

Zoning Permit

Permit Number ZP-2023-004217

LOCATION OF WORK	PERMIT FEE	DATE ISSUED
7330 RIDGE AVE, Philadelphia, PA 19128-3231	\$58.00	6/22/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS	
	RSD3	

PERMIT HOLDER

Terra Firma 7330 Ridge LLC

7330 Ridge Ave Philadelphia, Pennsylvania 19128

OWNER CONTACT 1

Rob Robertson

7330 RIDGE AVE PHILADELPHIA, PA 19128

OWNER CONTACT 2

TYPE OF WORK

Full Demolition

APPROVED DEVELOPMENT

FOR THE COMPLETE DEMOLITION OF EXISTING STRUCTURE

APPROVED USE(S)

Vacant

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.



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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

7330 RIDGE AVE, Philadelphia, PA 19128-3231

ADDITIONAL USE DETAILS

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

This permit is subject to the following specific conditions.

CONDITIONS

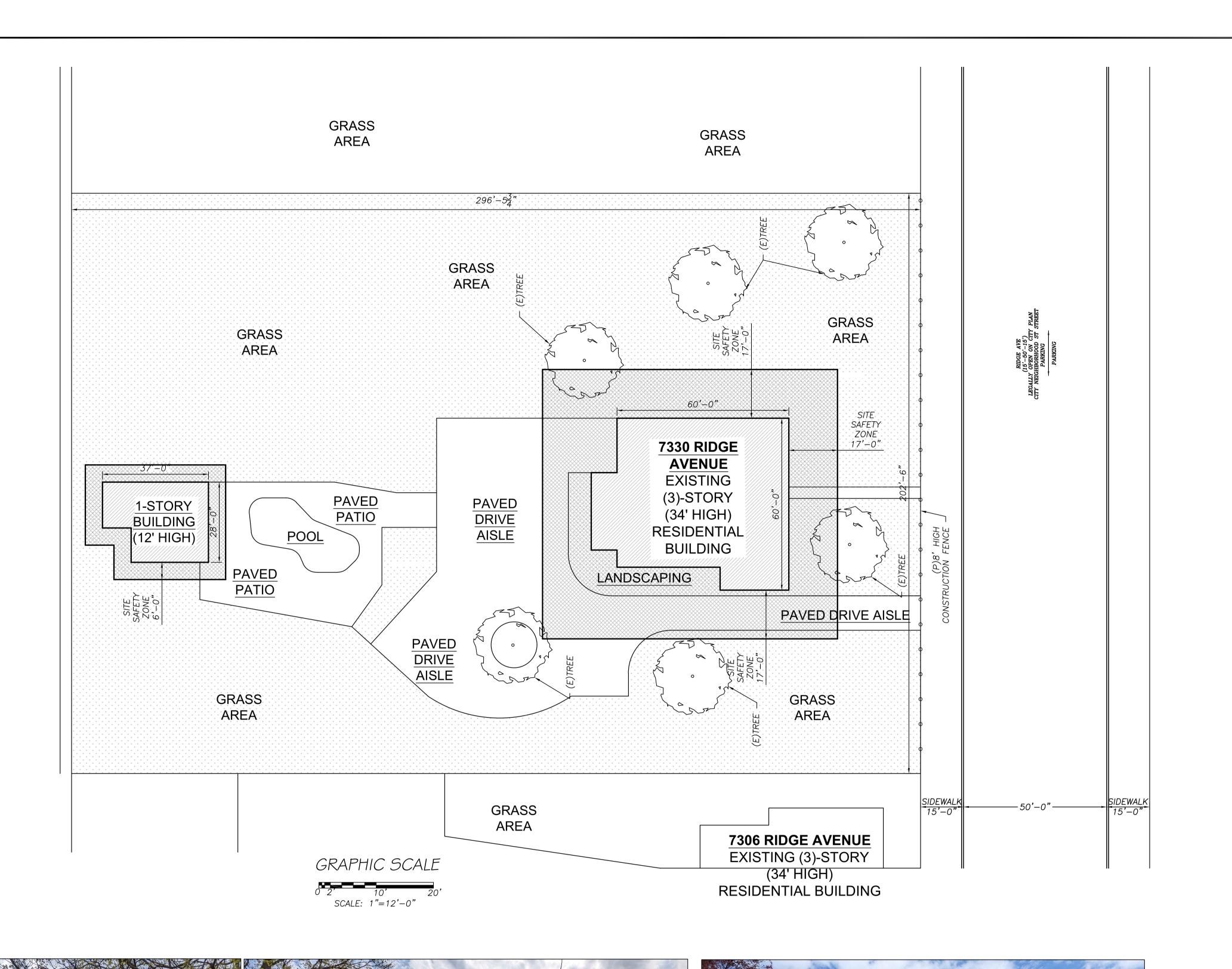
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

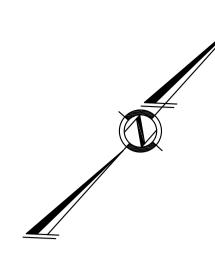
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



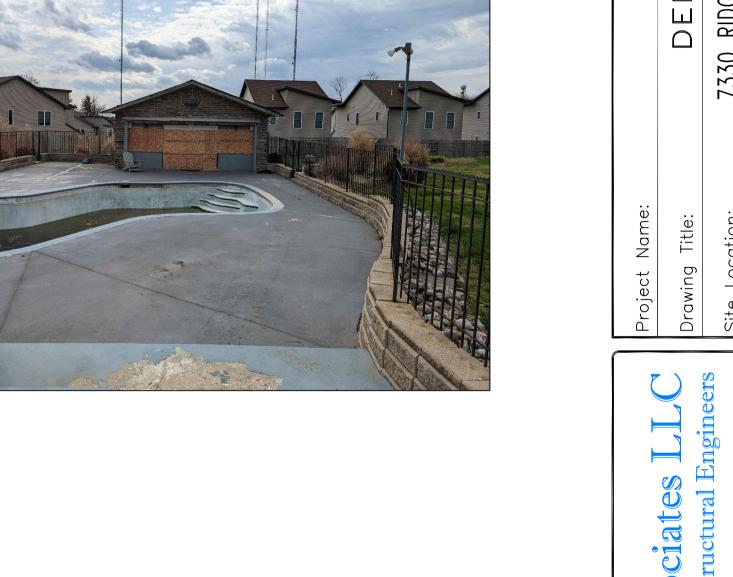
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.

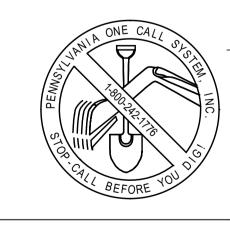




DEMOLITION TO INCLUDE THE ENTIRE BUILDING AS WELL AS THE FOUNDATION AND SLAB REMOVAL







THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005)

SITE SERIAL #: 2023 1014023

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974, AS AMENDED BY ACT 187 OF
1996 AND ACT 199 IN JANUARY 2005. CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

LEGEND

<u> </u>	-0	-	 8' HIGH CYCLONE TYPE FENCE
— W		W	 WATER LINE
— s		S	 SEWER LINE
GAS		GAS	 GAS SERVICE
— ОЕ		OE	 OVERHEAD ELECTRICAL LINE
— т		Т	 TELCOM SERVICE
S	ITE SAFETY Z	'ONE	BUILDING TO BE DEMOLISHE BY MECHANICAL EQUIPMENT

OVERHEAD V DISCONNECT COMPANY

PROVIDE SIL AROUND STO WITHIN 100' DEMOLITION

OF TYPE, SIZE, LITIES OR EQUIREMENTS OF D BY ACT 187 OF			Аррг		
VERIFY CILITY OWNERS STHAN 3, NOR ON WORK.			Description	Revisions	
WIRES TO BE TED BY UTILITY			Descr	Revis	
LT PROTECTION ORM INLETS 'OF THE					
SITE			Date		

19128

DEM

-	8' HIGH CYCLONE TYPE FENCE
	W WATER LINE
	S SEWER LINE
	——— GAS ——— GAS SERVICE
	OE OVERHEAD ELECTRICAL LINE

GRASS OR LANDSCAPED AREA