

Zoning Permit

Permit Number ZP-2021-000932

LOCATION OF WORK 1514 N AMERICAN ST, Philadelphia, PA 19122-3811	PERMIT FEE \$362.00	DATE ISSUED 4/5/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS ICMX	

PERMIT HOLDER MILLER L, WEBER G	401 S 2ND ST SUITE 205 PHILADELPHIA PA 19147
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APPLICANT David Plante, P.E. DBA: Ruggiero Plante Land Design	5900 Ridge Avenue Philadelphia, PA 19128 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE REMOVAL OF ROOF DECK AND ONE (1) ROOF DECK ACCESS STRUCTURE, MODIFICATION OF PREVIOUSLY APPROVED PILOT HOUSE (FOR ROOF MAINTENANCE ONLY) AND CHANGE IN BUILDING HEIGHT FROM PREVIOUSLY APPROVED DRAWING (# 855062) (SIZE AND LOCATION AS SHOWN ON PLANS)
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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.
 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

1514 N AMERICAN ST, Philadelphia, PA 19122-3811

ADDITIONAL USE DETAILS

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

FOR THE USE OF MULTI-FAMILY (EIGHT (8) UNITS [MAX])HOUSEHOLD LIVING PER ZBA PROVISOS (CALENDAR# 34830) AND A VACANT COMMERCIAL USE ALONG PARTIAL GROUND FLOOR (USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY).

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.

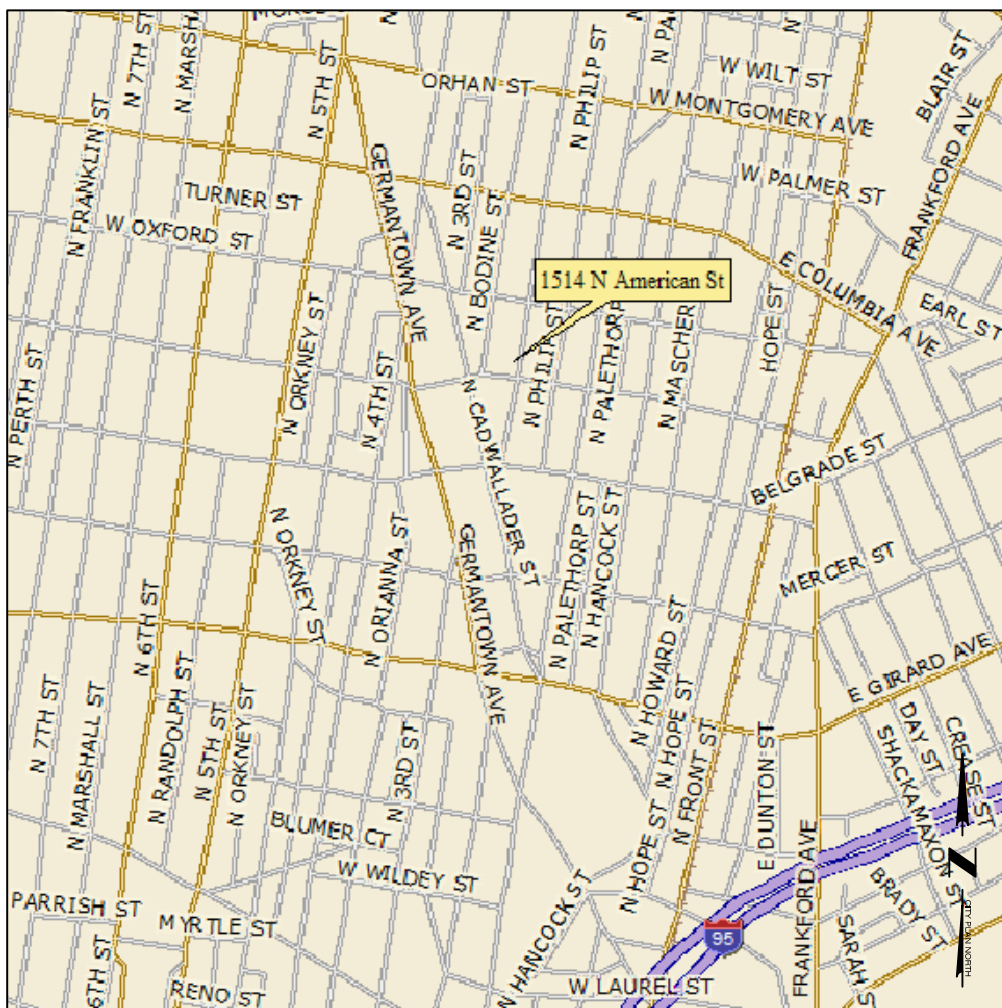
1514 N AMERICAN STREET - PLAN 1"=10'-0"

1514 N AMERICAN STREET - SECTIONS 1"=10'-0"

AVERAGE GRADE

PARCEL A: $29.90 + 29.90 + 30.68 + 31.18 = 121.66/4 = 30.42$

PARCEL B-C: $29.55 + 29.73 + 31.10 + 30.60 = 120.98/4 = 30.25$



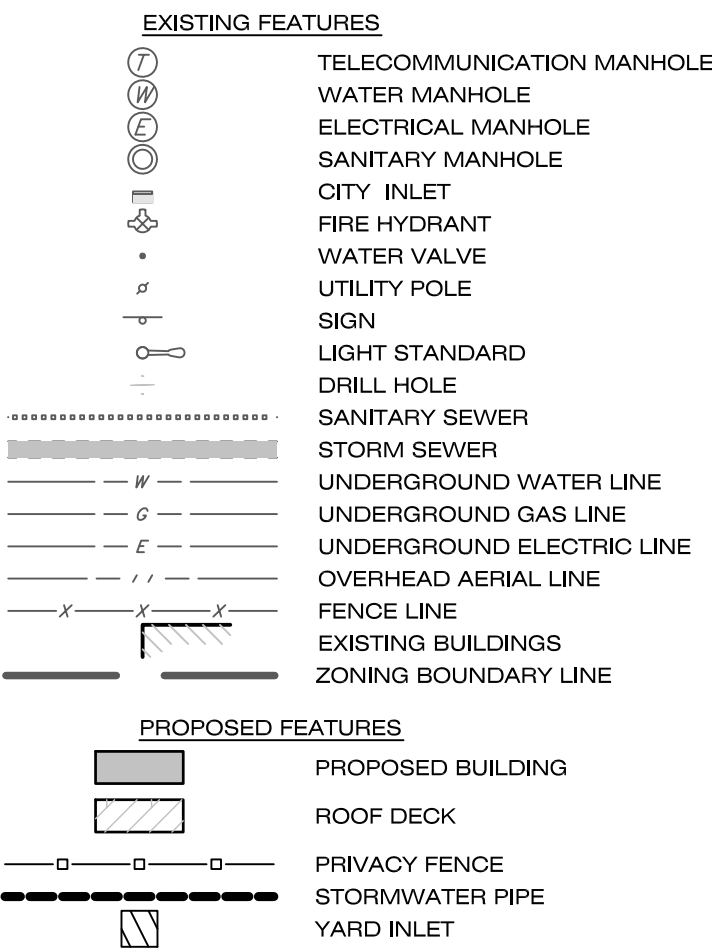
LOCATION MAP

SCALE 1"=1000

INDEX OF DRAWINGS

Sheet 1. ZONING PLAN AND ELEVATIONS

LEGEND



NOTE:
PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY
ACT 121 OF 2008 REQUIRES THAT CONTRACTORS
DETERMINE THE LOCATION OF ALL UTILITY, SEWER
AND WATER LINES BEFORE COMMENCING
CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF
LOCAL UTILITIES.

REVISIONS				
01	01.28.2021	N. AMERICAN ST. BUILDING CHANGE		
02	02.27.2021	L&I ZONING REVIEW COMMENTS		

1514-18 N AMERICAN STREET
1513-15 BODINE STREET

Philadelphia, PA 19122
Ward #18 OPA# 182125300, 182125400,
prepared for: & 182125500

prepared for:
GATOR PROPERTIES
PO BOX 63879
Philadelphia, PA 19147
prepared by:

prepared by:

DAVID J. PLANTE, Professional Engineer PA. No. PE-043820-E

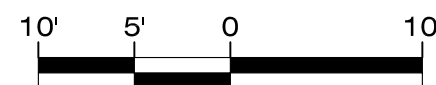


Ruggiero Plante Land Design
5900 Ridge Avenue Philadelphia, PA 19128
phone 215.508.3900 fax 215.508.3800 www.ruggieroplante.com

Plan Date:

Scale: 1" = 10'-0"

May 3, 2016



Sheet Title:
ZONING PLAN
Sheet 1 of 1