

CONDITIONAL ZONING PERMIT

APPLICATION # 457614



CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6)(c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.

ADDRESS: 4224-26 Baltimore Avenue

PROPERTY OWNER:

Clarkmore LP

APPLICANT:

C. Primavera Esq for Equable Owner

ADDRESS:

805 Third Ave. 10th Floor
New York, NY 10022

ADDRESS:

1835 Market St Suite 1400
Philadelphia, PA 19103

CONDITIONAL APPROVAL FOR:

THE ERECTION OF A SEMI-DETACHED STRUCTURE FOR USE AS A NINETY-TWO (92) FAMILY DWELLING WITH SIX (6) ACCESSORY OFF-STREET OPEN-AIR PARKING SPACES (INCLUDING TWO (2) HANDICAPPED SPACES) AND THIRTY-SIX (36) BICYCLE SPACES. SIZE AND LOCATION AS SHOWN IN APPLICATION.

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, LICENSE, OR FINAL PERMIT. ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

ZONING CLASSIFICATION: RM-1

FEE:

PLANS EXAMINER:

Andrew Kulp

ISSUE DATE:

03/11/13