

ECLIPSE

Zoning

www.phila.gov/li

City of Philadelphia

SERVICES ▾ PROGRAMS & INITIATIVES NEWS & EVENTS PUBLICATIONS & FORMS

Department of
Licenses and Inspections

Building a safer city by enforcing building-related codes through inspections, licensing, permitting, and demolitions.

HOME ABOUT ▾ LICENSES ▾ PERMITS & CERTIFICATES ▾ INSPECTIONS ▾ APPEALS RESOURCES

Services

| | | |
|---|--|---|
|  Get a business or trade license |  Search for property history and business license information |  Get a building permit |
|  Find a licensed contractor and contractor information |  Track a permit application |  Rent your property |

www.phila.gov/li

Announcements

ANNOUNCEMENT

Accelerated program suspended as standard review time dips to 10 days.

April 26, 2020

ANNOUNCEMENT

Resources to help you navigate L&I processes during the shutdown

April 22, 2020

ANNOUNCEMENT

Register for L&I eCLIPSE, ePlans & Zoning training webinars.

March 25, 2020

Posts

[English](#)

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POST

Filed a paper permit application and need your permit and your plans? L&I can help.

April 30, 2020



POST

Requirements for resuming construction activity in Philadelphia

April 29, 2020

Announcements

- ANNOUNCEMENT**
eCLIPSE and automated phone system will be unavailable this weekend
April 29, 2020
- ANNOUNCEMENT**
Accelerated program suspended as standard review time dips to 10 days.
April 26, 2020
- ANNOUNCEMENT**
Resources to help you navigate L&I processes during the shutdown
April 22, 2020
- ANNOUNCEMENT**
Register for L&I eCLIPSE, ePlans & Zoning training sessions via webinar.
March 25, 2020



Resources to help you navigate L&I processes during the shutdown

Use this table to find help with issues you may have during the shutdown.

| Issue | Information |
|---|---|
| Trouble with logging into eCLIPSE, or licensing and technical questions | Call 311 or use the 311 online form |
| Check the status of a permit or ask a code question | Check the permit tracker or use the permit or code questions form |
| Request an inspection | Call (215) 255-4040 or use the eCLIPSE portal |
| COVID-19 construction and business updates | Call 311 and read about the City Business Activity Order |
| Questions on COVID-19 construction requirements and restrictions | Refer to the Restarting Construction FAQs or use the L&I online help form |
| Make an Appointment to pick up approved paper plans | Review the paper submission requirements and use the plan pick up form |

- Advance Preparation
 - Pandemic Safety Officer
 - COVID-19 Safety Plan
- Jobsite Requirements
 - No of Workers
 - Safety Precautions

[The latest news + events](#) / [Posts](#) / Requirements for resuming construction activity in Philadelphia

Requirements for resuming construction activity in Philadelphia

April 29, 2020 | Karen Guss | Board of License and Inspection Review, Department of Licenses and Inspections

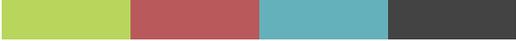
Last updated: April 29, 2020

English



Under an Executive Order signed April 29, 2020, construction projects that had been halted by the City's **March 22 Business Activity and Stay-at-Home Order** will be allowed to resume on Friday, May 1, with some exceptions. The Executive Order requires all active job sites to comply with tight restrictions to limit the spread of COVID-19.

Projects authorized to resume



L&I Services

- Continue to process paper applications filed prior to March 13
 - Appointments to Pick-Up Plans
 - Must Pay Invoice Online- Current Contractor License and Insurance Required
 - Request and Invoice through the online form- must have eCLIPSE account
 - Must Show Photo ID and pick up all requested plan within a 10 minute window.
 - Additional information may be submitted via postal mail or through online portal. Submit request through online form to access permit. DO NOT ATTEMPT TO HAND DELIVER.
 - All New Permits available through the online portal
 - Make-Safe must be submitted in-person and by appointment.
 - Permits will be held for any unsatisfied pre-requisite approvals or permits. Check department web pages for information.
- 

Resources

Administrative Text

APPLICATION INSTRUCTIONS

*You have selected the **Residential Building Permit (RP)**. If the building contains OTHER THAN a one- or two-family dwelling, you must use the Commercial Building Permit (CP) application type.*

For more help please review our Instructional Video and associated User Guide on Completing a Permit Application by clicking [HERE](#).

Blue-Dot

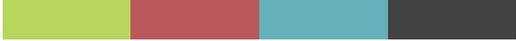


Website

- Individual Services
- eCLIPSE Instructional Videos and FAQs

Still Stuck?

- Submit an online help form
- Contact 3-1-1



Process Changes

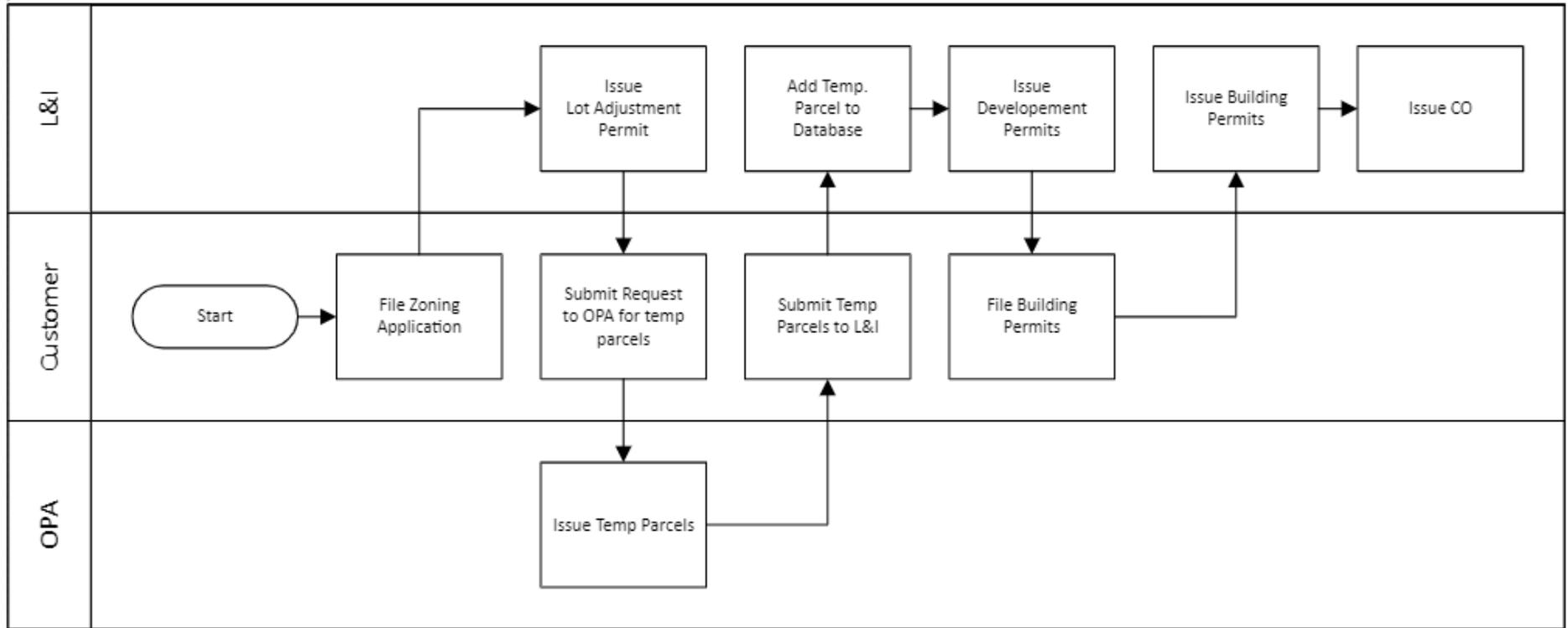


Lot Line Relocation

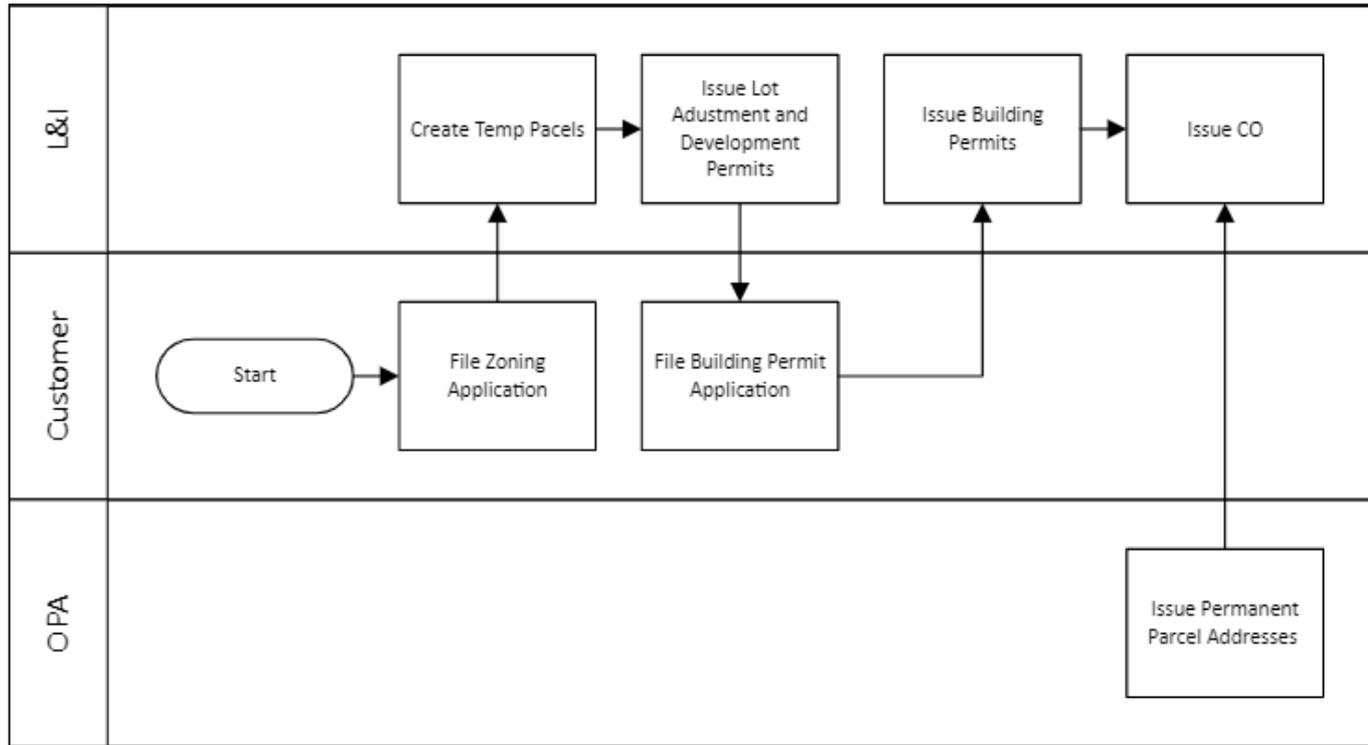
- Streamline the Permit Process
- Reconcile all City records



Previous



Current





Uses

- Permits are issued to a parcel

Exceptions:

- Specific location requirement identified in the Zoning Code
- Uses granted by variance or special exception
- Extension of a non-conforming use granted under the pre-2012 Code

- Uses are described by categories provided in the Zoning Code

Exceptions:

- Further descriptor required by Code (i.e. No of Dwelling Units)
 - More specific use provided by variance or special exception
 - Use granted under the pre-2012 Code cannot be readily converted
- 



Uses

- Refusals
 - Refusals are also issued in accordance with the categories defined by the Code.
 - Any further restrictions must be addressed through proviso.
 - Key Plans
 - Uses should generally not be described by space.
 - Key plans are generally not required for the zoning permit unless there are space or area requirements in the Zoning Code.
 - The zoning stage is a good time to submit a key plan for the record to avoid confusion during the building or zoning stage.
- 

Uses

- Provide the right level of information
 - Review Use Classification Questionnaire at <https://www.phila.gov/documents/zoning-permit-materials/>

Step 1: Check the Use categories for the best fit (§14-601)

Step 2: Check the Use Tables to verify if the use category can be approved, referred or denied (§14-602)

Step 3: Check any applicable overlays (§14-500 or other)

Step 4a: If refusal or referral, refer to the below questions to capture additional information needed for the applicable Use Categories

Step 4b: If refusal, check the parking ratio requirements (§14-802) and confirm applicable information (beds/units/square footage/repair bays, etc).



Department of
Licenses and Inspections

Permit Services - Use Classification Questionnaire for Zoning

Residential - Group Living:

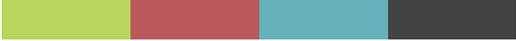
- How many unrelated people will live in the building?
 - 3 or less reverts to Single-Family Household Living
- Personal Care Homes:
 - Will at least 4 or more adults not related to operator be present?
 - Are all occupants capable of self-preservation and self-sustaining?
 - Is any occupant under the jurisdiction of a court?
- Group Living / Single Room Residence:
 - If refusal - How many beds or rooms?

Assembly & Entertainment:

- Will 50 or more people use the space?
 - Yes, may be nightclub if dancing or live/recorded music included
 - No, revert to “Assembly & Entertainment”

Eating / Drinking Establishments Category:

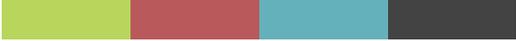
- Will smoking (cigarettes, cigars, hookah, vape, etc.) be permitted?
 - Yes, Smoking Lounge
- Will there be dancing or live/recorded music on a regular basis?
 - Yes, Nightclub / Private club



Condominiums and PUDs

- Permits are issued to a parcel;
- Condominiums and PUDs are a form of ownership structure and have no bearing on zoning review.
- Address selection through the public application identifies parcel only
 - Ideally, owner would be listed as condo association. Will populate this information over time.





Permit Expiration

- Zoning Permits will complete upon completion of an associated Building Permit.
 - If no Building Permit is issued within 3 years of approval, the Zoning Permit will expire.
 - This does not invalidate the expiration of uses that do not require alteration; however, this cannot be automatically validated by L&I.
 - Zoning permit applications will be expired if invoice is not paid within 60 days, including applications involving variances or special exceptions.
- 

Permit Expiration & Extension

- Visit phila.gov/li for more information on zoning permit expirations and extensions

| | | |
|---|-------------------------|--|
| ZBDEPARTMENT OF LICENSES AND INSPECTIONS CODE BULLETIN OF INFORMATION Z-1901 | | CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA TITLE 14 ZONING AND PLANNING |
| SUBJECT OF INTERPRETATION: EXPIRATION PERIODS RELATED TO ZONING PERMITS | | REFERENCE CODE SECTION(S): 14-303(10); 14-304(6); |
| ISSUED BY | | |
| NAME: | Elizabeth Baldwin, P.E. | |
| TITLE: | Building Code Official | |
| BACKGROUND: The Philadelphia Zoning Code establishes zoning permit expirations in Section | | |



Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Information Sheet: Zoning Permit Extensions

How long is a zoning permit valid?
Per Philadelphia Zoning Code, Section [14-303\(10\)](#):

- If construction is required, the construction must begin within three (3) years of the date of permit issuance for a by-right permit, or three (3) years of the date of the decision from the Zoning Board of Adjustments (ZBA).
- If no construction is required, the use must be established within six (6) months of the date of permit issuance for a by-right permit, or six (6) months of the date of the decision from the Zoning Board of Adjustments (ZBA).

For more information, please review [Code Bulletin CZ-1901_CB](#).



Permit Extensions Regulations

- All construction permits active on or after March 16 extended by 6 months. Excludes make-safe, rough-in, operations permits.
 - All by-right zoning permits, including conditional permits, active on or after March 16 extended by 6 months.
 - All zoning permits granted my special exception or variance, active on or after March 16 extended by 180 days.
 - All permit applications active on or after March 16 granted 180 day extension to submit additional information or pick-up permit. Not applicable to subsequent submissions.
 - System- generated expiration dates to be updated later this month. Disregard automated notifications.
- 



regulations.phila-records.com

Regulations - List of Regulations Promulgated by the City

The following are Regulations promulgated by various departments, boards, commissions and offices of the City since January 1, 2014. [Section 8-407](#) of the Philadelphia Home Rule Charter sets forth the process by which regulations of City agencies are issued and become law. Please note that the posted final version of regulations may contain redlining and revisions. If you have questions, please send an e-mail to: regulations@phila.gov

| Filing Date | Department or Agency | Regulation Title | Hearing /Report Date | Became Law | Available Documents |
|-------------|--|---|----------------------|------------|--|
| 5/6/2020 | DEPARTMENT OF LICENSES AND INSPECTIONS | EMERGENCY REGULATIONS ADDRESSING THE EXTENSION OF OPEN PERMIT APPLICATIONS IN CONNECTION WITH THE COVID-19 EMERGENCY | N | Y | Open Permit application extension regulation.pdf Permit Application Extension Reg Approval Letter.pdf |
| 5/6/2020 | DEPARTMENT OF LICENSES AND INSPECTIONS | EMERGENCY REGULATIONS ADDRESSING EXPIRATION OF ACTIVE CONSTRUCTION PERMITS IN CONNECTION WITH THE COVID-19 EMERGENCY | N | Y | Construction Permit Extension Reg Approval Letter.pdf Construction permits extension regulation.pdf |
| 5/6/2020 | DEPARTMENT OF LICENSES AND INSPECTIONS | EMERGENCY REGULATION EXTENDING DEADLINES TO COMPLETE PERIODIC INSPECTION REPORTS FOR EXTERIOR WALLS AND APPURTENANCES IN CONNECTION WITH THE COVID-19 EMERGENCY | N | Y | Facade Inspection extension regulation.pdf Facade Report Extension Reg Approval Letter.pdf |
| 5/6/2020 | DEPARTMENT OF LICENSES AND INSPECTIONS | EMERGENCY REGULATIONS ADDRESSING EXPIRATION OF ACTIVE ZONING PERMITS IN CONNECTION WITH THE COVID-19 EMERGENCY | N | Y | Zoning Permit Extension Reg Approval Letter.pdf Zoning permits extension regulation.pdf |



Apply for a Zoning Permit in eCLIPSE



Home

If you have an existing **Activity License**, please click "Associate an Activity License" to connect it to your account. If you do not have an Activity License, please click "Register for a New Activity License."

To associate an existing **Trade License** with your account, you will need the online identification number which is listed on your renewal invoice. **IMPORTANT: Licenses are not available for renewal until 45 days prior to the expiration date.** Contact [Licenses & Inspections](#) or call 311 (215-686-8686) if you have not received an invoice. For assistance, please click [here](#).

ACTIVITY LICENSES

[Register for a New Activity License](#)

[Associate an Activity License](#)

BUSINESS LICENSES

[Apply for a Business License](#)

[Renew a Business License](#)

TRADE LICENSES

[Apply for a Trade License](#)

[Renew a Trade License](#)

[Amend a Trade License](#)

[Associate a Trade License](#)

PROFESSIONAL REGISTRATION

[Apply for a Registration](#)

PERMITS & CERTIFICATES

[Apply for a Permit or Get a Certificate](#)

[Associate with a Permit / Project](#)

OTHER

[Create a Project](#)

[Request a CRS Report](#)

ZONING



[Change of use](#)



[Fence only](#)



[Lot line adjustment](#)



[New construction / addition / partial demolition](#)



[Parking only](#)



[Signs](#)



[Complete demolition](#)

APPLICATION INSTRUCTIONS

You have selected the **Zoning Permit (ZP)**.

For more help please review our Instructional Video and associated User Guide on Completing a Permit Application by clicking [HERE](#)

Note: For more information about the ""Types of Work"" available under this Permit please visit our website by clicking [HERE](#) link [HERE](#) is a link to the ""Zoning Permit"" service page)"

APPLICATION

Provide the Conditional Zoning Permit, if applicable:



*What is your relationship to this permit?

- Owner
 Tenant
 Equitable Owner
 Professional / Tradesperson

(None)

Please identify the Design Professional responsible for the project:



Were you able to find the Design Professional you were looking for?

- Yes No

*What type of work will be done?

*What is the Occupancy Type for this Permit?

One-Family Two-Family Other

Please identify an existing project, if applicable:

*Provide a detailed description of work:

Select the review type for this Permit Application. Review times and fees vary with each type. For more information click on the blue help right.

Standard Review Comply with EZ Standard Accelerated Review



Next

- Change of Use
- Combined Lot Line Relocation and New Development
- Conditional Zoning Approval
- Family Daycare
- Fences Only
- Full Demolition
- Lot Line Relocation**
- New construction, addition, GFA change
- Parking Only
- Signs (Accessory / Non-Accessory)

Zoning Permit ZP-2020-001063 (Draft)

LOCATIONS
Addressed Locations
 Please Search for the Address (Parcel) for this Permit by clicking on the magnifying glass icon below.

Note: Applications involving "Lot Line Relocation" may include MULTIPLE Addresses (Parcels). You will be prompted to select a "Primary" for this Application.

Select Parcels ?

| Address | Remove |
|--|--------|
|  1400-30 ARCH ST, Philadelphia, PA 19102-1656 | ✖ |
|  1515 ARCH ST, Philadelphia, PA 19102-1508 | ✖ |

*Select Primary Address:

Specific Location:

OWNER

Name Office of Property Assessment Mailing Address
 PHILA MUNICIPAL, AUTHORITY 1401 JOHN F KENNEDY BLVD MUNICIPAL SERVICES BLDG ROOM 1030 PHILADELPHIA PA 19102-1610

The Owner listed above is based on current Office of Property Assessment (OPA) records. For instructions on updating Owner information click on the blue help icon on the right.

Owner Has Changed

Finds OPA parcel addresses

- If condo, it will find the underlying PWD Parcel
- Multiple selections should only be entered if application involves lot adjustments
- Required to select a primary address
- Would just issue one permit to address the lot adjustment
- A development or use permit would be issued under each lot

Address ownership changes here

- Refers to owner in fee
- Include condo/ homeowner's association here
- Only updates permit record



Zoning Permit ZP-2020-001063 (Draft)

PROPERTY INFORMATION

The items below indicate the potential impacts to this Permit based on the geographic location. A blue help icon to the right.

Any checked boxes are read-only. You do not need to provide any information on this page."

Planning Commission Interest:

Art Commission Interest:

Historic Resource:

Located in 100-year Floodplain:

Adjacent to Green Infrastructure:

Located in Steep Slope Area:

Corner Property:

L&I Inspection District: CENTRAL WEST

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REVIEW QUESTIONS

Use the boxes below to provide as much information about the work included with this Application

Note: Incomplete or incorrect information provided may result in the additional reviews by L&I (or other City Depa

OTHER DEPARTMENT REVIEWS:

The following conditions outline all situations where this Application may require review by other City of Philadelphia

Philadelphia Art Commission

1515 Arch St, 13th Floor, Philadelphia, PA 19102, Tel: (215) 686-2095 or Email: ArtCommission@phila.gov

Does your zoning permit application involve **any one** of the following items?

- Public art submitted to meet a Floor Area Bonuses,
- Public art submitted to meet development requirements of SP-ENT Zoning District,
- Projecting signs over any public right-of-way, or
- Building Identification Signs

If 'yes' to any of the above, check the box below."

Philadelphia Art Commission Review Required?

Planning City Planning Commission

1515 Arch St, 13th Floor, Philadelphia, PA 19102, Tel: (215) 683-2615 or Email: planning@phila.gov

Does your zoning permit application involve **any one** of the following items?

- Parcels with more than one street frontage where a primary frontage needs to be determined per § 14-701(1)(d),
- Landscaping and screening for parking lots,
- Screening for Wireless Service Facilities (Freestanding Towers) that does **not** conform to the list of trees recommend
- Development in CMX-4 and CMX-5 Zoning Districts utilizing Sky Plane Controls,
- Development in /CDO Overlay that use the 'Optional Special Standards' of the Zoning Code,
- Parking garages in RMX-3, CMX-3, CMX-4, and CMX-5 districts and parking garages of at least 250 parking spaces d
- Development in CMX-4 and CMX-5 Zoning Districts utilizing Sky Plane Controls

If 'yes' to any of the above, check the box below."

Philadelphia City Planning Commission Review Required?



Zoning Permit ZP-2020-001063 (Draft)

BONUSES

List any Zoning Use and Development Bonuses used for your Permit Application.

[+ Add Bonus](#)

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LMS Online - Add Bonuses - Google Chrome

eclipse.phila.gov/phillylmsprod/pub/lms

Add Bonuses

Bonus Type

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

[Select](#)

[Clear All](#)

[Check All](#)



Zoning Permit ZP-2020-001063 (Draft)

Additional documents may be needed for your Application. Any Attachment Type noted as **'Required'** must be uploaded and the 'Document Type' selected from the drop-down menu.

Attachments Types identified as **'Optional'** may still be required by the Department based on your scope of work. For more information regarding this and other plan submission standards click on the blue help icon to the right."

DOCUMENTS TO ATTACH



| Uploaded | Attachment Type | Description | Sample Form | |
|----------|--|--|-------------|----------|
| | Board Authorization | Formal letter required from the City of Philadelphia Zoning Board of Adjustment (ZBA) or Board of Building Standards (BBS) authorizing any change to plans or submitted documents previously formally REFUSED by the Department. | None | Optional |
| | Dept. of Parks and Recreation (DPR) Approval Easement Agreements (Draft) | Approval notice and associated plans issued by the Philadelphia Dept. of Parks and Recreation (DPR) for the proposed work. | None | Optional |
| | Key Plan | Legal description of any easements pertaining to the parcel | None | Optional |
| | Miscellaneous Documents (as requested by L&I) | Simplified plan showing either layout of buildings on the site if the property is a multi-building site or tenant-/suite-spaces if the structure is a multi-tenant building Documents directly requested by L&I Plans Examiners or other staff when needed for review or approval of the proposed work. DO NOT select this Document Type unless directly requested by L&I Staff as part of their approval or review. DOCUMENTS UPLOADED with this Document Type will NOT BE REVIEWED unless directly requested by L&I Staff | None | Optional |
| | Zoning Plans (Z-series) | Plans showing the height, area, and associated massing of any structure or development including summary tables of applicable Zoning provisions, flood hazard information, property lines, Use categories, etc. | None | Required |

UPLOADED DOCUMENTS

+ Upload Files

| <input type="checkbox"/> | File Name | Document Type | Comments |
|--------------------------|-----------|---------------|----------|
| | | | |



Zoning Permit ZP-2020-001063 (Draft)

MANAGE PERMIT NOTIFICATIONS

Manage your Application Contact and Co-Applicant notifications by using the options below. For more information Applicant" please visit our FAQ page by clicking [HERE](#).

Add Contact



Invite Co-Applicant



| Name | Contact Type | Primary Phone | Email | |
|---------------|--------------|---------------|-----------------------------|--|
| Betsy Baldwin | Applicant | (215)686-2473 | elizabeth.baldwin@phila.gov | |

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Zoning Permit ZP-2020-001063 (Draft)

ERRORS ON APPLICATION

The following errors need to be fixed before you can submit your application.



[Fix](#) Select the Type of Work most applicable to the work proposed under the current Appl



[Fix](#) Provide a detailed description of the work proposed under the current Application.



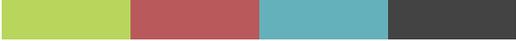
Zoning Permit ZP-2020-001063 (Draft)

LEGAL DECLARATION

Check the following box to affirm compliance with all conditions of this Permit Application as stated below. You will **NOT** be able to submit this App affirming compliance.

- All provisions of the Building Code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the D this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner 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 inclusive of the penalties contained in 18 Pa. C.S. § 4904.

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Accessing Your Zoning Permit



Zoning Permit ZP-2019-000152 (Issued)

Status: Issued
Application Date: Dec 4, 2019
Issue Date: Dec 4, 2019
Completed Date:
Expiration Date: Jun 4, 2020

Description: Commercial - Change of Use

Details Reviews Inspections Project Activity Manage Permit Notifications Documents

Below you will find a summary of details for the selected permit. Certain actions may be taken using buttons found under the Permit Activities heading.

DETAILS

Type of Work: Change of Use
Work Description: Personal Services and Restaurant (eat-in only)
Type of Structure:
Area of Earth Disturbance (sq. ft.):
Occupancy Type: Other
Review Type: Standard Review

RELATED INFORMATION

| Type | Description |
|---|-------------|
| HOLDS | |
| <i>The following hold(s) exist on the permit application or issued permit at this time. These must be addressed before permit issuance or permit completion, whichever is noted in the "required before" column. The "type" is a basic description of the hold.</i> | |

| Required Before | Type |
|-----------------|------|
|-----------------|------|

PERMIT ACTIVITIES

This is where you can make requests on your permit. The eligible request types will appear depending on what your permit status is. The requests can include:

FEES

You have no outstanding fees.

EXTEND PERMIT

You cannot extend this permit at this time.

WITHDRAW PERMIT

You cannot withdraw this permit at this time.

DOWNLOAD PERMIT

[Download Permit](#)

AMEND PERMIT

[Amend Zoning Permit](#)

REQUEST INSPECTION

If application includes plans, a 'Documents' tab will also appear

Zoning Permit

Permit Number ZP-2019-000152

LOCATION OF WORK

1401 ARCH ST # 1301, Philadelphia, PA 19102-1525

PERMIT FEE

\$00

DATE ISSUED

12/4/2019

ZBA CALENDAR

ZBA DECISION DATE

ZONING DISTRICTS

RSA3

PERMIT HOLDER

1401 ARCH LP

1613 WALNUT ST 2ND FL PHILADELPHIA PA 19103

APPLICANT

Elizabeth Baldwin

TYPE OF WORK

Change of Use

APPROVED DEVELOPMENT

APPROVED USE(S)

Commercial Services - Eating and Drinking Establishments - Sit-Down Restaurant; Commercial Services - Personal Services

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



For construction activity adjacent to public/private property or areas of pedestrian travel, all means of protection per Chapter 33 of the Philadelphia Building Code must be in place prior to start of work.

Limitation: Permits shall EXPIRE if the authorized work is not commenced within, or is suspended or abandoned for period of, six (6) months from the date of issuance unless otherwise extended. Zoning Permits involving development shall EXPIRE three (3) years from the date of issuance. Rough-In Approvals shall EXPIRE sixty (60) days from the date of issuance. All Permits are subject to revocation in accordance with the Code. For

Zoning Permit

Permit Number ZP-2020-000820

| | | |
|---|---------------------------------|---------------------------------|
| LOCATION OF WORK 2108 E BIRCH ST, Philadelphia, PA 19134-4113 | PERMIT FEE \$150.00 | DATE ISSUED 4/27/2020 |
| | ZBA CALENDAR | ZBA DECISION DATE |
| | ZONING DISTRICTS RSA5 | |

| | |
|---|---|
| PERMIT HOLDER V2 PROPERTIES ENTITY 2 LL | 144 BUCKWALTER ROAD ROYERSFORD PA 19468 |
|---|---|

| |
|------------------|
| APPLICANT |
|------------------|

| |
|---|
| TYPE OF WORK New construction, addition, GFA change |
|---|

| |
|--|
| APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED BUILDING WITH TWO (2) ROOF DECKS AND ROOF DECK ACCESS STRUCTURE ABOVE THIRD FLOOR (SIZE AND LOCATION AS SHOWN ON PLANS) |
|--|

| |
|--|
| APPROVED USE(S) Residential - Household Living - Single-Family |
|--|



Reviews

- Reviews through eCLIPSE
 - Planning
 - PWD (affirmation only)
 - Streets/ ROW
 - Art Commission
 - Reviews outside of eCLIPSE
 - CDR
 - Parks and Rec
 - Streets/ Surveys
- 

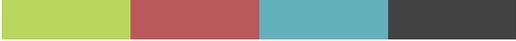


Review Times

| APPLICATION TYPE | DAYS |
|------------------|------|
| Use Change | 3 |
| One/Two Family | 15 |
| All Others | 20 |

Note:

- Current review time during the shut-down is 10 business days
 - New accelerated reviews are suspended until further notice
 - Contact Permit Services to request bundling of accelerated applications.
- 



Appeals





Zoning Permit ZP-2019-000153 (Denied)

Status: Denied
Application Date: Dec 5, 2019
Issue Date:
Completed Date:
Expiration Date: Jan 4, 2020

Description: Commercial - Change of Use

Details Reviews Inspections Project Activity Manage Permit Notifications Documents

Below you will find a summary of details for the selected permit. Certain actions may be taken using buttons found under the Permit Activities heading.

DETAILS

Type of Work: Change of Use
Work Description: Change of use to safety services for an existing property. No signs, no additions, parking to remain as previously approved.
Type of Structure:
Area of Earth Disturbance (eg. R.):
Occupancy Type: Other
Review Type: Standard Review

LOCATIONS

Address
700-34 RACE ST, Philadelphia, PA 19106-1587
Primary Location: 700 RACE ST, Philadelphia, PA 19106-1587

Specific Location:

RELATED INFORMATION

| Type | Description |
|-----------------|--|
| HOLDS | The following hold(s) exist on the permit application or issued permit at this time. These must be addressed before permit issuance or permit completion, whichever is noted in the "required before" column. The "type" is a basic description of the hold. |
| Required Before | Type |

PERMIT ACTIVITIES

This is where you can make requests on your permit. The eligible request types will appear depending on what your permit status is. The requests can include:

FEES

You have no outstanding fees.

EXTEND PERMIT

Request Permit Extension

WITHDRAW PERMIT

You cannot withdraw this permit at this time.

DOWNLOAD PERMIT

You cannot download this permit at this time.

AMEND PERMIT

You cannot amend this permit at this time.

REQUEST INSPECTION

You cannot request an inspection at this time.

DOWNLOAD DENIAL DOCUMENTS

Download Denial Letter

REQUEST APPEAL

Request Appeal





Notice of:

Refusal

Referral

| | | |
|---|-----------------------------------|--------------------------------------|
| Application Number: <i>ZP-2020-000017</i> | Zoning District(s): <i>RM1</i> | Date of Refusal: <i>4/13/2020</i> |
| Address/Location: <i>1248 N 19TH ST, Philadelphia, PA 19121-4902</i> <i>Parcel (PWD Record)</i> | | Page Number Page 1 of 1 |
| Applicant Name: | Applicant Address: | |

Application for:

For the erection of an attached structure to be used as single-family household living, size and location as shown on plan/application.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov)

| <u>Code Reference</u> | <u>Proposed Zoning is Refused for the Following:</u> |
|-----------------------|--|
| TABLE 14-701-2 | The minimum rear yard setback for buildings on lots less than 45 feet in depth in the RM-1 Residential District shall be 7 feet; whereas, the proposed rear yard setback is only 6.5 inches. |

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

Cc: Owner:
RIDGE POINTE LLC
1218 Green Street, Philadelphia, PA 19123



Zoning Permit ZP-2019-000153: Denied

REQUEST APPEAL

* Reason for Appeal:

Accelerated Hearing:

Yes

No

UPLOADED DOCUMENTS

[+ Upload File](#)

File Name

Description

[→ Pay Fees and Submit](#)

[Cancel and Return](#)



Process

Post March 15 2020

- Appeal may be filed through the online portal
 - Decision is returned directly to Examiner for processing
 - Proviso plans/ forms may be submitted:
 - 'Amend Permit' through the online portal
 - Drop off at MSB
 - Submit proviso plans promptly to avoid processing delays.
 - There is a \$75 fee associated with amendments.
- 



Process

Pre March 15 2020

- Appeal must be filed in-person unless refusal was generated AFTER March 15. Must request access to legacy permit through online form.
 - Applicant must return decision to L&I.
 - Proviso plans/ forms must be dropped off at MSB.
 - There is a \$75 fee associated with amendments.
- 

Granting an Attorney Access

Post March 15, 2020

- Open Permit Job through web portal.
- Obtain association Code from Manage Permit Applications/ Invite Co-Applicant
- Attorney logons to account, selects 'Associate a Permit, and enters permit no and code.

The screenshot shows a web interface with a navigation bar at the top containing tabs: Details, Plumbing Details, Reviews, Inspections, Project Activity, Contractors, Subcontractors, and Manage Permit Notifications. Below the navigation bar is a text instruction: "Manage your Application Contact and Co-Applicant notifications by using the options below. For more information regarding the difference between a 'Contact' and a 'Co-Applicant'..." There are two buttons: "Add Contact" and "Invite Co-Applicant", with the latter circled in blue. Below the buttons is a form with fields for "Name" (Elizabeth Baldwin) and "Contact Type" (Applicant), and a "Save" button. To the right, a browser window titled "LMS Online - Association Code - Google Chrome" is open, showing the URL "eclipse.phila.gov/phillylmsprod/pub/lms/editobjectpopup.aspx?Pos..." and a section titled "Association Code" with a question mark icon. Below this is a section for "GRANT USERS ACCESS" with a note: "The following code will allow a user to associate to this application. Please use this code when communicating with the user that you wish to grant access. NOTE: This code will expire once it is used successfully, and you will be..."

The screenshot shows two columns of navigation options. The left column is titled "PERMITS & CERTIFICATES" and contains two blue arrow buttons: "Apply for a Permit or Get a Certificate" and "Associate with a Permit / Project", with the latter circled in blue. The right column is titled "OTHER" and contains two blue arrow buttons: "Create a Project" and "Request a CRS Report".

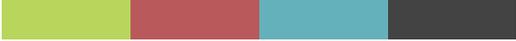


Granting an Attorney Access

Pre March 15 2020

- May only access if refusal was generated after March 15.
- Must request access to legacy permit through online form. Requires authorization of owner or applicant.





Common Application Issues

- Ownership
 - Do not falsely identify yourself as the owner. If you are unsure, submit a help request.
 - If you are the owner and name does not match OPA, identify your role in description.
- Application
 - Provide a detailed description of work. This is the only information provided to the examiner.
 - Review service times in advance.
 - No need to upload an application.
 - Submit zoning permit application prior to starting building.





Common Application Issues

- Additional Information
 - Review plan mark-ups carefully.
 - Identify application changes in Review Comments or upload a response letter (Misc Doc type)





Thank You