

# Zoning Permit

Permit Number ZP-2021-000773

LOCATION OF WORK 1429-31 FEDERAL ST Parcel C, Philadelphia, PA 19146-3136	PERMIT FEE \$1,086.00	DATE ISSUED 9/30/2020
	ZBA CALENDAR	ZBA DECISION DATE 9/30/2020
	ZONING DISTRICTS	

PERMIT HOLDER

APPLICANT  
Vincent Mancini DBA: LANDMARK ARCHITECTURAL DESIGN 1325 Snyder Ave PHILADELPHIA, PA 19148 USA

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
FOR THE ERECTION OF AN ATTACHED BUILDING WITH GREEN ROOF. SIZE AN 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)



## 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

1429-31 FEDERAL ST Parcel C, Philadelphia, PA 19146-3136

## ADDITIONAL USE DETAILS

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

FOR VACANT COMMERCIAL SPACE ON THE GROUND FLOOR IN SAME BUILDING AS 42 DWELLING UNITS (MULTIFAMILY HOUSEHOLD LIVING) WITH 14 ACCESSORY INTERIOR CLASS 1A BICYCLE PARKING SPACES.

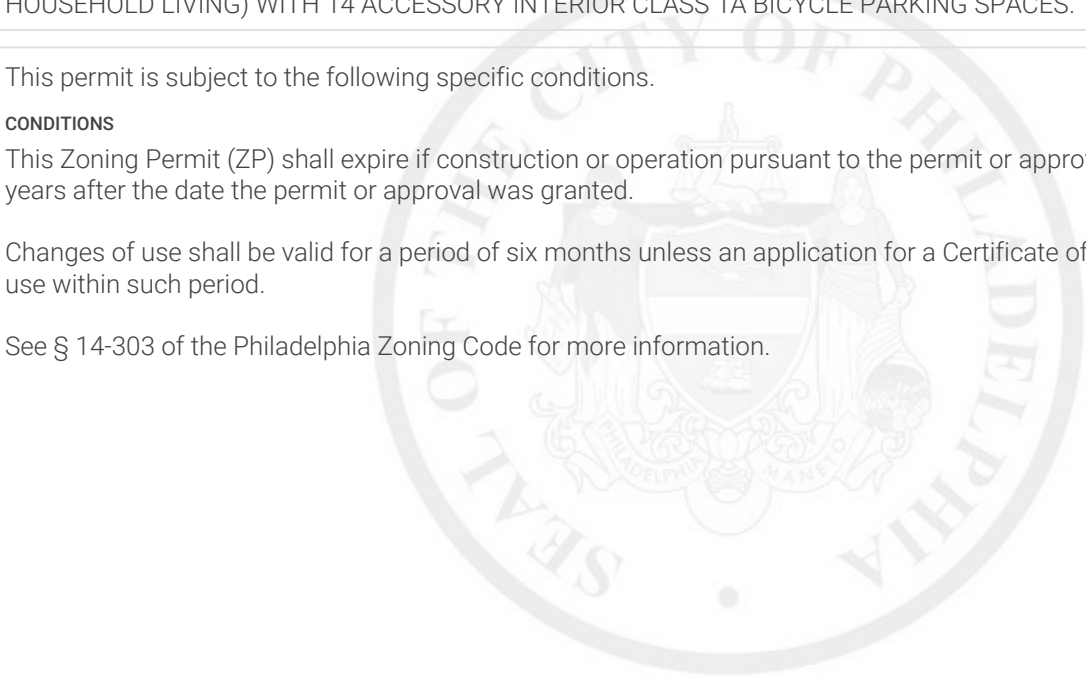
This permit is subject to the following specific conditions.

## 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 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.







DRAWING NO.