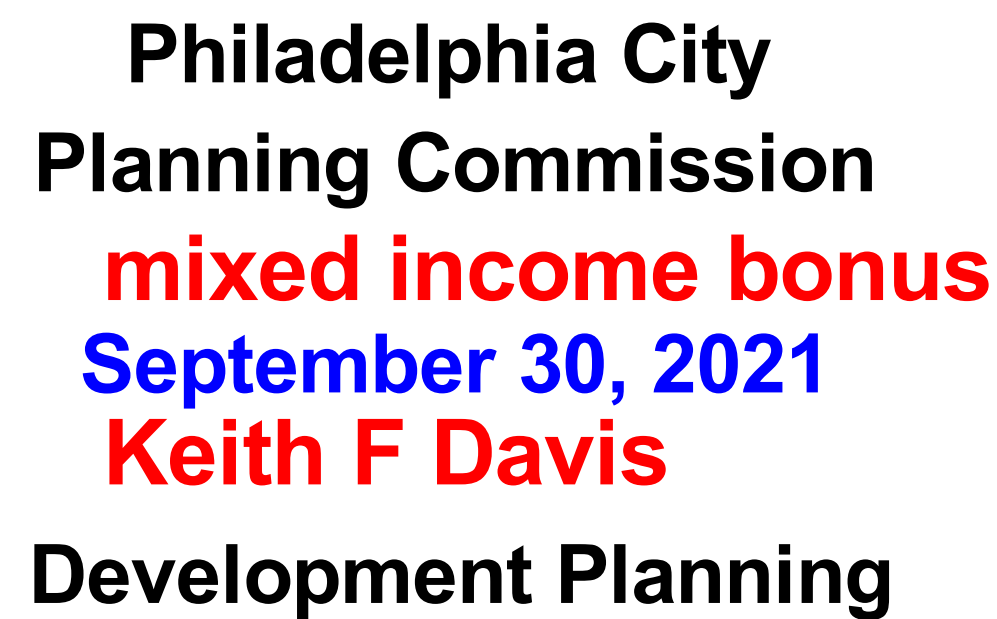
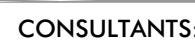




PHILADELPHIA CITY PLANNING COMMISSION

[illegible]

DRAWING NC



Owner:
Queen Village Development
011 5 234 51

Zoning Plan

Zoning Permit

Permit Number ZP-2021-011991

LOCATION OF WORK 1205-07 S 15TH ST, Philadelphia, PA 19146-3159	PERMIT FEE \$2,084.00	DATE ISSUED 10/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER QUEEN VILLAGE DEVELOPMENT	811 S 2ND ST PHILADELPHIA PA 19147
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OWNER CONTACT 1 Clifford Grunes	1000 Black Rock Rd Gladwyne, PA 19035
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT "For the complete demolition of existing building and for the Erection of an attached bldg. with a roof deck and four roof deck access structures. Size and location as per plans. For the use as "Commercial Space (30' depth @ frontage)" Vehicle Equipment and Supplies Sales and Rental" and 16 residential units (utilizing Low income housing bonus) with six (6) class 1A bicycle spaces provided.

APPROVED USE(S) Residential - Household Living - Multi-Family; Vehicle Equipment and Supplies Sales and Rentals
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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.

Zoning Permit

Permit Number ZP-2021-011991

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1205-07 S 15TH ST, Philadelphia, PA 19146-3159

ADDITIONAL USE DETAILS

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

For the use as "Commercial Space (30' depth @ frontage)" "Vehicle Equipment and Supplies Sales and Rental" and 16 residential units (utilizing Low income housing bonus) with six (6) class 1A bicycle spaces provided.

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.