

<b>ZONING/USE PERMIT</b>		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER <b>617614</b>	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE <b>\$375.00</b>		DATE <b>07/02/15</b>	
LOCATION OF WORK: <b>00400 REED ST PHILADELPHIA, PA 19147-5928</b>		ZONING CLASSIFICATION <b>RMX-2</b>			
OWNER MT SINAI PARTNERS L P 2639 S CHESTER SPRINGS RD CHESTER SPRINGS, PA 19425		APPLICANT RONALD J. PATTERSON, ESQ. 1835 MARKET ST. PHILADELPHIA, PA 19103		PLAN EXAMINER	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	

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

**UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR  
ZONING APPROVAL**

CONDITIONAL APPROVAL FOR THE ERECTION OF FOURTEEN(14) DETACHED STRUCTURES (MAXIMUM HEIGHT NTE 45 FEET) ( SIZE AND LOCATION AS SHOWN ON THE APPLICATION)

**USE REGISTRATION**

CONTAINING A TOTAL OF NINETY FIVE (95) SINGLE FAMILY DWELLINGS, WITH A ROOF DECK AND INTERIOR PARKING FOR A TOTAL OF 134 PARKING SPACES, SUBJECT TO CIVIC DESIGN REVIEW, CITY PLANNING REVIEW.

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 CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.

**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. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

**WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS**

# CONDITIONAL ZONING PERMIT

APPLICATION # 617614



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov](http://www.phila.gov)

THIS PERMIT CONFIRMS THAT THE ABOVE APPLICATION AS SUBMITTED COMPLIES WITH THE ELEMENTS OF A CONDITIONAL PERMIT IN THE ZONING CODE IN ACCORDANCE WITH §14-303(6) (c), BUT IS CONDITIONAL UPON FINAL APPROVAL OF REMAINING DETAILS. THIS PERMIT DOES NOT GRANT ANY RIGHTS TO BEGIN SITE DEVELOPMENT OR CONSTRUCTION AS PRESENTED UNTIL FINAL APPROVAL IS GRANTED. THIS CONDITIONAL PERMIT EXPIRES ONE YEAR FROM THE DATE OF ISSUANCE OF THIS PERMIT IF FINAL APPROVAL IS NOT OBTAINED BEFORE THAT DATE.

ADDRESS: 400 REED STREET PHILADELPHIA PA 19147

PROPERTY OWNER:  
MT SINAI PARTNERS LP

APPLICANT: KLEHR HARRISON HARVEY BRANZBURG  
LLP

ADDRESS:  
2639 CHESTER SPRINGS RD  
CHESTER SPRINGS, PA 19425

ADDRESS:  
1835 MARKET STREET(SUITE 1400)  
PHILADELPHIA, PA 19103

### CONDITIONAL APPROVAL FOR:

FOR THE ERECTION OF FOURTEEN (14) DETACHED STRUCTURES CONTAINING A TOTAL OF NINETY FIVE (95) SINGLE FAMILY DWELLINGS (MAXIMUM HEIGHT NTE 45 FEET) WITH A ROOF DECK AND INTERIOR PARKING FOR A TOTAL OF 134 PARKING SPACES. SUBJECT TO CIVIC DESIGN REVIEW, CITY PLANNING REVIEW.

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THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, LICENSE, OR FINAL PERMIT. 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**

ZONING CLASSIFICATION: RMX-2

FEE: \$275

PLANS EXAMINER: Srivatsa Krishnan

ISSUE DATE: 7/1/15



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

CARLTON WILLIAMS, SR.
Commissioner
RALPH DIPIETRO
Deputy Commissioner

Approved Permit Billing Statement

July 1, 2015

Ronald J. Patterson, Esq.
1835 Market St.
Philadelphia, Pa 19103

You are hereby notified that your application and/or plans for the following location have been APPROVED.

Project Location: 400 REED ST Application#: 617614

Permit Type: ZONING/USE PERMIT

Fee Description

Table with 2 columns: Fee Description, Amount. Rows include SCANNING CHARGE FEE (\$8.00) and NEW CONSTRUCTION PERMIT FEE (\$275.00).

Current Billing: \$283.00

Credit Amount on This Permit:

Table with 2 rows: \$0.00, \$283.00

TOTAL AMOUNT DUE:

Bills must be paid in person at the Licenses and Inspections Building/Zoning Counter located in the Concourse of the Municipal Services Building, 1401 John F. Kennedy Blvd., Philadelphia, PA 19102

Payments should be made by Check or Money Order, payable to the City of Philadelphia.

PLEASE BRING THIS BILLING STATEMENT WITH YOU.

Note: This billing statement is NOT a permit.

After sixty (60) days from this billing statement date, the permit and plans will be considered abandoned and will be discarded if these fees are not paid in full.

**Department of Licenses & Inspections**1401 JFK Blvd  
Philadelphia, PA 19102**Receipt****Report Date** 07/02/2015 01:17 PM**Submitted By**

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<b>Trn #</b>	2063398	<b>Trn Date</b>	07/02/2015 13:17	<b>Template Type</b>	BLDG	<b>A/P #</b>	617614
<b>Customer</b>	RONALD J. PATTERSON, ESQ.			<b>Cash Payment</b>			
<b>Address</b>	1835 MARKET ST.			<b>Check #</b>	11835	283.00	
	STE# 1400						
	PHILADELPHIA, PA 19103 USA						

<b>Fees</b>	<b>Item</b>	<b>Dest Budget #</b>	<b>Amount</b>	<b>Fee Amount Due</b>
	NEW CONSTRUCTION PERMIT FEE	3612	275.00	275.00
	SCANNING CHARGE FEE	7169	8.00	8.00
			<hr/>	<hr/>
		<b>Total Amount</b>	283.00	283.00
		<b>Amount Paid</b>	283.00	
			<hr/>	
		<b>Total Amount Due</b>	0.00	