



Notice to Adjoining Owner

CURRENT OWNER

3 MAIN ST.
PHILADELPHIA, PA 19111

DATE

12/21/2022

SUBJECT PROPERTY

1 MAIN ST, Philadelphia, PA 19111

NOTICE

A permit application has been submitted for the project described below, which may impact your property.

- A Building Permit_ application (BP-2022-009999) was received for Residential – Excavation for the subject property.
- The application is for the following work: For a one-story rear addition to an existing three-story residential building including excavation work more than 5 feet below adjacent grade.

This section provides the type of permit filed and the application description.

If your building shares a party wall with the referenced property, is built to a shared property line or is historic, the adjacent owner may be required to provide you with certain project information. Please disregard this notice if your building does not meet these conditions. In accordance with Section B-3307.11 of the Philadelphia Code, the owner or their agent is required to provide an affected owner with the following information:

- Description of work and estimated schedule; Results of a pre-construction inspection documenting existing conditions of the adjacent building,
- Plans or details depicting work that may affect adjacent property,
- Details of monitoring (i.e., periodic inspections, ongoing measurements of existing cracks, etc.) to be performed on the adjoining property,
- Protection proposed to be installed on the adjoining property, and
- Contractor’s contact and insurance information, once a contractor has been selected.

If you, as an affected owner, have not received this information please contact the permit applicant below:

Name: John Doe Phone: (123)-456-7890

If the owner is required to provide you with project information, then they must also provide notice, in writing, at least 10 calendar days prior to the start of work; provide you with updates to the construction schedule; and/or notify you of any changes to the information provided in the initial notification as noted above. The owner is also responsible for notifying you of any significant modifications required during construction or demolition operations that may have an impact on your property.

Thank you,

City of Philadelphia - Department of Licenses & Inspections

ATTENTION: This is an important notice! For information in your language, call 215-686-8686 or visit www.phila.gov/li

ATENCIÓN: ¡Este es un aviso importante! Para recibir información en su idioma, llame al 215-686-8686 o visite www.phila.gov/li

注意：这是重要通知！如果您需要以您的语言获得此信息，请致电 215-686-8686 或访问 www.phila.gov/li

CHÚ Ý: Đây là thông báo quan trọng! Nếu bạn cần thư này bằng ngôn ngữ khác, vui lòng gọi 215-686-8686 hoặc truy cập www.phila.gov/li

주의: 중요 통지입니다! 이 서신을 귀하의 언어로 받고 싶으시면 215-686-8686번으로 전화하시기 바랍니다 또는 www.phila.gov/li를 방문하십시오.

ملاحظه کریں۔ phila.gov/li توجہ فرمائیں: یہ ایک ضروری اطلاع نامہ ہے! ترجمہ کی خدمات کے لیے 215-686-8686 پر کال کریں یا

ATTENTION: Cet avis est important! Si vous avez besoin de cet avis dans une autre langue, appelez le 215-686-868 ou visitez www.phila.gov/li



Department of Licenses and Inspections
City of Philadelphia

More Information about Nearby Construction Activity

Prior to the start of construction on the adjacent property, it is a good idea to educate yourself about construction and your rights as a property owner.

Access to your Property

At times, gaining access to an adjacent property can help a contractor perform work more safely, quickly, and/or affordably on the property next door. Before entering another property, the contractor is required to obtain permission. It is encouraged that the owners, residents and contractor coordinate with one another in order to reach an agreement that satisfies all affected parties. A written agreement regarding access and other construction related issues may avoid unnecessary confusion or miscommunication if such agreement is reached before construction begins.

Damage to your Property

It is suggested that you document the condition of your property prior to the start of construction or demolition. A good way to do this is by taking timestamped photographs. It is recommended to exchange pre-construction photographs with the owner or contractor.

If a construction project causes damage, immediately notify the owner of the property under construction and/or the contractor. Prior to the start of work, you should be provided with a copy of the contractor's Certificate of Insurance for general liability. If you have questions about your legal rights, you will need to consult with a lawyer. Among other options, you can contact the Philadelphia Bar Association's Lawyer Referral and Information Service at philadelphiabar.org/lris or by phone at 215-238-6333.

Exceeding the Allowable Scope of a Permit

If you believe that the contractor is performing work that is not permitted, you should report it immediately. If the activity is observed on a weekday, call 311 or visit phila.gov/departments/philly311/ to generate a construction complaint service call. Call (215) 686-8686 if you are outside Philadelphia. If activity is observed on the weekend, email weekendworkLI@phila.gov.

If you are concerned that the adjacent construction has put your home in danger of collapse, leave the house immediately and call 911.

For additional information about construction activity next door as related to hours of operation, underpinning, party walls, dust management and more, please refer to the [Construction Activity FAQ](#) located on the L&I website, www.phila.gov/li.



Scan for more information