

Zoning Permit

Permit Number ZP-2021-006404

LOCATION OF WORK 1538 FRANKFORD AVE Lot 1, Philadelphia, PA 19125-4412	PERMIT FEE \$672.00	DATE ISSUED 1/20/2021
	ZBA CALENDAR	ZBA DECISION DATE 1/20/2021
	ZONING DISTRICTS CMX2	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE COMPLETE DEMOLITION OF ALL STRUCTURES AND FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND TWO ROOF DECK ACCESS STRUCTURES WITH AN ELEVATOR (SIZE AND LOCATION AS SHOWN ON PLANS)

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)
CAL# MI-2020-001844
With proviso: ZBA approved Revised plans, 2 pages



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1538 FRANKFORD AVE Lot 1, Philadelphia, PA 19125-4412

ADDITIONAL USE DETAILS

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

FOR THE USE AS VACANT NON-RESIDENTIAL USE ON THE FIRST FLOOR AND MULTI-FAMILY (12 UNITS) HOUSEHOLD LIVING AND TO INCLUDE TWENTY-FOUR (24) ACCESSORY BICYCLE PARKING SPACES.

This permit is subject to the following specific conditions.

CONDITIONS

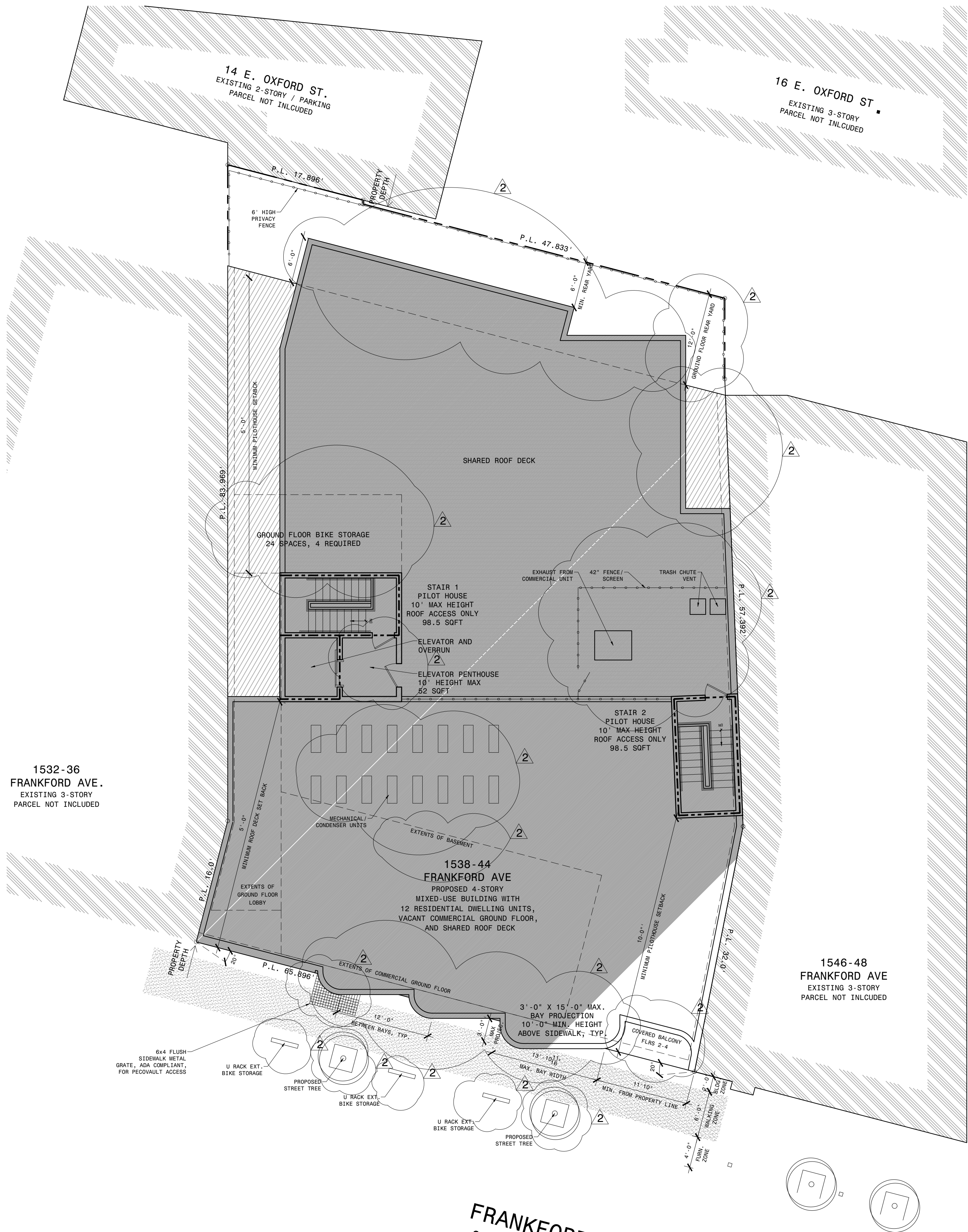
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.



E. OXFORD ST.
40' WIDE (10'-20'-10')
LEGALLY OPEN - ON CITY PLAN

PARKING

FRANKFORD AVE.
60' WIDE (12'-36'-12')
LEGALLY OPEN - ON CITY PLAN
PARKING

APPROVED

Revised plans, 2 pages, approved by ZBA
1/20/21.

Sharon Subota

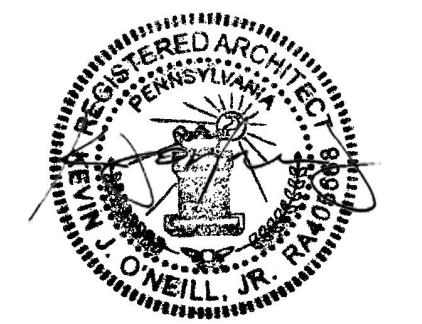
APPROVED
FOR ZONING ONLY
06/07/21

Applied Electronically by L&J User:

PHILADELPHIA DEPARTMENT OF STREETS
DIVISION OF HIGHWAYS, RIGHT OF WAY UNIT
APPROVAL FOR ZONING ONLY <<<
**NO BUILDING PERMIT IS TO BE ISSUED WITHOUT STAMPED PLANS BY THE
DEPARTMENT OF STREETS FOR FINAL APPROVAL OF SITE PLAN**
THE APPLICANT IS REQUIRED TO SECURE THE APPROVAL OF THE ZONING AUTHORITIES,
AND SUBMIT PLANS FOR ADDITIONAL REVIEW BY THE STREETS DEPARTMENT
ENCROACHMENT ORDINANCE REQUIRED FOR:
COMMITTEE OF HIGHWAY SUPERVISORS (APPLICATION NO. _____)
DETAILED REVIEW FOR MINOR SITE PLAN
COORDINATED REVIEW FOR MAJOR SITE PLAN:
CITY PLAN ACTION
OTHER
APPLIED ELECTRONICALLY BY STREETS STAFF:
Coleman Cosby
ON: April 7, 2021
FOR CHIEF HIGHWAY ENGINEER

MIXED-USE MULTI-FAMILY BUILDING
1538-44 FRANKFORD AVENUE
PHILADELPHIA, PA 19125

MIXED-USE
MULTI-FAMILY BUILDING
1538-44 FRANKFORD AVE.
PHILADELPHIA, PA 19125
OWNER/PROJECT CONTACT:
...



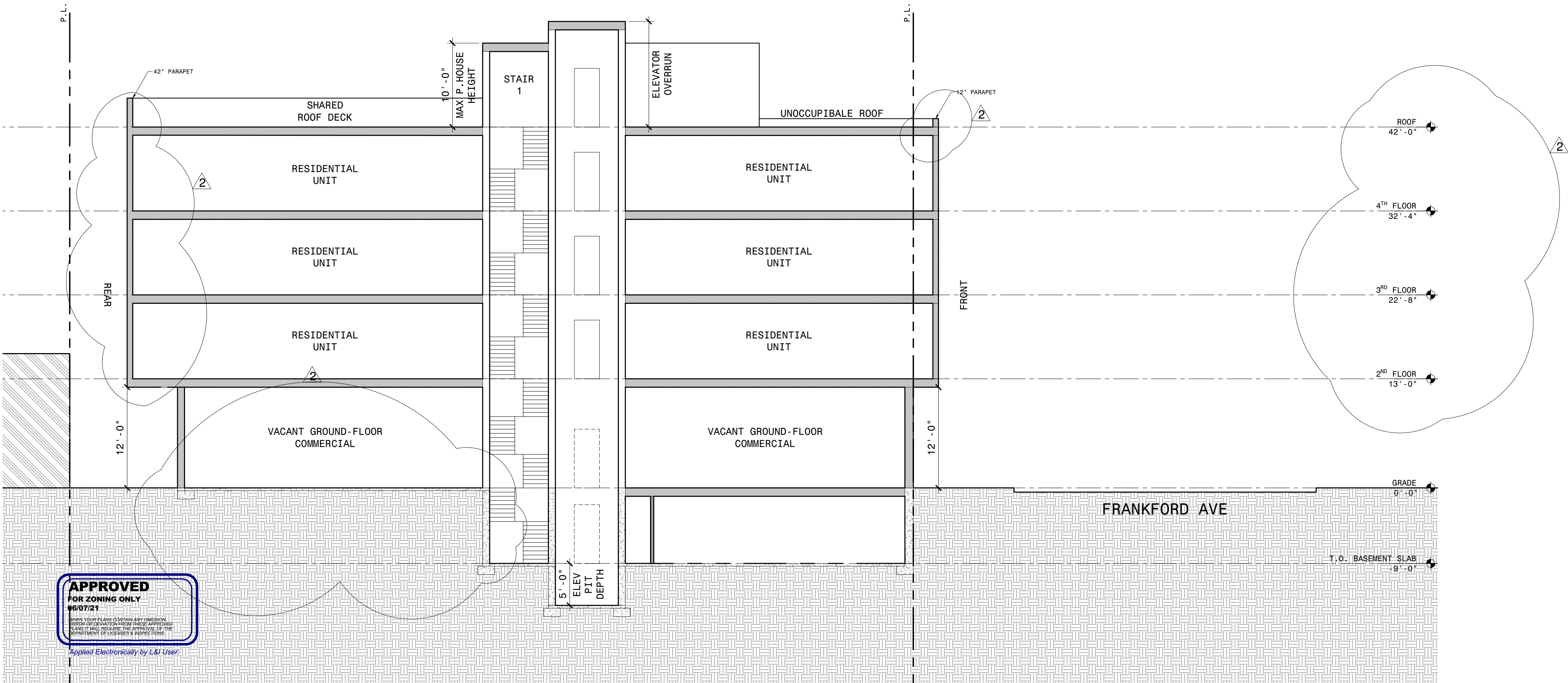
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ISSUED FOR:	DATE:
ZONING PERMIT	01.07.18
REVISION 2	11.16.20

SCALE: AS NOTED
SHEET SIZE: ARCH D 24X36
ZONING PLANS

Z-02



APPROVED
FOR ZONING ONLY
#60721
Sharon Suleta, Esq.
Applied Electronically by L&L Uppr.

APPROVED

Revised plans, 2 pages, approved by ZBA 1/20/21.
Sharon Suleta, Esq.
Sharon Suleta, Esq.