

# Zoning Permit

Permit Number ZP-2020-006315C

LOCATION OF WORK 123-27 S 12TH ST, Philadelphia, PA 19107-4933	PERMIT FEE \$1,412.00	DATE ISSUED 12/9/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS CMX5	

PERMIT HOLDER BJP 123-127 OWNER LLC	701 MARKET ST PHILADELPHIA PA 19106
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APPLICANT Ronald Patterson DBA: KLEHR HARRISON HARVEY BRANZBU	1835 Market Street 14th Floor Philadelphia, PA 19103 USA
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TYPE OF WORK Conditional Zoning Approval
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APPROVED DEVELOPMENT CONDITIONAL APPROVAL FOR THE ERECTION OF DETACHED STRUCTURE WITH ROOF DECK WITH MULTI-FAMILY HOUSEHOLD LIVING ( 412 DWELLING UNITS) FROM SECOND (2ND) FLOORS THROUGH TWENTY(20TH) FLOORS ; VACANT COMMERCIAL SPACE ( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AT FIRST FLOOR; PERSONAL SERVICES AT SECOND(2ND) FLOOR; AMENITY SPACES AT SECOND FLOOR AND AT THIRD(3RD) WITH NINETY-FOUR(94) ACCESSORY PARKING SPACES; EIGHT(8) AUTO SHARE SPACES; FOUR(4) ACCESSIBLE SPACES , THREE(3) RESERVOIR SPACES ; THREE(3) ELECTRIC VAN SPACES ; TWO(2) LOADING SPACES AND WITH HUNDRED AND FOURTEEN(114) BICYCLE SPACES AT UNDERGROUND PARKING GARAGE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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<p><b>i</b> <b>CONDITIONS AND LIMITATIONS:</b></p> <ul style="list-style-type: none"> <li>Permits, including Zoning Permits <b>not</b> involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, <b>six (6) months from the date of issuance</b> with the following exceptions: <ul style="list-style-type: none"> <li><b>30-days or 10-days</b> for Permits related to Unsafe or Imminently Dangerous properties respectively.</li> <li><b>3-years</b> from issuance or date of decision by ZBA for Zoning Permits involving development.</li> <li><b>60-days</b> for Plumbing, Electrical or Fire Suppression Rough-In Approvals.</li> <li>Any Permit issued for construction or demolition is valid for no more than <b>five (5) years</b>.</li> </ul> </li> <li>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.</li> </ul> <p><b>i</b> Post a copy of this permit in a conspicuous location along each frontage.</p> <p><b>i</b> Permit must be posted within 5 days of issuance.</p>
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## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

123-27 S 12TH ST, Philadelphia, PA 19107-4933

## ADDITIONAL USE DETAILS

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

CONDITIONAL APPROVAL FOR THE ERECTION OF DETACHED STRUCTURE WITH ROOF DECK WITH MULTI-FAMILY HOUSEHOLD LIVING ( 412 DWELLING UNITS) FROM SECOND (2ND) FLOORS THROUGH TWENTY(20TH) FLOORS ; VACANT COMMERCIAL SPACE ( USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AT FIRST FLOOR; PERSONAL SERVICES AT SECOND(2ND) FLOOR; AMENITY SPACES AT SECOND FLOOR AND AT THIRD(3RD) WITH NINETY-FOUR(94) ACCESSORY PARKING SPACES; EIGHT(8) AUTO SHARE SPACES; FOUR(4) ACCESSIBLE SPACES , THREE(3) RESERVOIR SPACES ; THREE(3) ELECTRIC VAN SPACES ; TWO(2) LOADING SPACES AND WITH HUNDRED AND FOURTEEN(114) BICYCLE SPACES AT UNDERGROUND PARKING GARAGE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

This permit is subject to the following specific conditions.

## CONDITIONS



**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.