

Zoning Permit

Permit Number ZP-2023-006122

LOCATION OF WORK

3439 N 17TH ST, Philadelphia, PA 19140-4916

PERMIT FEE

\$58.00

DATE ISSUED

6/8/2023

ZBA CALENDAR

ZBA DECISION DATE

ZONING DISTRICTS

CMX3

PERMIT HOLDER

HERO INCORPORATED

3439 N 17TH ST PHILADELPHIA PA 19140-4916

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

Full Demolition

APPROVED DEVELOPMENT

For complete demolition of the existing structure.

APPROVED USE(S)

Vacant

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.
- 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

3439 N 17TH ST Philadelphia, PA 19140-4916

ADDITIONAL USE DETAILS

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

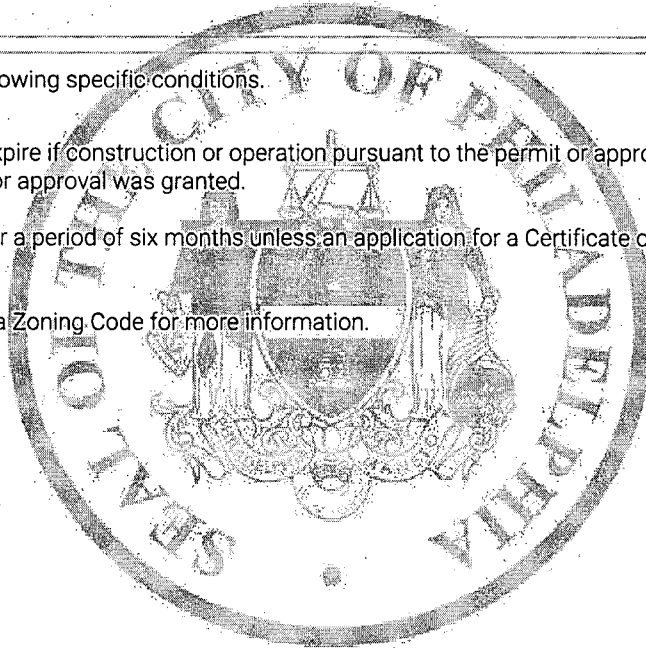
This permit is subject to the following specific conditions.

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.



Application for Zoning / Use Registration Permit

Use this application to obtain permits for compliance with the Philadelphia Zoning Code.

DK

Property Address

Identify the location of work for the permit.

If a specific location applies or the project involves multiple parcels, please note additional details or address information in the space provided.

1

Address

3439 N 17th ST

Specific Location or Additional Parcels

Applicant

Identify how you are associated with the property.

Licensed professionals include design professionals, attorneys, and expeditors. A tradesperson must have an active Philadelphia license for their trade or hold a PA Home Improvement Contractor Registration and provide their license number.

2

I am the: ☐ Property Owner ☐ Tenant ☐ Equitable Owner ☒ Licensed Professional or Tradesperson

Name

Eda Estrada

Company

ek multiservice

Address

2740 N Front St Phila PA 19133

Email

ekmultiservice@gmail.com

Phone

215 278 2197

License #

Property Owner

Identify the deeded property owner.

If there was a recent change of ownership, documentation (such as a deed, a settlement sheet, or an agreement of sale) will be required. For multiple parcels, attach a supplementary sheet if there are different owners.

3

Name

Hero Incorporated

☐ Check box if new owner is being listed.

Address

3439 N 17th St Phila PA 19140

Email

Phone

Use

Select the category that best describes the **proposed use** of the site. Separately identify any **existing uses to remain** as well.

If 'Other' is selected, provide a description of all uses in the space provided and note the quantity of principal uses.

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☐ Single-Family

☐ Two-Family

☒ Other; describe below and note quantity of uses: _____ (#)

Proposed Use(s):

Complete Demolition.

Existing Uses to Remain:

Application Scope

Use this section to indicate the project scope. Check the box that best describes your request.

* 'Parking Only' requests should not include any additions or new construction, but may include fencing, retaining walls, and landscaping.

** Sign types may be accessory and / or non-accessory. No other development may be proposed.

*** A Zoning Permit is not required for fencing that meets code requirements. See § 14-706 and A-301.2.1.

**** This option does not include partial demolition. Use change in gross floor area (section 6d on page 2) if scope is partial demolition.

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Scope of Request (select one):

☐ Change of Use Only

☐ Change of Use to 'Family Day Care'

☐ Parking Only *

☐ Signs Only **

☐ Fencing Only ***

☒ Full Demolition Only ****

☐ New Construction, Addition, or Change in Gross Floor Area of a Building or Structure

☐ Lot Line Relocation Only (Adjustment, Consolidation, or Subdivision)

☐ Combined Lot Line Relocation & New Construction, Addition, or Change in Gross Floor Area

☐ Conditional Zoning Approval



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

DO NOT MAIL THIS APPLICATION***

Job Number: (for office use only)

(ZP - YEAR - NUMBER)

Additional Project Details

Use this section for signage, bonuses, and other review triggers.

(a) Only complete this section if the project was given Conditional Zoning Approval. Attach Civic Design Review letter, if available.

(b) Provide a detailed summary of the proposal.

(c) Select which agencies must perform a review of this project:

- **City Planning:**
Lot adjustments, certain lots bounded by more than one street, lots in certain overlays, properties in master plan districts, etc.
- **Streets Department:**
Right-of-way encroachments, curb cuts, off-street parking, and loading.
- **Art Commission:**
For certain types of signs and projects located in certain overlays.
- **Water Department:**
Projects proposing an earth disturbance of 5,000 square feet or more.

(d) If eligible, and bonuses will be used per § 14-702 to increase building height, gross floor area, or unit density, check all bonus options to be used.

(e) If signs are included, note their type, size, illumination, and whether they are accessory or non-accessory. Attach additional sheets if needed.

Signs may only be entered if the Application Scope under section 5 (page 1) is 'Signs Only'

(a) Projects with Conditional Approval

☐ If Conditional Zoning Approval was previously issued for this project, provide the permit number here:

ZP-2101 - - - - -

(b) Project Summary

(c) Pre-Requisite Approvals

- ☐ City Planning Commission (One Parkway Building, 1515 Arch St., 13th Floor)
- ☐ Streets Department (Municipal Services Building, 1401 JFK Blvd., 9th Floor)
- ☐ Art Commission (One Parkway Building, 1515 Arch St., 13th Floor)
- ☐ Water Department (1101 Market St., 2nd Floor)

(d) Bonuses for Development

- ☐ Public Space
- ☐ Mixed Income Housing
- ☐ Underground Accessory Parking
- ☐ Trails
- ☐ Retail Space
- ☐ Through Block Connection
- ☐ Public Art
- ☐ Transit Improvements
- ☐ Green Building or Site
- ☐ Street Extensions
- ☐ Stormwater Management
- ☐ Other _____

(e) Signs

Sign #	Type (Free-Standing, Wall, Projecting, Marquee, Roof)	Size (length, width, depth, height and/or projection)	Illumination Type (Non-Illuminated, Static, or Animated)	Accessory or Non-Accessory?

Review Type

☐ Standard

☐ Accelerated (Complete and attach the Accelerated Review Agreement Form available on www.phila.gov/li). Note: Only certain project scopes are eligible for Accelerated Review.

Declaration & Signature

All provisions of the Zoning Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statements herein, I am subject to such penalties as may be prescribed by law or ordinance, inclusive of the penalties contained in 18 Pa. C.S. § 4904.

Applicant Signature: Ella E. Anderson

Date: 5, 28, 23