

Zoning Permit

Permit Number ZP-2022-008751

LOCATION OF WORK 871 N PRESTON ST, Philadelphia, PA 19104-1562	PERMIT FEE \$1,929.00	DATE ISSUED 8/22/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 871 N Preston, LLC	1650 Sherwood Road Rydal, Pennsylvania 19046
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OWNER CONTACT 1 Vasiliy Tushev	1650 Sherwood Road, Rydal PA 19046
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (NTE 45' HIGH) (USING MIXED INCOME HOUSING BONUS FOR AN ADDITIONAL 7' HIGH OF THE STRUCTURE AS PER 14-702(7)) ; ROOF DECK ACCESSED BY A PILOTHOUSE. SIZE AND LOCATION AS SHOWN IN THE 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

871 N PRESTON ST Philadelphia, PA 19104-1562

ADDITIONAL USE DETAILS

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

FOR A MULTI-FAMILY HOUSEHOLD LIVING (NINE(9) 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

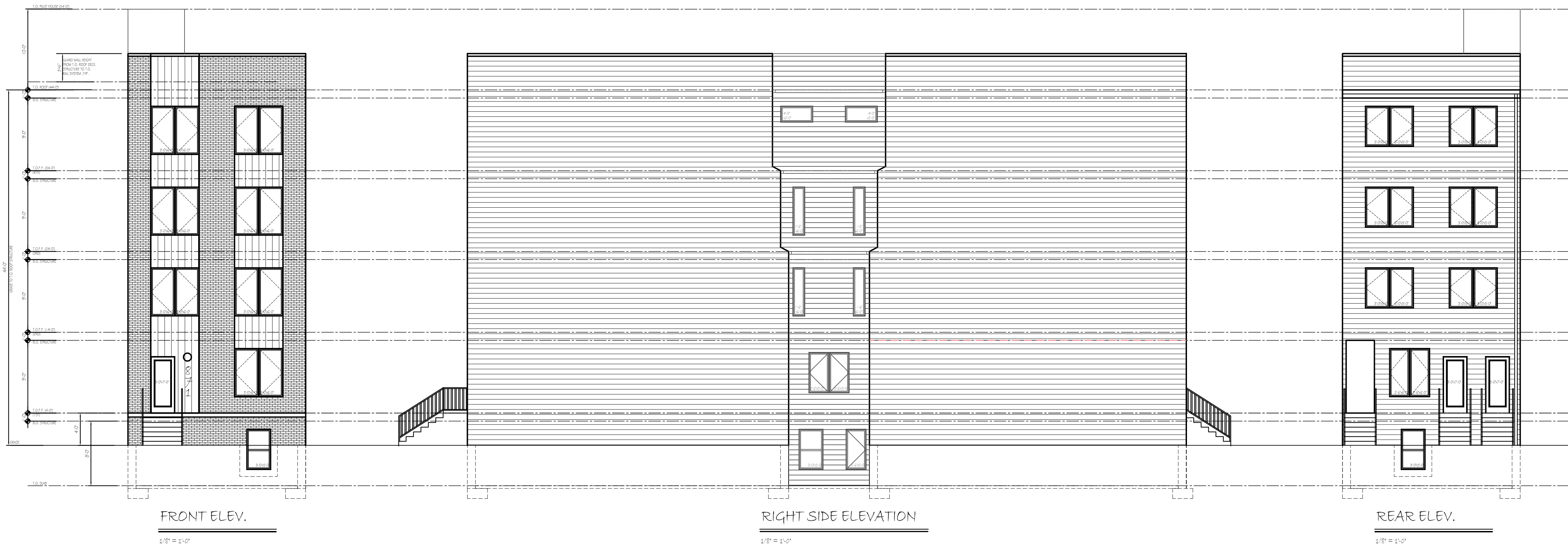
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

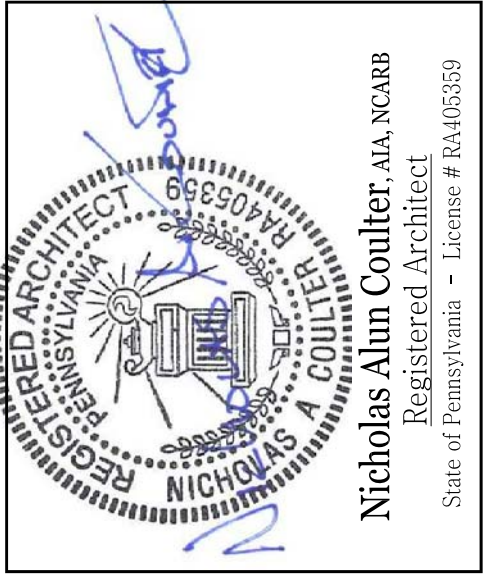
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



Applied Electronically by L&I User



PROJECT	PROPOSED MULTI-FAMILY BUILDING 871 N PRESTON ST PHILADELPHIA, PENNSYLVANIA
DWG. TITLE	ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 07/06/2022
SCALE: AS NOTED

JOB No: PRESTON ST
FILE: PRESTON ST
Z-2