Per 14-701(1)(d)(1), the City Planning Commission has determined that:

42nd Street is the primary street;

Opposite of ___________ Street is the rear;

not applicable Street is the rear street

Applied Electronically by: DAVID FECTEAU
April 12, 2022
PHILADELPHIA CITY PLANNING COMMISSION
Zoning Permit
Permit Number ZP-2022-002881

LOCATION OF WORK
838 1/2 N 42ND ST, Philadelphia, PA 19104-1472

PERMIT FEE $672.00
DATE ISSUED 6/7/2022

ZBA CALENDAR
ZBA DECISION DATE

ZONING DISTRICTS
RM1

PERMIT HOLDER
42 Develop LLC

614 S 4th st Philadelphia, Pennsylvania 19147

OWNER CONTACT 1
GERMAN YAKUBOV

614 S 4th st, Philadelphia PA 19147

OWNER CONTACT 2

TYPE OF WORK
New construction, addition, GFA change

APPROVED DEVELOPMENT
FOR THE ERECTION OF AN ADDITION A TOP OF A REAR PROPERTY. SIZE AND LOCATION AS SHOWN ON PLANS.

APPROVED USE(S)
Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(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-2022-002881

ADDITIONAL LOCATION(S)
See front side for primary parcel associated with this permit

PARCEL
838 1/2 N 42ND ST, Philadelphia, PA 19104-1472

ADDITIONAL USE DETAILS
See front side for specific use(s) associated with this permit
FOR A MULTI-FAMILY HOUSEHOLD LIVING (21 DWELLING UNITS) AS PER HISTORICAL COMMISSION APPROVAL WITH SEVEN (7) 1A CLASS BICYCLE SPACES IN AN ACCESSIBLE ROUTE ON THE FIRST FLOOR.

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.