ZONING ADMIN REVIEW	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER **316875**	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE **$489.00**	DATE **01/13/11**
LOCATION OF WORK: **01900 W ALLEGHENY AVE PHILADELPHIA, PA 19132-1614**		ZONING CLASSIFICATION **G-2**	
OWNER NEWCOURTLAND ELDER SERVIC 1845 WALNUT ST 12TH FL PHILADELPHIA PA, 19103	APPLICANT PETER F. KELSEN ONE LOGAN SQUARE PHILADELPHIA, PA 19103	PLAN EXAMINER **QAMAR ZAMAN** ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # **11523** DATE **01/11/11**	

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT

FOR THE ERECTION OF A SIX (6) STORY STRUCTURE MAX HEIGHT 64 FT FOR USE AS 107 UNIT SENIOR HOUSING FACILITY (107 DWELLING UNITS), ALL PERSONS CAPABLE OF SELF SUSTAINING AND SELF PRESERVATION, NO ONE UNDER ANY COURT ORDERS WITH ACC COMMUNITY CENTER, KITCHEN, ACC STORAGE, ADMIN OFFICES, FOR 25 OPEN AIR ACC PARKING SPACES INCLUDING 2 H/C SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:

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.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION:
321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:
IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE.

IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

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

POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.
WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.

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