

Zoning Permit

Permit Number ZP-2020-007744

LOCATION OF WORK 2821-27 W SEDGLEY AVE, Philadelphia, PA 19121-5245 Entire	PERMIT FEE \$1,819.00	DATE ISSUED 9/21/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 1260 HOUSING DEVELOPMENT CORPORATION	2042-48 ARCH ST 02ND FL 1260 HOUSING DEVELOPMENT CORPORATION PHILADELPHIA PA 19103
---	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT For the erection of a attached structure (maximum building height not to exceed 38 feet) with roof deck and roof deck access (for roof or roof deck access only) structure with green roof covering at least 60% of the total roof area as approved by the water department and Six feet toll fence on side and rear only (size and location as shown on the plan). For use as 30 condominium units with 14 accessory interior off-street parking spaces including one ADA parking spaces

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.
- 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.

Zoning Permit

Permit Number ZP-2020-007744

accessed through a shared drive way and with 10 bicycle parking spaces, (size and location as show on the plan).

** Permit amended on 4/18/22 , revised plan stamped. canceled previous 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.
- 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.

Zoning Permit

Permit Number ZP-2020-007744

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2821-27 W SEDGLEY AVE, Philadelphia, PA 19121-5245

ADDITIONAL USE DETAILS

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

THIRTY (30) RESIDENTIAL CONDOMINIUM UNITS WITH FOURTEEN (14) ACCESSORY PARKING OFF-STREET SPACES INCLUDING ONE (1) ADA PARKING SPACE ACCESSED THROUGH A SHARED DRIVEWAY AND TEN (10) BICYCLE PARKING SPACES.* DECLARATION OF CONDOMINIUM UNITS SHALL BE RECORDED WITH CITY OF PHILADELPHIA.

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.