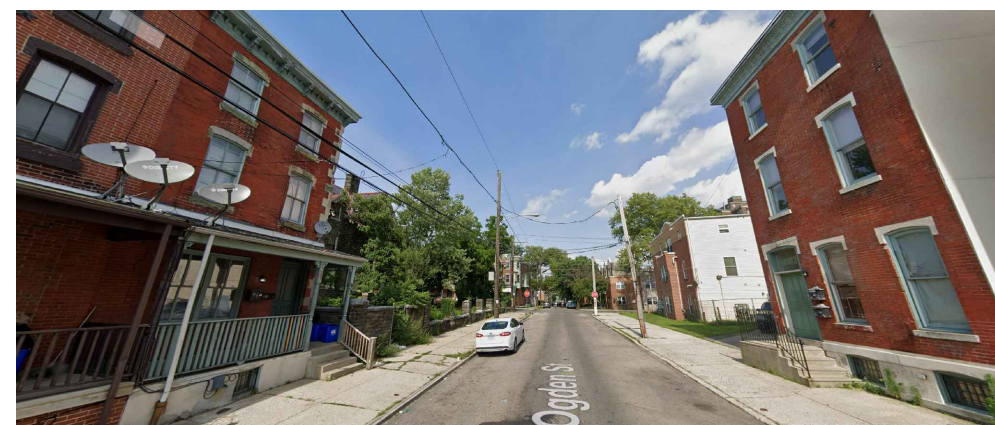
3 Existing conditions of Perimeter Wall
Z-2 Scale: 1/8" = 1'-0"



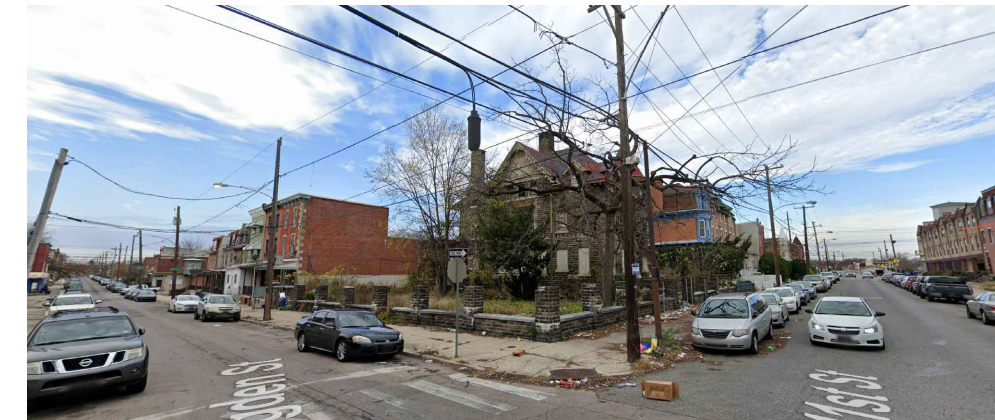
3 Proposed changes to Perimeter Wall
Z-2 Scale: 1/8" = 1'-0"



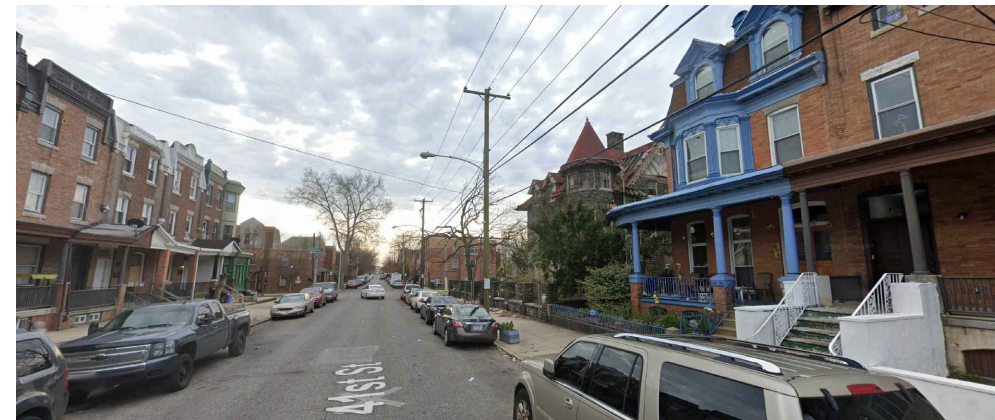
Street view 2



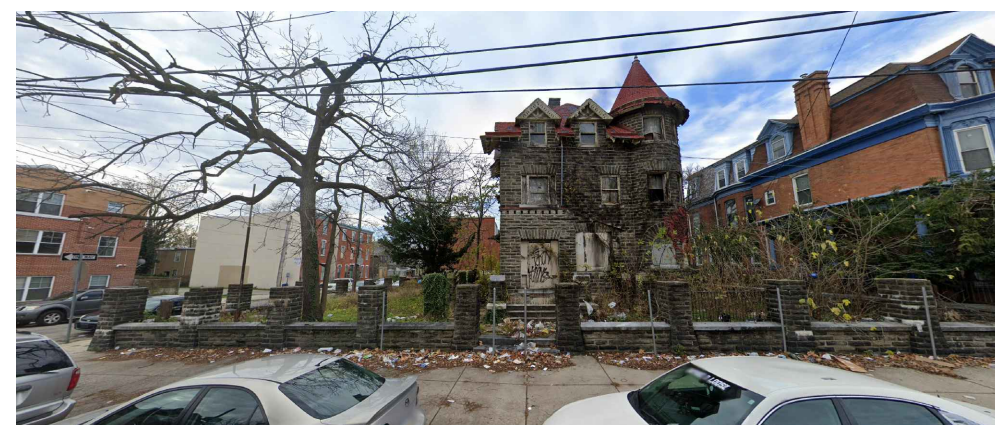
Street view 2



Street view 3



Street view 4



Street view 5



Applied Electronically by L&I User: