

Zoning Permit

Permit Number ZP-2021-000811

LOCATION OF WORK 841-51 S 2ND ST, Philadelphia, PA 19147-3445	PERMIT FEE \$2,179.00	DATE ISSUED 7/13/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER BECK STREET LLC	822 PINE ST PHILADELPHIA PA 19107
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT ***2nd AMENDMENT APPROVED ON 8/18/2023: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-000811, TO DOCUMENT THE REDUCTION OF COMMERCIAL SPACE AT THE FIRST FLOOR, AND THE RELOCATION OF THE CLASS 1A BICYCLE SPACE TO THE BASEMENT; (NO CHANGES TO USE, BUILDING HEIGHT, VOLUME, GFA AND NUMBER OF DWELLING UNITS). AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE PLANS***

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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Permit Number ZP-2021-000811

** AMENDMENT APPROVED ON 6/27/2022: TO AMENDMENT PREVIOUSLY APPROVED ZONING PERMIT # ZP-2021-000811, TO DOCUMENT CHANGES FOR THE RELOCATION OF THE RESIDENTIAL PORTION AT THE FIRST FLOOR, THE REDUCTION OF COMMERCIAL SPACES ON GROUND FLOOR, THE RELOCATION OF PROJECTED BAYS AND RELOCATION OF ROOF ACCESS STRUCTURES AND THE REMAINING PERMIT SAME AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLANS**

FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES ON THE LOT, AND FOR THE ERECTION OF A NEW ATTACHED STRUCTURE WITH ROOF DECK AND ROOF ACCESS STRUCTURES (FOR RESIDENTIAL USE ONLY), UTILIZING THE LOW-INCOME BONUS: AN ADDITIONAL 7 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

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

841-51 S 2ND ST, Philadelphia, PA 19147-3445

ADDITIONAL USE DETAILS

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

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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.

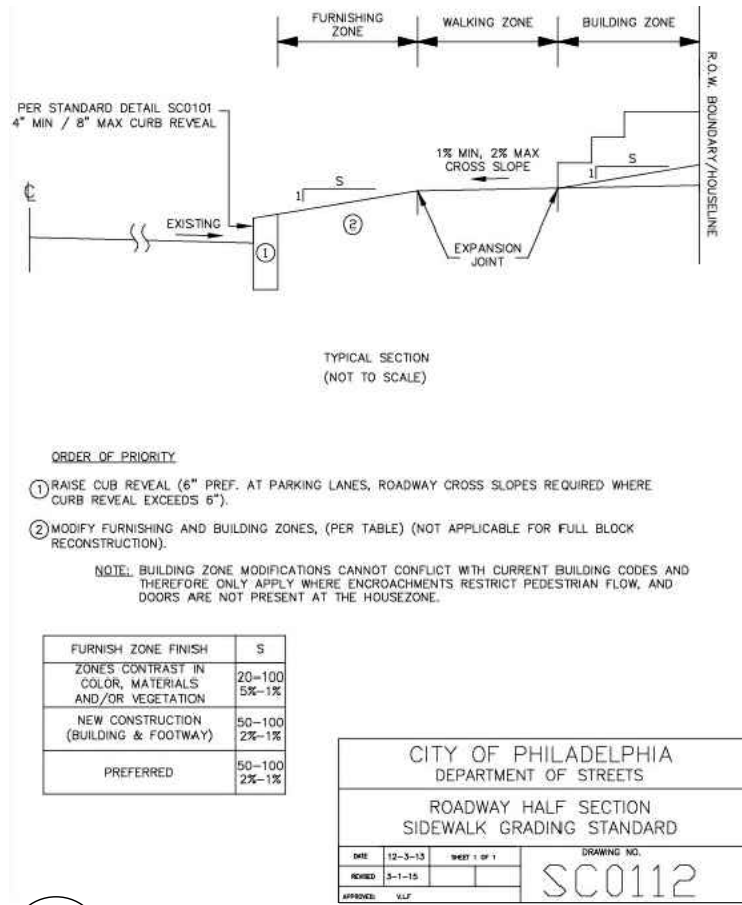


Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

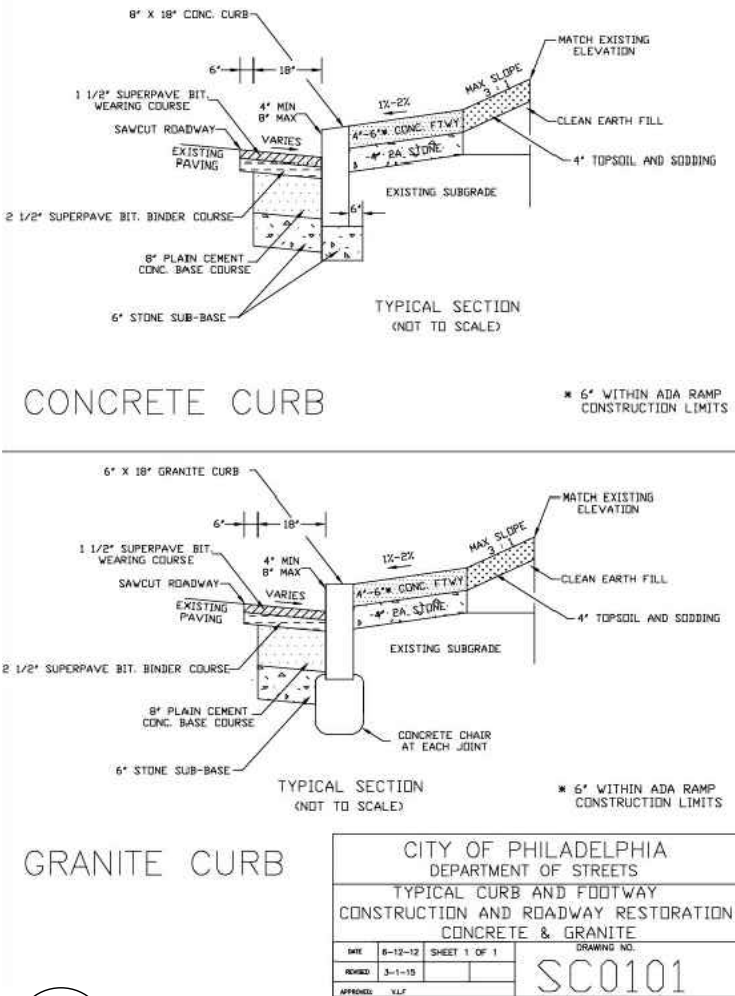
1
Z.1 ZONING SITE SECTION
3/32" = 1'-0"

BECK STREET
(ON CITY PLAN - LEGALLY OPEN)
(40' WIDE - 10-20-10)

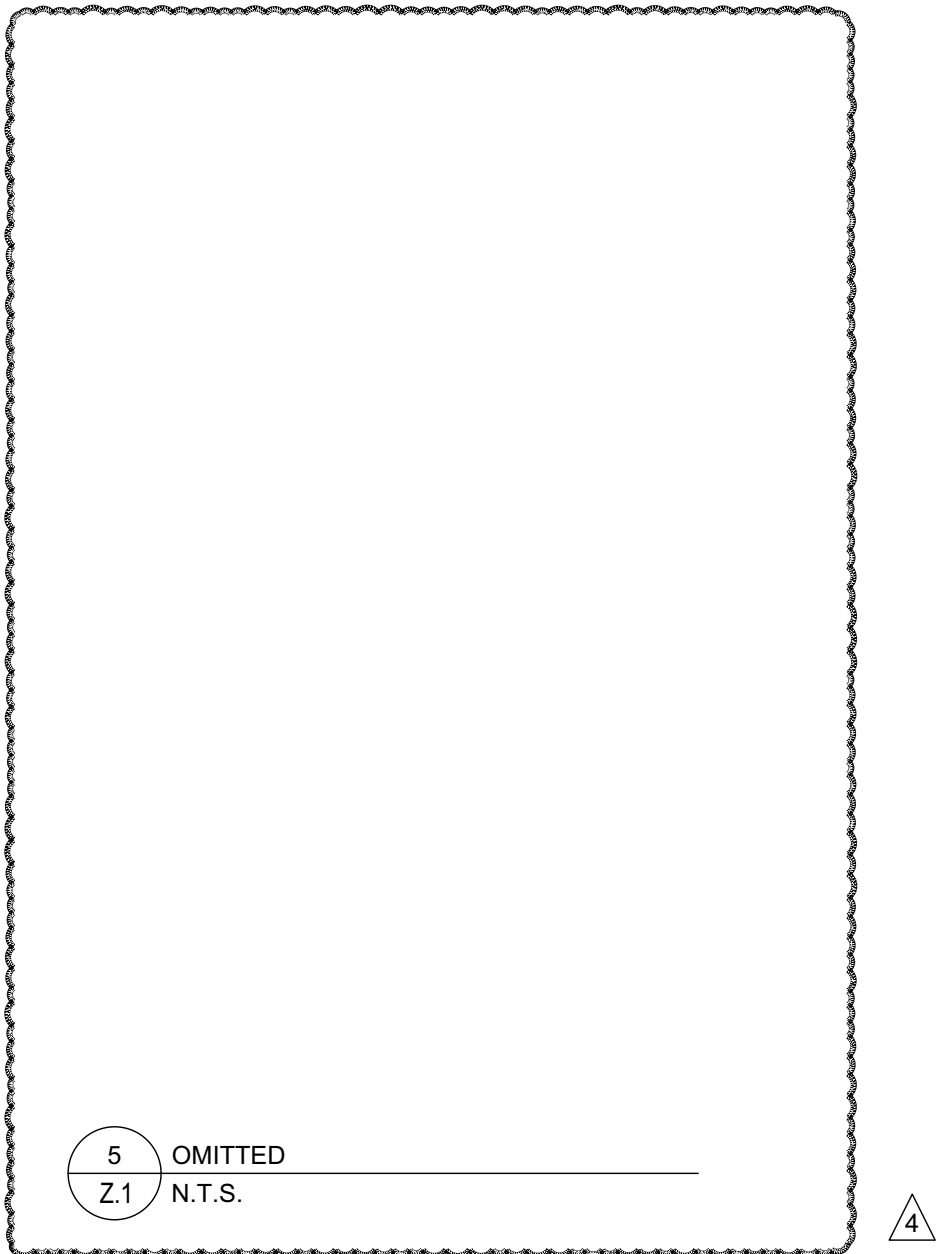
CHRISTIAN STREET
(ON CITY PLAN - LEGALLY OPEN)
(60' WIDE - 15-30-15)



3
Z.1 STANDARD SIDEWALK GRADING DETAIL
N.T.S.



4
Z.1 TYPICAL DETAIL
N.T.S.

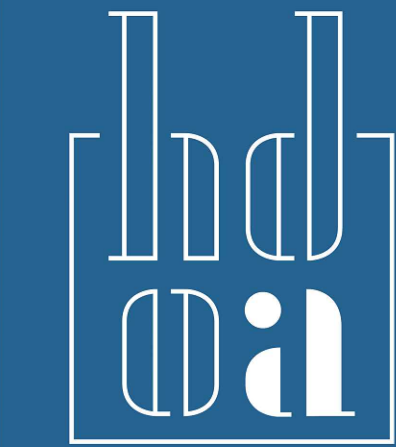


5
Z.1 OMITTED
N.T.S.

APPROVED
FOR ZONING ONLY
06/14/21

WHEN YOUR PLANS CONTAIN ANY OMISSION,
CORRECTION OR CHANGE FROM THESE APPROVED
STANDARD, YOU SHALL BE RESPONSIBLE FOR
OBTAINING THE NECESSARY PERMITS FROM THE
DEPARTMENT OF LICENSING & INSPECTIONS.

Applied Electronically by L&I User:



harman
deutsch
ohler
architecture

1225 n 7th street
philadelphia, pa 19122
hdoarch.com
267.324.3601

PROJECT ADDRESS:

841-51 S. 2nd St.
PHILADELPHIA, PA

SEAL:



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CONSULTANTS:

#	DATE	ISSUE / REVISION
1	01.18.2021	ZONING SUBMISSION
2	01.24.2021	ZONING SUBMISSION
3	03.15.2021	ZONING RFI
4	05.26.2021	ZONING RFI

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DRAWINGS PREPARED BY:

EQ

DRAWINGS CHECKED BY:

RO

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1

ZONING ONLY