

Zoning Permit

Permit Number ZP-2020-004535

LOCATION OF WORK 1525 N AMERICAN ST, Philadelphia, PA 19122-3821	PERMIT FEE \$827.00	DATE ISSUED 9/24/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS IRMX	

PERMIT HOLDER TECHADELPHIA LLC, PHILLIP STREET PROPERTIES	2301 WASHINGTON AVE STE 1 PHILADELPHIA PA 19146
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APPLICANT Craig Deutsch DBA: Harman Deutsch Corp	1225 N 7th StreetPhiladelphia, PA 19122USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ABOVE FIFTH FLOOR AND ROOF DECKS ACCESSED BY ROOF DECK ACCESS STRUCTURE ABOVE SIXTH FLOOR WITH GREEN ROOF (NOT UTILIZING GREEN ROOF BONUS) (SIZE AND LOCATION AS SHOWN ON PLANS)
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APPROVED USE(S) Artist Studios and Artisan Industrial.; 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

 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

1525 N AMERICAN ST, Philadelphia, PA 19122-3821

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT COMMERCIAL USE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND ARTIST STUDIOS AND ARTISAN INDUSTRIAL AT BASEMENT, VACANT COMMERCIAL USE (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND ARTIST STUDIOS AND ARTISAN INDUSTRIAL ON THE FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY (110 UNITS) HOUSEHOLD LIVING AND TO INCLUDE SEVENTEEN (17) ACCESSORY PARKING SPACE INCLUDING 1 ADA ACCESSIBLE PARKING SPACE AND FOUR (4) AUTO-SHARE PARKING SPACE, AND FIFTY ONE (51) CLASS 1A BICYCLE PARKING SPACE IN AN ACCESSIBLE ROUTE.

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.



PROJECT ADDRESS:

1501-25 N. AMERICAN ST.
PHILADELPHIA, PA

SEAL:

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CONSULTANTS:

[illegible]

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BL / SY / NI

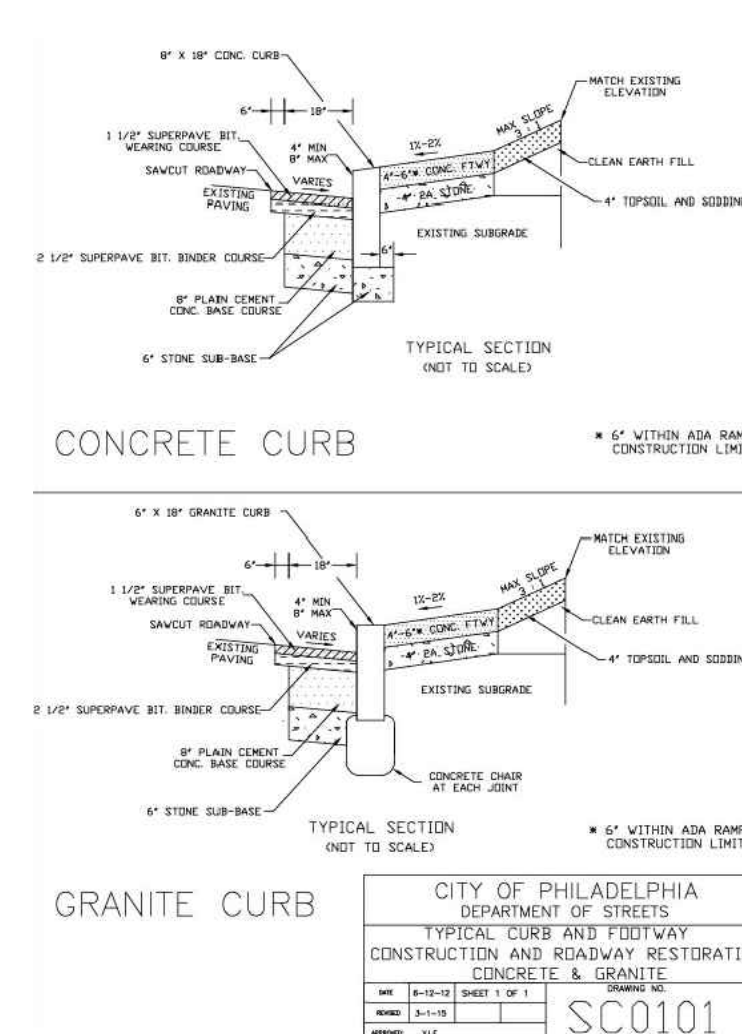
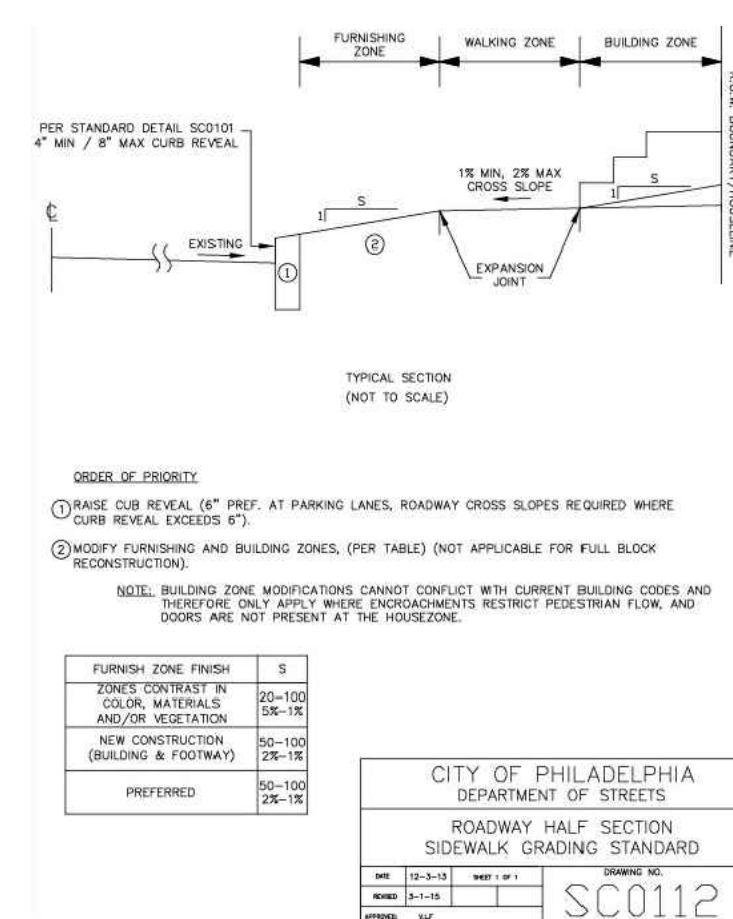
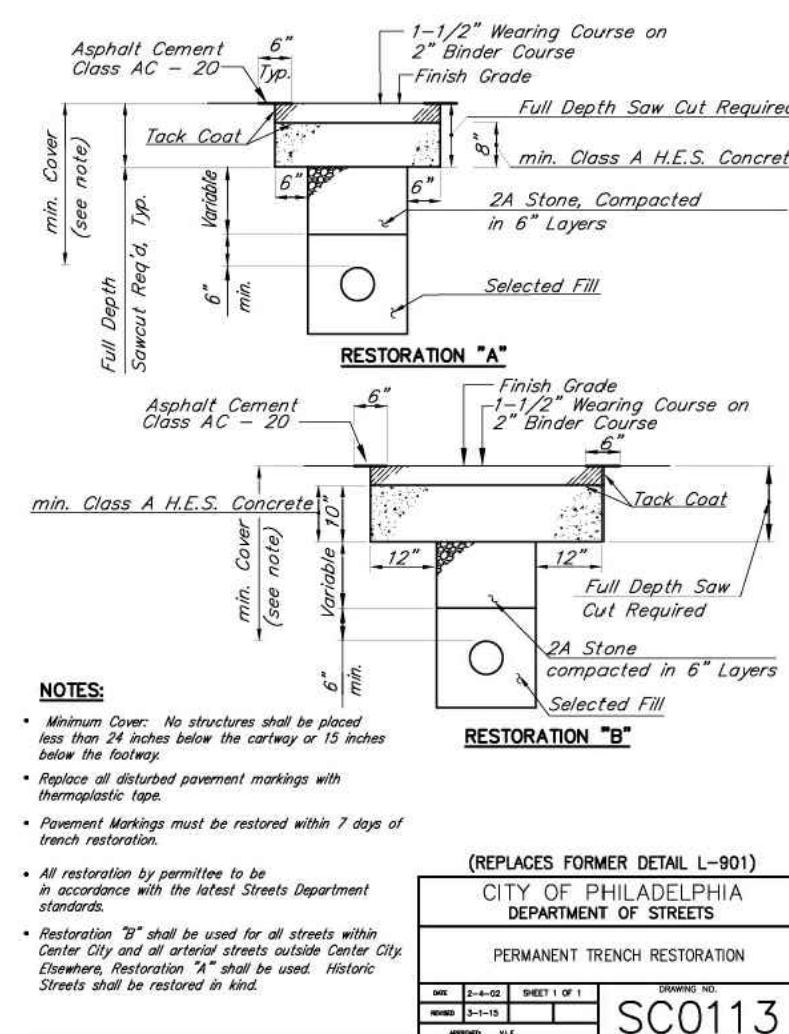
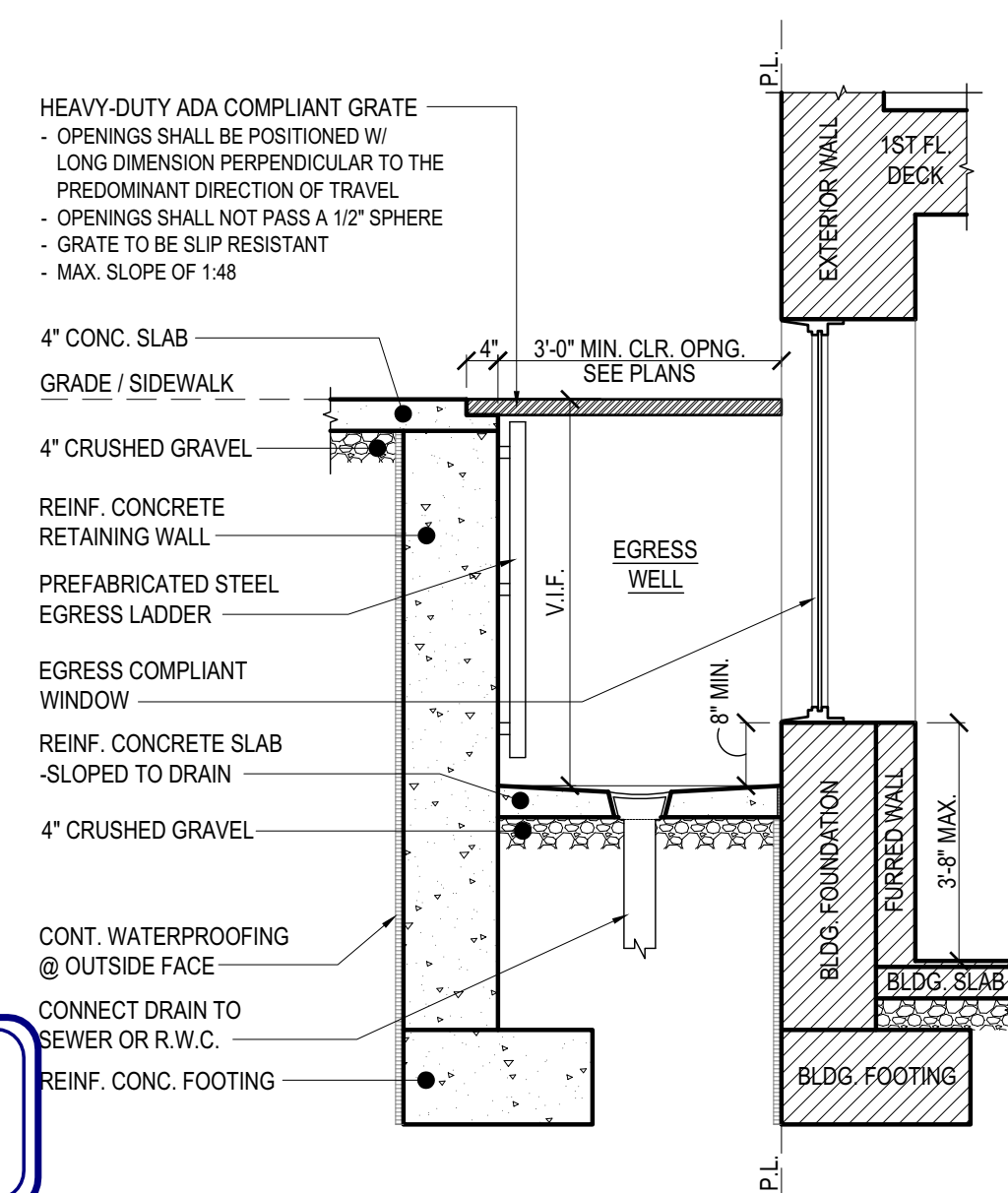
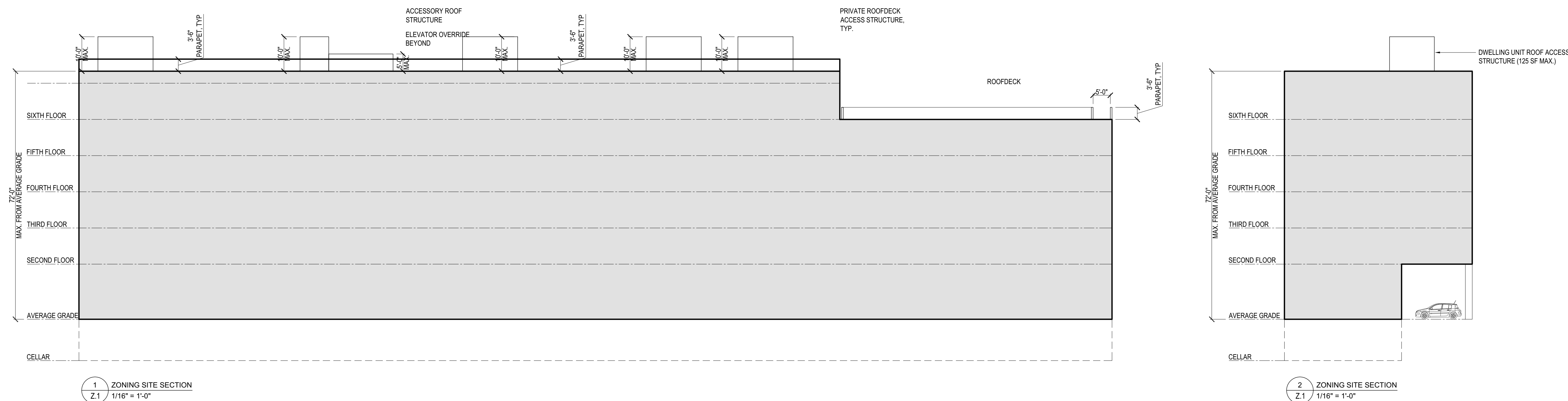
DRAWINGS CHECKED BY:
RS

DRAWING TITLE:

ZONING SITE PLAN

DRAWING NUMBER:

Z.1



APPROVED
FOR ZONING ONLY
09/24/20

WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.

Applied Electronically by L&I User

ZONING ONLY



LOCATION MAP (N.T.S.)

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