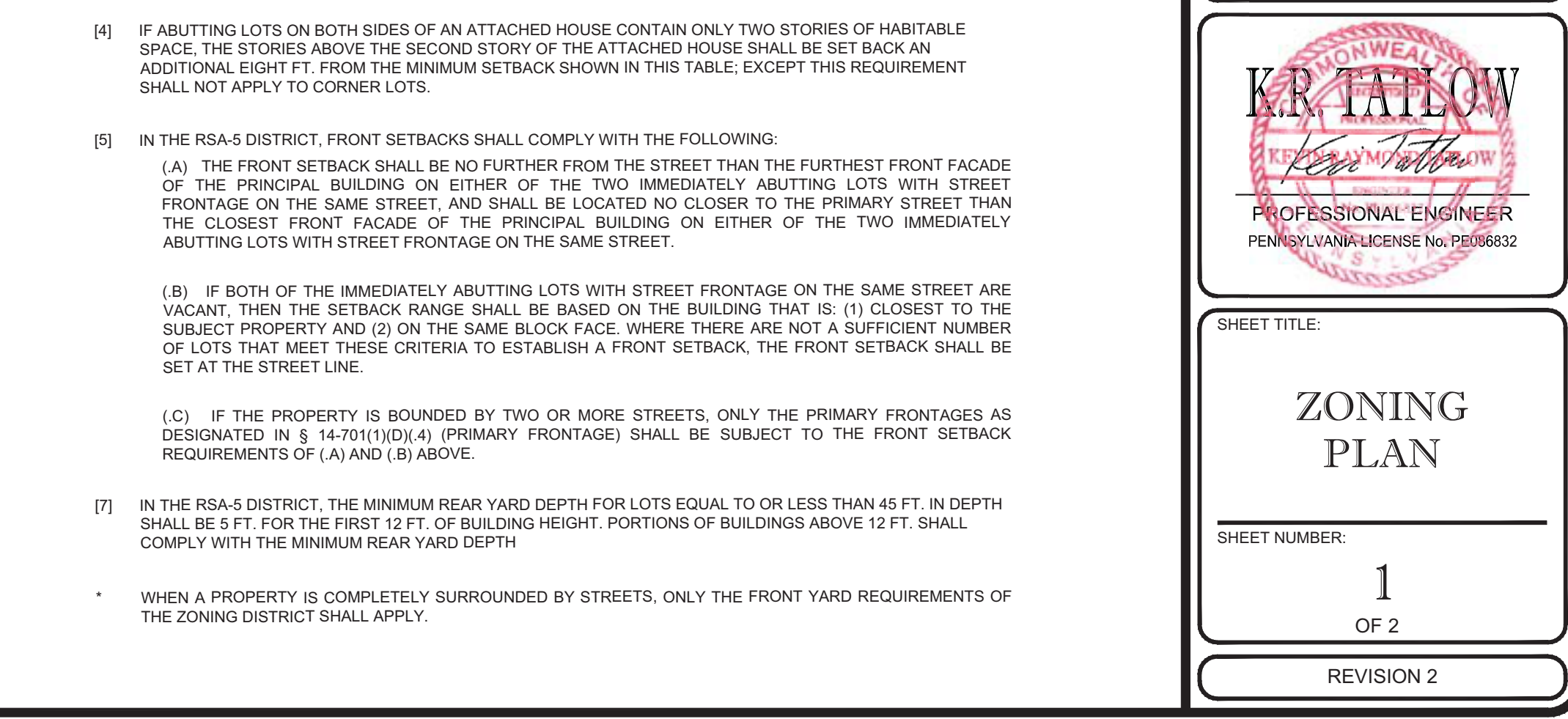
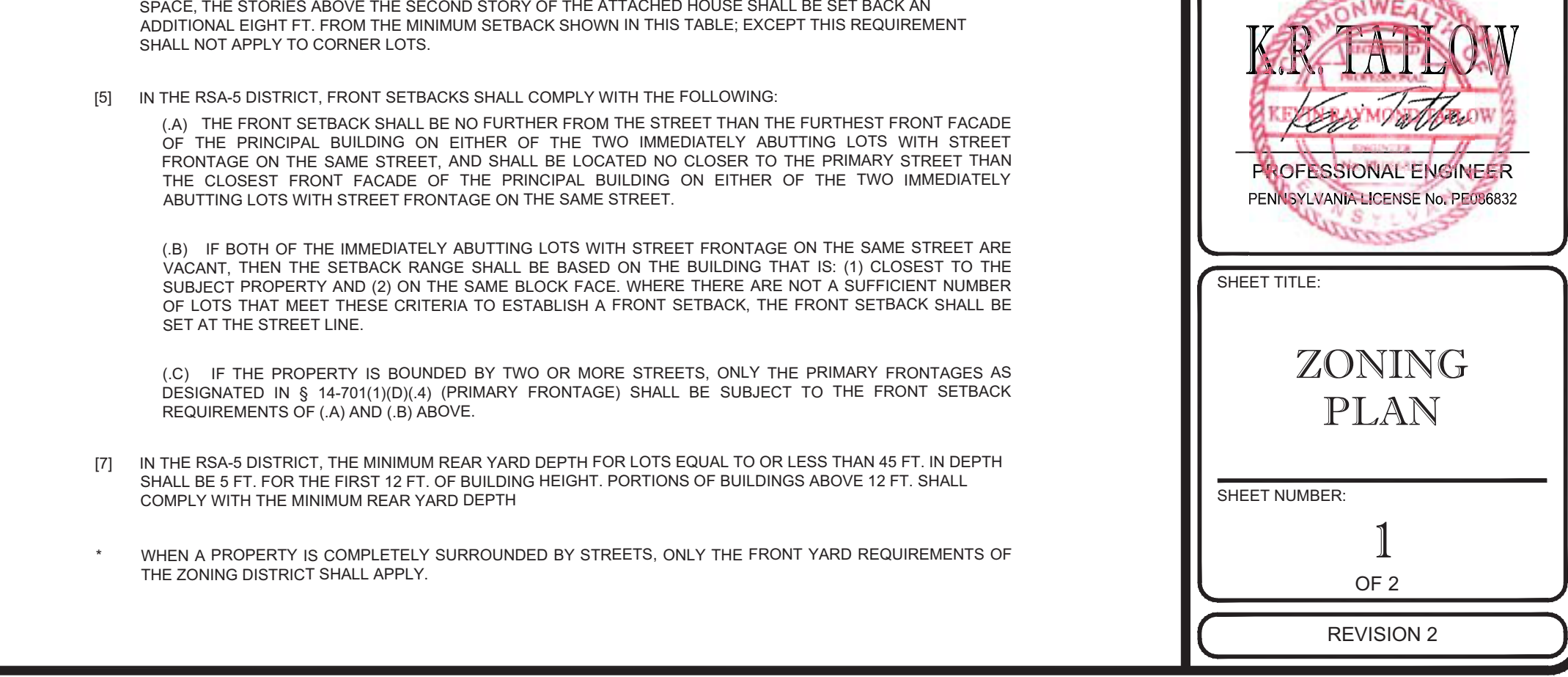






NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE

Applied Electronically by L&I User:

1416P160V241DRAWINGSSPI AN SETSIRASEIREV 10/PP1400241 RASE-10⁰⁰⁰⁰⁰⁰ 01-AYOIT-72-LANDSCAPE PLAN

Zoning Permit

Permit Number ZP-2020-000394

LOCATION OF WORK 2610 W FLETCHER ST, Philadelphia, PA 19132-4629 2610 W. Fletcher Street (proposed consolidated OPA Account No. 88-1-4213-04)	PERMIT FEE \$650.00	DATE ISSUED 8/10/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5, RSA5, RSA5, RSA5, RSA5, RSA5, RS	

PERMIT HOLDER PHILADELPHIA LAND BANK	1234 MARKET ST 17TH FLR PHILADELPHIA PA 19107
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APPLICANT Adam Laver DBA: Adam E. Laver, Esquire, Blank Rome LLP	Blank Rome LLP One Logan Square Philadelphia, PA 19103 USA
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT For an administrative review of previously issued AP#870609 granted by ZBA variance on 12/5/2018 under Cal#33957, to reduce the footprint and GFA of the previously approved detached structure; For the erection of one (1) detached structure and a six (6) foot tall fence, size and location as shown on plan/application.

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
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 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-000394

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2201 N 27TH ST, Philadelphia, 19132-4613
2209 N 27TH ST Philadelphia, PA 19132-4613
2211 N 27TH ST Philadelphia, PA 19132-4613
2219-21 N 27TH ST, Philadelphia, PA 19132-4613
2223 N 27TH ST Philadelphia, PA 19132-4613
2225 N 27TH ST Philadelphia, PA 19132-4613
2227 N 27TH ST Philadelphia, PA 19132-4613
2610-16 W FLETCHER ST, Philadelphia, PA 19132-4629

ADDITIONAL USE DETAILS

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

Multi-Family Household Living (Seventy-Eight (78) Dwelling Units), with twenty-seven (27) accessory surface parking spaces (including three (3) van-accessible spaces and one (1) electrical vehicle parking space), and twenty-six (26) bicycle parking spaces outside the building.

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.