

**CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT**

**EMERGENCY REGULATION EXTENDING BOARD APPROVALS IN
CONNECTION WITH THE COVID-19 EMERGENCY**

On March 16, 2020, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner issued an Emergency Order Temporarily Prohibiting Operation of Non-essential Businesses to Prevent the Spread of COVID-19 (“Emergency Order”). On March 22, 2020, as part of a series of emergency declarations and orders, the Mayor and Health Commissioner issued an Emergency Order Temporarily Prohibiting Operation of Non-essential Businesses to Prevent the Spread of COVID-19 (“Emergency Order”), which was approved as a regulation of the Board of Health on March 26, 2020 (effective March 27, 2020) . The Philadelphia Department of Licenses and Inspections (“Department”) recognizes that the COVID-19 Pandemic is unprecedented. The City’s top priority is maintaining public health and the safety of all Philadelphians and those who work and invest in the City; by taking proactive steps now we can help mitigate community spread.

Pursuant to § 14-303(10)(a) of the Philadelphia Zoning Code, approvals granted by the Board expire if construction or operation pursuant to the approval has not begun within three years after the date the approval was granted. Because expirations of such permits during the Covid-19 Emergency may result in unnecessary hardships to affected property owners and applicants, the extension of board approvals is in the best interest of the City. The following emergency measures are therefore adopted:

1. “Affected Period.” Means the period beginning on March 15, 2020 through December 31, 2020.
2. All Board approvals that would have expired during the Affected Period are hereby extended and shall remain in effect for One Hundred and Eighty (180) Days (“Extended Approval Period”) from the date the approval would have expired.
3. An additional one-year extension may be requested under 14-303(10)(d) upon the expiration of the extended approval period.
4. Based on the Mayor’s March 11, 2020, Declaration of Extraordinary Circumstance that allows regulations related to addressing the pandemic to become effective immediately upon transmission to the Department of Records, this emergency regulation shall be effective immediately.

**The City of Philadelphia Zoning Board of
Adjustment**