

Zoning Permit

Permit Number ZP-2021-006060

LOCATION OF WORK 4746-48 SPRUCE ST Parcel A, Philadelphia, PA 19143 SEC @ S. 48th St.	PERMIT FEE \$879.00	DATE ISSUED 12/30/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

AMENDMENT DATED 6/30/2023 DOCUMENTING COMPLETION OF CDR PROCESS AS PER CDR LETTER DATED 8/5/2022; NO CHANGES TO PREVIOUSLY APPROVED PLANS. FOR THE ERECTION OF A DETACHED STRUCTURE WITH THREE (3) ROOF DECKS ACCESSORY TO THE RESIDENTIAL USE AND BACLOINIES AT THE FRONT. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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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AMENDMENT APPROVED AS OF 10/30/24:
TO DOCUMENT A ONE (1) YEAR EXTENSION. THE NEW EXPIRATION DATE IS 12/29/25.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

4746-48 SPRUCE ST Parcel A, Philadelphia, PA 19143

ADDITIONAL USE DETAILS

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

TO CONTAIN 170 DWELLING UNITS WHILE USING THE LOW INCOME HOUSING BONUS, 28 VEHICLE PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE, ONE (1) CAR ACCESSIBLE SPACE, FIVE (5) AUTOSHARE PARKING SPACES, TWO (2) ELECTRIC VEHICLE PARKING SPACES, AND SEVEN (7) COMPACT SPACES), 76 CLASS 1A BICYCLE PARKING SPACES, AND ONE (1) OFF-STREET LOADING SPACE. VACANT COMMERCIAL SPACE ON THE FIRST AND SECOND FLOOR LEVELS.

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.