

Zoning Permit

Permit Number ZP-2021-002607

LOCATION OF WORK 2000-34 N 2ND ST Parcel B, Philadelphia, PA 19122-1602 PARCEL B	PERMIT FEE \$362.00	DATE ISSUED 3/18/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER

APPLICANT
David Plante, P.E. DBA: Ruggiero Plante Land Design 5900 Ridge Avenue Philadelphia, PA 19128 USA

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR PARTIAL DEMOLITION OF AN EXISTING STRUCTURE, WITH THE ERECTION OF AN ADDITION TO AN EXISTING DETACHED STRUCTURE TO INCLUDE GREEN ROOF, ROOF DECKS, AND ACCESS PILOT HOUSE. SIZE AND LOCATION AS PER PLANS. (SEE PLANS UNDER ORIGINAL APPROVAL UNDER AP#886671 AND ZP-2020-002762 FOR CITY PLANNING COMMISSION AND STREETS DEPT APPROVAL.)

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.

 Post a copy of this permit in a conspicuous location along each frontage.

Permit must be posted within 5 days of issuance.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2000-34 N 2ND ST Parcel B, Philadelphia, PA 19122-1602

ADDITIONAL USE DETAILS

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

FOR THE USE OF ONE-HUNDRED & FOURTEEN (114) HOUSEHOLD LIVING UNITS, WITH SIXTY-THREE (63) ACCESSORY OFFSTREET PARKING SPACES (INCLUDING THREE (3) ACCESSIBLE SPACES, FOUR (4) ELECTRIC VEHICLE SPACES, AND ONE (1) VAN ACCESSIBLE SPACE), AND FORTY (40) ACCESSORY OFF-STREET BICYCLE PARKING SPACES. SEPARATE USE PERMITS TO BE REQUIRED FOR ESTABLISHMENT OF COMMERCIAL USES AT 1ST AND 2ND FLOORS.

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.