

Zoning Permit

Permit Number ZP-2020-008018

LOCATION OF WORK 1420 POINT BREEZE AVE Parcel A, Philadelphia, PA 19146-4522	PERMIT FEE \$779.00	DATE ISSUED 10/23/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

APPLICANT
Rhett Chiliberti Two Penn Center - Suite 2221500 JKF BoulevardPhiladelphia,

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH PILOTHOUSES TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS, UTILIING GREEN ROOF BONUS AND MIXED-INCOME BONUS; FOR USE AS VACANT COMMERCIAL ON THE GOUND FLOOR (SEPARATE USE PERMIT REQUIRED PRIOR TO OCCUPANCY) AND HOUSEHOLD LIVING (FORTY-TWO (42) DWELLING UNITS) ON FLOORS 2-4; FOR THE CREATION OF TWENTY (20) CLASS IA BICYCLE SPACES ALONG AN ACCESSIBLE ROUTE (ROOF DECK ACCESSORY TO RESIDENTAL UNITS ONLY). SIZE AND LOCATION AS SHOWN IN THE APPLCIATION/PLANS.

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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

1420 POINT BREEZE AVE Parcel A, Philadelphia, PA 19146-4522

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 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.

