

Zoning Permit

Permit Number ZP-2021-016246

LOCATION OF WORK 5230-32 GERMANTOWN AVE, Philadelphia, PA 19144-2302	PERMIT FEE \$879.00	DATE ISSUED 11/2/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX CMX2.5	

PERMIT HOLDER 5230 GERMANTOWN AVENUE LLC	5900 WINNER AVE 5230 GERMANTOWN AVENUE LLC BALTIMORE MD 21215
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT **As per PZC 14-702(16)(a)(.3) must record green roof deed restriction prior to issuance of building permit.** For the erection of a detached structure (w/green roof, roof deck, and pilot houses enclosing access stairs and/or elevator overruns only), size and location as shown on plan/application.
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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

5230-32 GERMANTOWN AVE, Philadelphia, PA 19144-2302

ADDITIONAL USE DETAILS

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

For use of vacant commercial space at the ground floor (use registration permit required prior to occupancy; no uses as per PZC Section 14-503(7)(b)), Multi-Family Household Living (Forty (40) Dwelling Units; not located within 30 feet of the front building line at ground floor; using Green Roof Bonus as per PZC Section 14-702(16)(b)), with fourteen (14) Class 1A bicycle parking spaces at the ground floor (located along an accessible route).

This permit is subject to the following specific conditions.

CONDITIONS

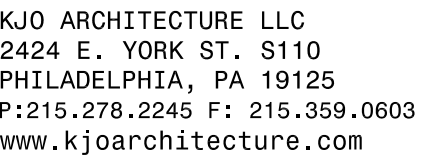
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

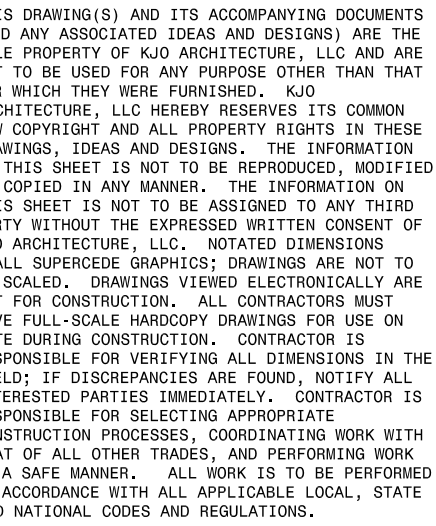
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



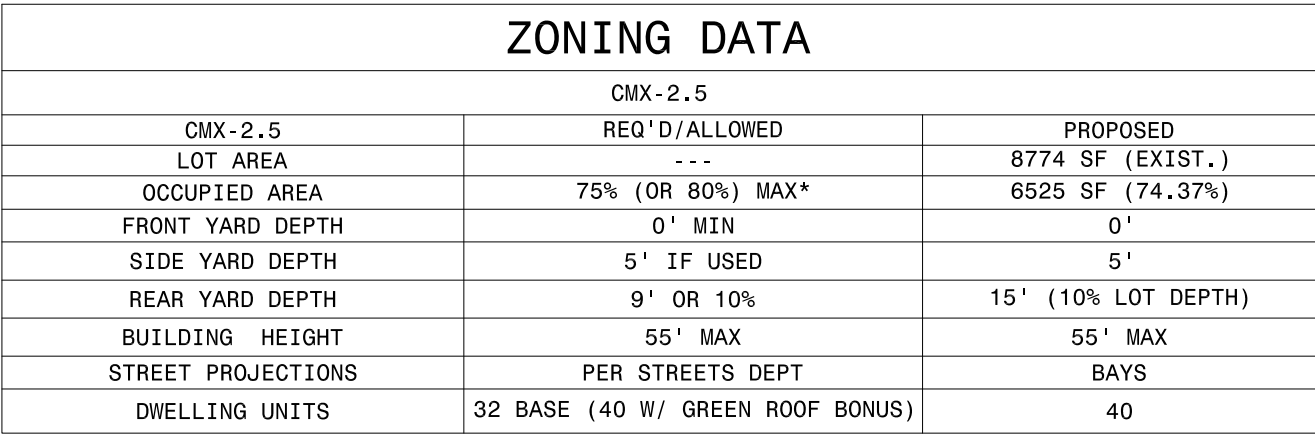
MIXED-USE BUILDING

OWNER/PROJECT CONTACT:

RIGHT ©2021 KJO ARCHITECTURE, LLC.

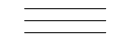
SCALE: 1/8" = 1'-0"

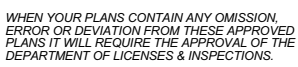
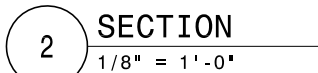
Z1



*MAX OCCUPIED AREA FOR CORNER LOTS IS 80%

LEGEND

	EXISTING CONSTRUCTION
	OCCUPIED AREA
	ROOF DECK
	FENCE
	PROPERTY LINE



Applied Electronically by L&I User.