

Zoning Permit

Permit Number ZP-2022-011349

LOCATION OF WORK 713-15 S MILDRED ST, Philadelphia, PA 19147-2041	PERMIT FEE \$1,929.00	DATE ISSUED 11/28/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER Mildred Street Development LLC	1901 Lombard Street Philadelphia, Pennsylvania 19146
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OWNER CONTACT 1 Noah Ostroff	1901 Lombard St Philadelphia, PA 19146
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (45' HIGH)(USING MIXED INCOME HEIGHT BONUS AS PER 14-702(7) ; ROOF DECK ACCESSED BY A PILOTHOUSES (NTE 125 SF AREA) . SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

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

713-15 S MILDRED ST, Philadelphia, PA 19147-2041

ADDITIONAL USE DETAILS

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

MULTI-FAMILY HOUSEHOLD LIVING (TEN(10) DWELLING UNITS) (USING MIXED INCOME HOUSING BONUS FOR AN ADDITIONAL DWELLING UNITS) AS PER 14-702(7)).

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.

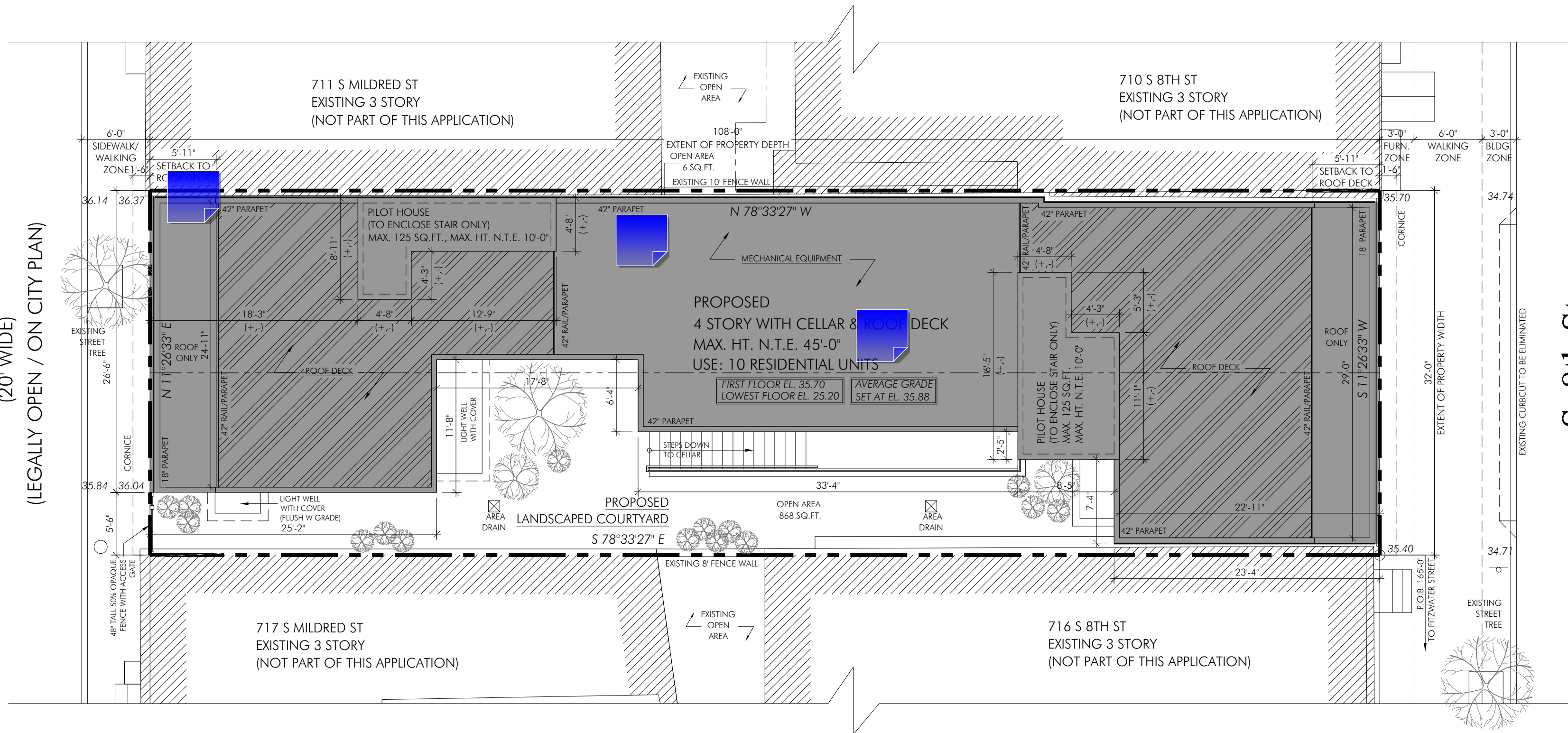
See § 14-303 of the Philadelphia Zoning Code for more information.



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.

S. Mildred St

(20' WIDE)
(LEGALLY OPEN / ON CITY PLAN)



S. 8th St

12' - 26' - 12'
(50 FT WIDE - LEGALLY OPEN / ON CITY PLAN)



In accordance with the terms and provisions of Section 14-701 (1) (d) and 14-803 (1) (c) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE, AND REAR STREET

REAR LOT LINE OPPOSITE: _____

PRIMARY FRONTAGE: S 8th St

REAR STREET: _____

Applied Electronically By: KEITH DAVIS

October 19, 2022

Ledger No.: _____

Philadelphia City Planning Commission

CITY APPROVAL STAMP



LANDMARK
ARCHITECTURAL DESIGN, L.L.C.

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Philadelphia, PA 19148
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Vince@landmarkia.com



IF THIS DOCUMENT IS NOT SIGNED AND SEALED, IT IS PRELIMINARY AND NOT FOR CONSTRUCTION

CONSULTANTS:
MULHERN & KULP
Structural Engineering
20 South Maple Street, Suite 150
Ambler, PA 19002
215-646-8001 (p)
www.mulhernkulp.com

PROJECT NAME:
713-15 S Mildred St
Philadelphia, PA 19147

Owner:
Mildred Street Development LLC
1901 Lombard Street
Philadelphia, PA 19146

REVISION DESCRIPTION
Issued for Zoning Permit Application Submission

DATE ISSUED
10-05-2022

SHEET TITLE
Zoning Plan

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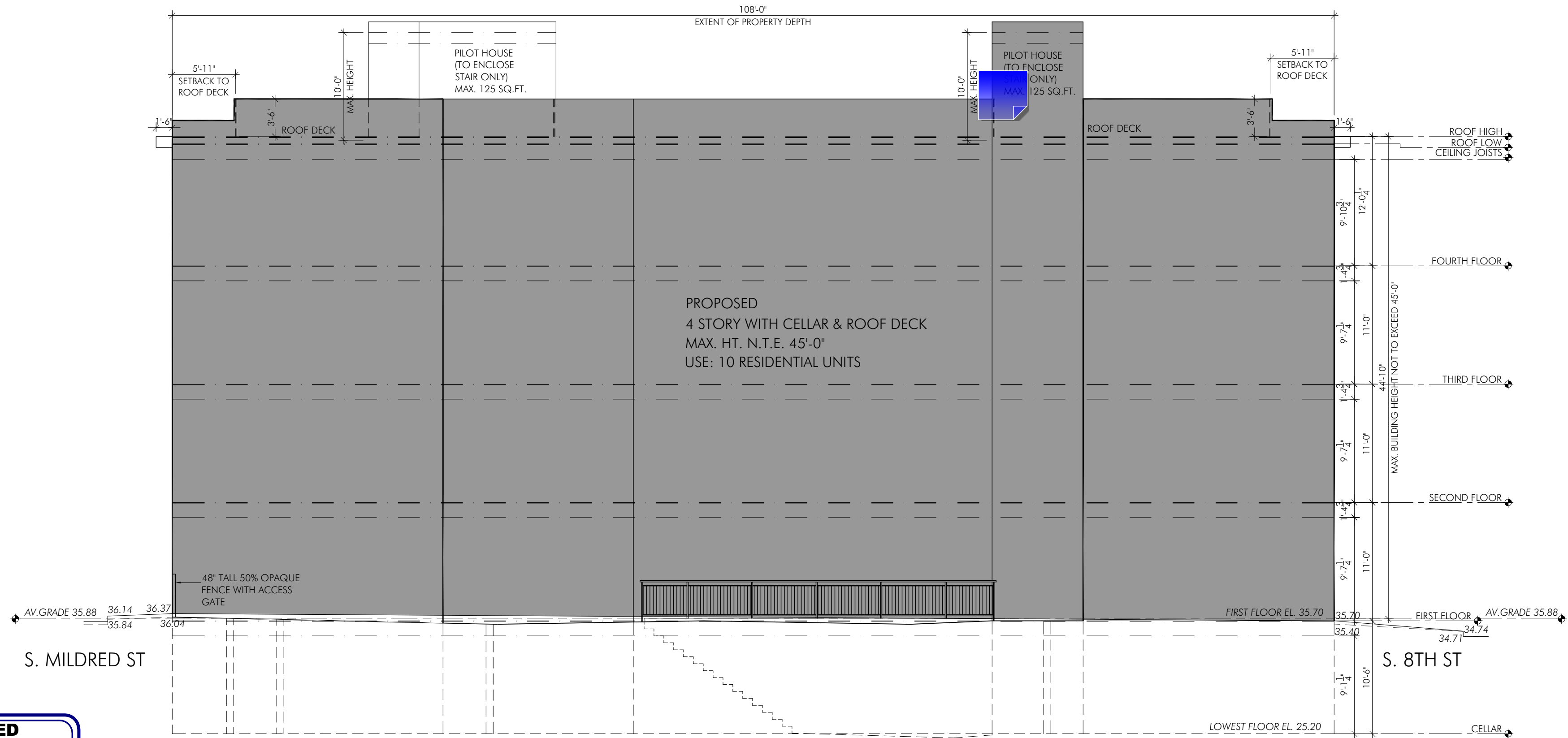
PROJECT NO:
v22-137
DATE:
10-05-22
SCALE:
As Noted
DRAWN BY:
AMR

Z-1.0

DRAWING NO.

1 Zoning Plan

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



Building Profile

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

Applied Electronically by L&I User