

# Zoning Permit

Permit Number ZP-2020-000957

LOCATION OF WORK 1325 BEACH ST, Philadelphia, PA 19125-4310	PERMIT FEE \$650.00	DATE ISSUED 5/15/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX3	

PERMIT HOLDER L-A BATTERY QOZ LLC	2929 WALNUT ST STE 1530 PHILADELPHIA PA 19104
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU	1835 Market Street 14th Floor Philadelphia, PA 19103 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ADDITION OF INTERNAL FLOORS AT THE 3RD, 4TH AND 5TH FLOOR FOR USE AS BUSINESS AND PROFESSIONAL OFFICE. NO CHANGE IN THE BUILDING FOOTPRINT, HEIGHT OR AREA. SIZE AND LOCATION PER APPROVED PLAN.
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APPROVED USE(S) Office - Business and Professional
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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 <p><b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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</li> </ul>
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 <p>Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.</p>
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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1325 BEACH ST, Philadelphia, PA 19125-4310

## 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](http://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.