

Zoning Permit

Permit Number ZP-2022-010911

LOCATION OF WORK 5709 COTTAGE ST, Philadelphia, PA 19135-4001	PERMIT FEE \$1,929.00	DATE ISSUED 5/24/2024
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER COTTAGE HOLDINGS LLC	65 BUCK RD UNIT A COTTAGE HOLDINGS LLC HUNTINGDON VALLEY PA 19006
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OWNER CONTACT 1 Eli Kantrovitz	65 Buck Rd Unit A, HUNTINGDON VALLEY, PA 19006
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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 A FOUR (4) STORY DETACHED STRUCTURE WITH A ROOF DECK (RESIDENTIAL USE ONLY) ACCESSED BY A ROOF DECK ACCESS STRUCTURE AND ONE (1) ELEVATOR OVERRUN; FOR USE AS MULTI-FAMILY (SEVENTY FOUR (74) DWELLING UNITS, INCLUDING GREEN ROOF BONUS) HOUSEHOLD LIVING WITH ACCESSORY OFF-STREET INTERIOR PARKING FOR FORTY-ONE (41) PARKING STALLS [INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE AND THREE

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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(3) ELECTRICAL VEHICLE PARKING SPACES], AND ACCESSORY TWENTY-FIVE (25) BICYCLE (CLASS 1A) PARKING SPACES ON AN ACCESSIBLE ROUTE.; 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

5709 COTTAGE ST, Philadelphia, PA 19135-4001

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

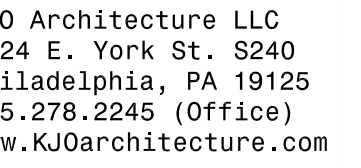
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

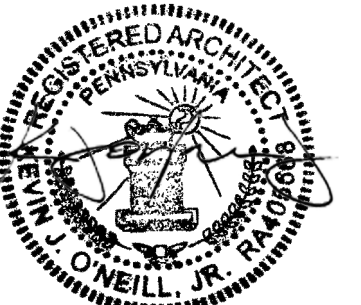


5709 COTTAGE STREET
PHILADELPHIA, PA 19135

PROJECT CONTACT:
STAGE HOLDINGS LLC

[illegible]

PROVISION 1	06.14.2023
PROVISION 2	08.04.2023
PROVISION 3	03.01.2024
PROVISION 4	04.10.2024

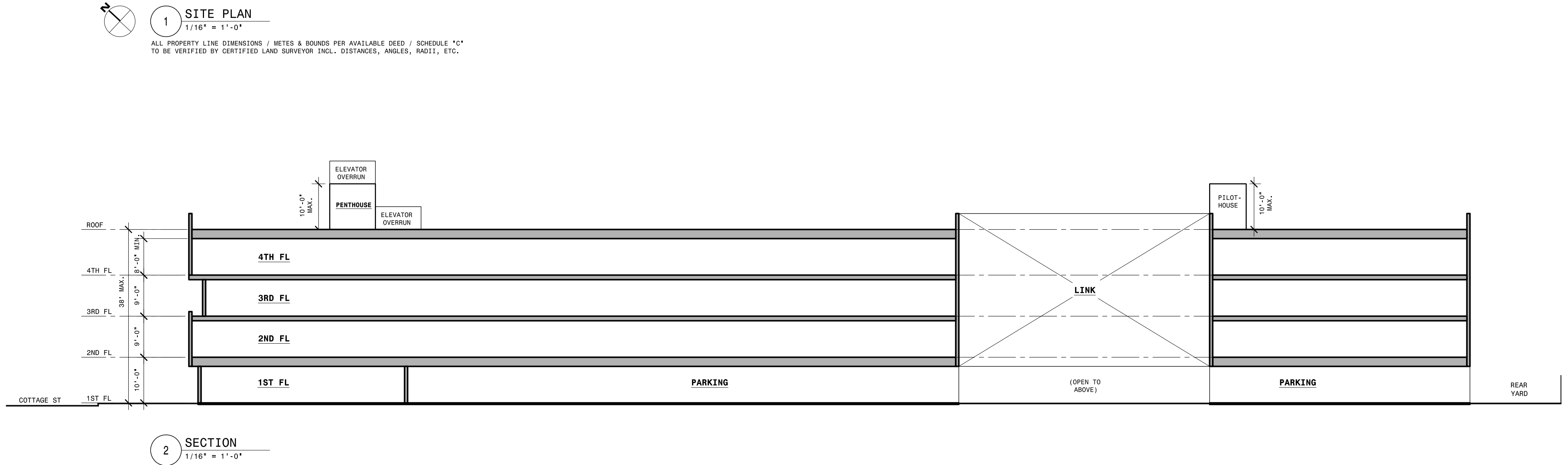
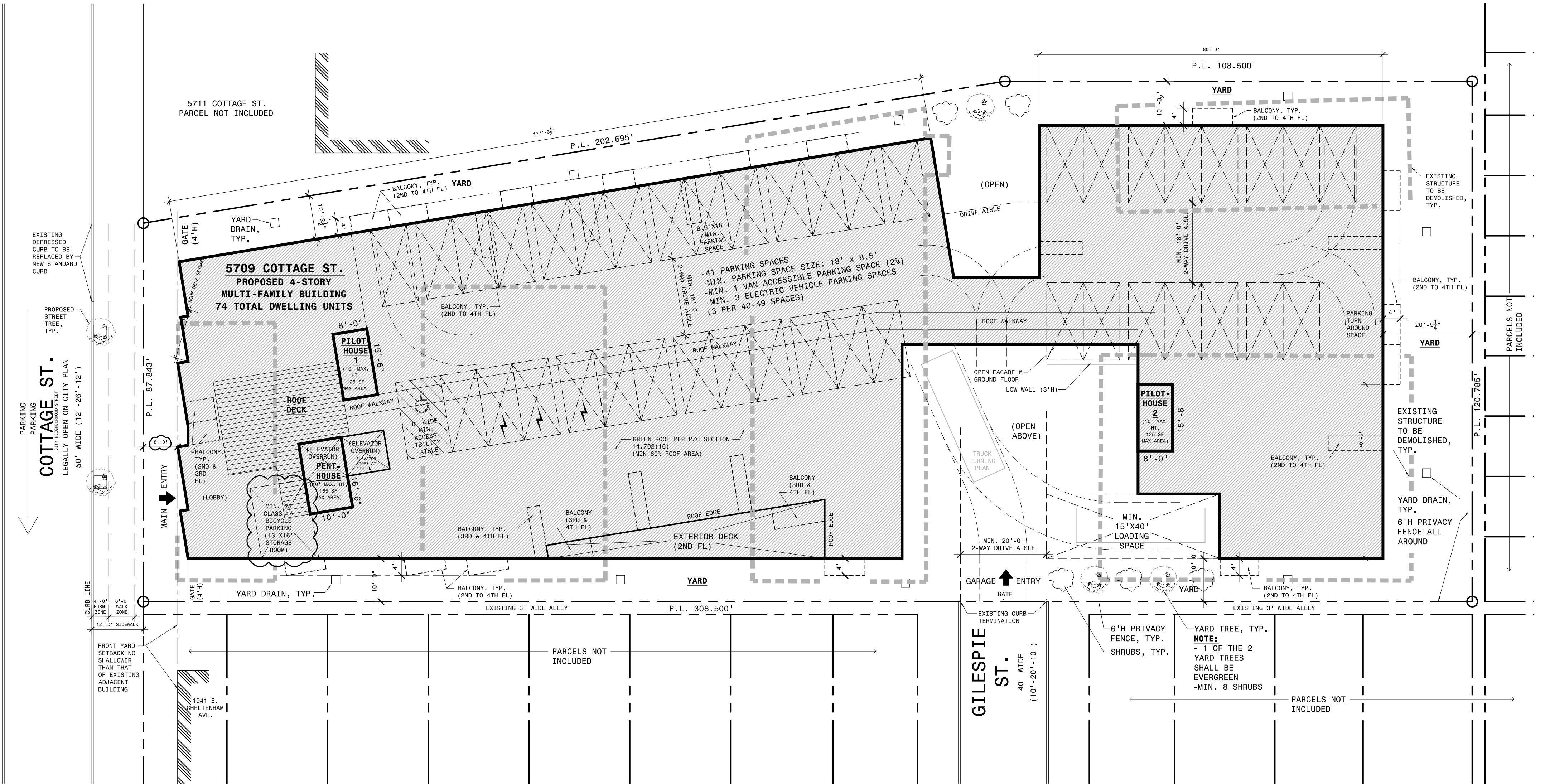
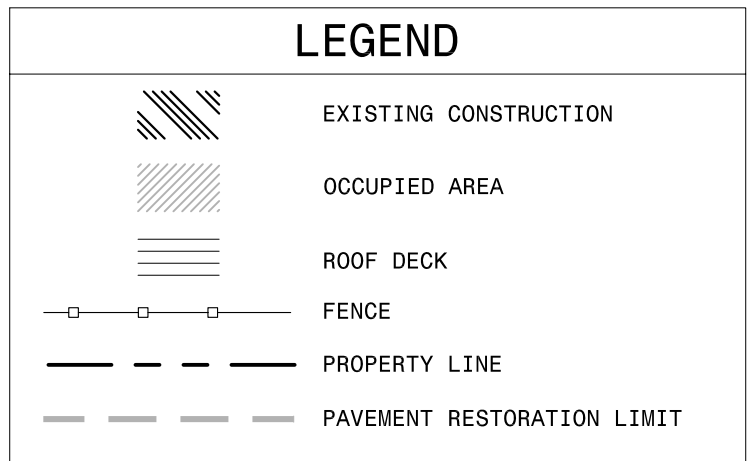
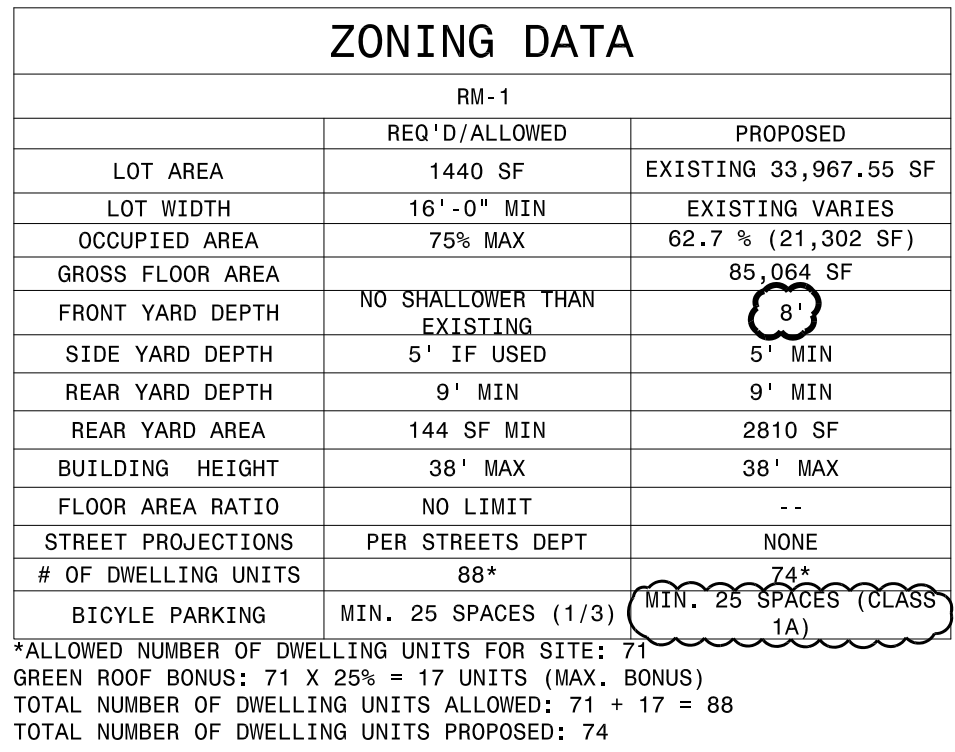


SALE:	AS NOTED
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Z1

ING PLAN

T SIZE: ARCH D 24X36



Applied by L&J: Chanwoo Jung