

# Property Certificate


Certification Number PC-2022-021574

<b>PROPERTY ADDRESS</b> 7323 BRYAN ST, Philadelphia, PA 19119-1635	<b>ISSUE DATE</b> 07/21/2022
	<b>ZONING CLASSIFICATION</b> RSA3

<b>OWNER</b> BRITTINGHAM MADOLYN T 7323 BRYAN ST PHILADELPHIA, PA 19119-	<b>APPLICANT</b> sam Markovitz 8039 Germantown Avenue
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<b>DEPARTMENT RECORDS INDICATE THIS PROPERTY IS LEGALLY REGISTERED FOR USE AS FOLLOWS</b> Residential - Household Living - Multi-Family
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<b>ADDITIONAL USE DESCRIPTION</b> Three Dwelling Units
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 If this property is not being used as indicated above, it is the owner's responsibility to file for a new use registration permit with the Department's Zoning unit.
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<b>PROPERTY NOTE</b>
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<b>DEPARTMENT RECORDS INDICATE THE FOLLOWING VIOLATIONS</b>				
<b>DATE</b>	<b>CASE</b>	<b>CODE SECTION</b>	<b>DESCRIPTION</b>	<b>LOCATION</b>

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|  | <ul style="list-style-type: none"> <li>No person shall collect rent with respect to any property, or maintain a vacant lot, structure, or waterfront structure, without first obtaining the appropriate License pursuant to Title 9 of the Philadelphia Code. Failure of the purchaser of such a property or structure to obtain said License within ten (10) days after the transfer of ownership shall constitute a Violation of the Philadelphia Code and may result in fines and penalties.</li> <li>If this property is not being used as a single family dwelling, it is the Owner's responsibility to submit Application for a Zoning Permit with the Department of Licenses and Inspections (L&amp;I). A single family dwelling is limited no more than three unrelated persons occupying the dwelling unit.</li> <li>A REPORT OF NO VIOLATIONS MAY BE THE RESULT OF NO INSPECTION OF THE PROPERTY. NO WARRANTY OR GUARANTEE IS IMPLIED OR GRANTED BY THE CITY THAT THIS PROPERTY IS FREE OF CODE VIOLATIONS.</li> <li>Sellers of single family dwellings shall certify in writing to the buyer that required smoke detectors have been installed and are in operating condition in accordance with the Phila. Fire Code.</li> <li>Condominiums: This document pertains to the specific address and unit and does not include records that may exist elsewhere in the building or development.</li> <li>Properties registered HISTORICAL require approval from the Historical Commission prior to any alteration.</li> </ul> |
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