

Zoning Permit

Permit Number ZP-2022-013635

LOCATION OF WORK 26-34 CHURCH LN, Philadelphia, PA 19144-2213	PERMIT FEE \$1,929.00	DATE ISSUED 9/28/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2.5	

PERMIT HOLDER Nadlan Properties LLC	65 buck rd Unit A huntingdon valley, Pennsylvania 19006
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OWNER CONTACT 1 Eliyahu Kantrovitz	40 Morning Glory Way Huntingdon Valley PA 19006
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OWNER CONTACT 2 Chagai Bader	10845 rennard st Philadelphia PA 19116
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE WITH A ROOF DECK ACCESSED BY TWO (2) INDIVIDUAL ROOF DECK ACCESS STRUCTURES (TO CONTAIN STAIRS & LANDING ONLY) AND ONE (1) ELEVATOR OVERRUN; FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR WITH A MULTI-FAMILY (THIRTY-THREE (33) DWELLING UNITS, INCLUDING GREEN ROOF BONUS) HOUSEHOLD LIVING ABOVE WITH EIGHT (8) ACCESSORY OFF-STREET INTERIOR PARKING SPACES (INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE) AND TWELVE (12,
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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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OFF STREET ACCESSORY (CLASS 1A) BICYCLE PARKING SPACES ON ACCESSIBLE ROUTES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.



APPROVED USE(S)

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

26-34 CHURCH LN, Philadelphia, PA 19144-2213

ADDITIONAL USE DETAILS

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

A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR

This permit is subject to the following specific conditions.

CONDITIONS

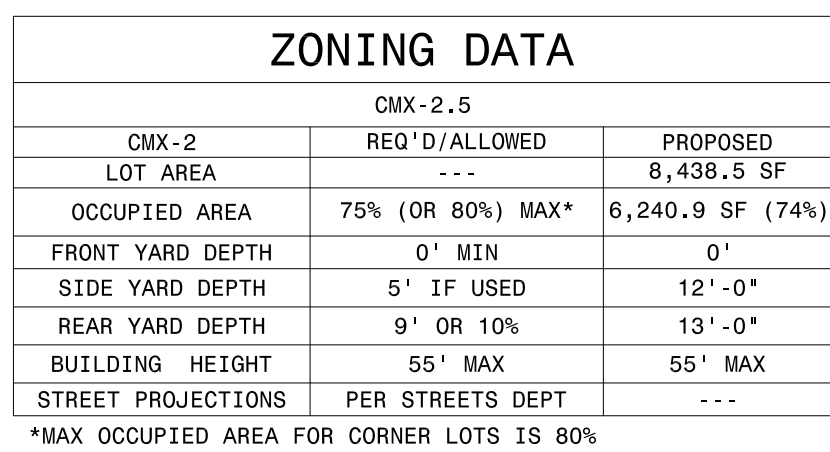
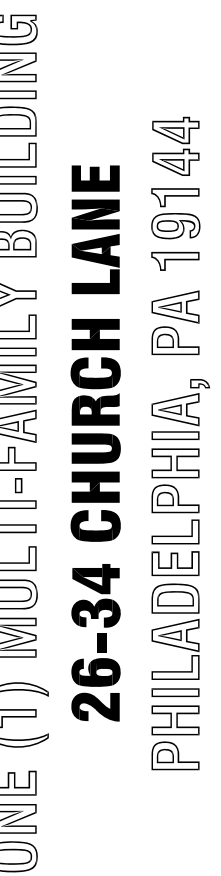
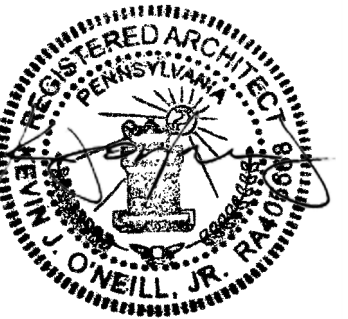
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

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Z-1
SITE PLAN
BUILDING SECTION
ZONING DATA

SHEET SIZE: ARCH D 24X36