

Zoning Permit

Permit Number ZP-2021-007422

LOCATION OF WORK 1637 S 49TH ST, Philadelphia, PA 19143-5833 Approximately 200 feet north of the intersection of S 48th Street and Botanic Avenue, on the Schuylkill River.	PERMIT FEE \$672.00	DATE ISSUED 7/22/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS I2	

PERMIT HOLDER CITY OF PHILADELPHIA	1401 JOHN F. KENNEDY BLVD MSB ROOM 1030 PHILADELPHIA PA 19102
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APPLICANT Peter Brennan	Urban Engineers, Inc. 530 Walnut Street Philadelphia, PA 19106
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TYPE OF WORK New construction, addition, GFA change

APPROVED DEVELOPMENT FOR REPLACE AN EXISTING UNSAFE AND DEFICIENT PIER STRUCTURE WITH A NEW PILE-SUPPORTED FISHING DOCK (ZONING CODE 14-704 (4)(c)(.1)(a)). SIZE AND LOCATION AS SHOWN ON THE APPLICATION / PLAN.

APPROVED USE(S) Parks and Open Space - Passive Recreation

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

 CONDITIONS AND LIMITATIONS: <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> 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.
 <p>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. 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

1637 S 49TH ST, Philadelphia, PA 19143-5833

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.