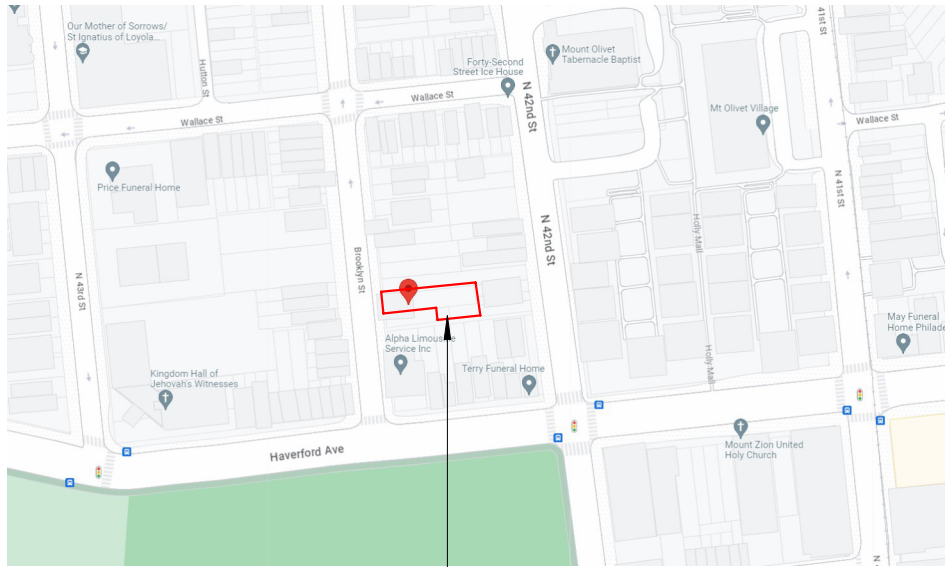




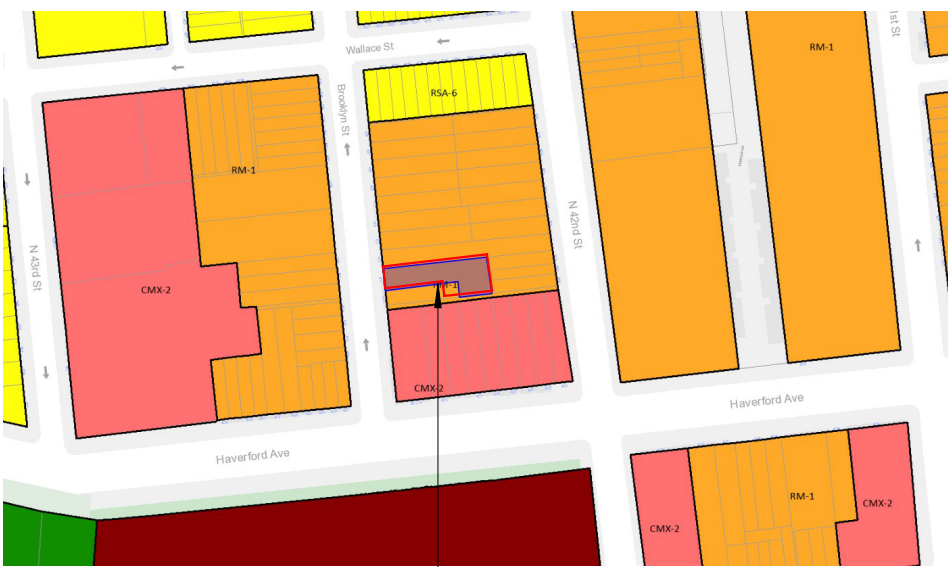
SITE PHOTO



SITE PHOTO



VICINITY MAP PROJECT LOCATION



ZONING MAP PROJECT LOCATION

LOT AREA:	3,846 SQ. FT
RM-1 DENSITY CALC:	9
50% LOW-INCOME BONUS EARNED:	4
50% LOW-INCOME BONUS USED:	4
BUILDING HEIGHT BONUS EARNED:	+ 7' - 0"
BUILDING HEIGHT BONUS USED:	0' - 0"
MIXED INCOME HOUSING BONUS - LOW-INCOME UNITS PROVIDED:	2



PERSPECTIVE (SHOWN FOR REFERENCE ONLY)

ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-1	MULTI-FAMILY	NO
DENSITY:	LOTS ≤ 1,440SF: (LOT AREA/360) = PERMITTED UNITS LOTS > 1,440SF: ((LOT AREA - 1,440)/480)+4 = PERMITTED UNITS	13 UNITS	NO
MINIMUM LOT WIDTH: 16'-0"	16'-0"	26'-0"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	1,440 SQ. FT.	3,846 SQ. FT.	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%; LOTS LESS THAN 45 FT IN DEPTH ARE EXEMPT	2,709.22 SQ. FT. (70.4%)	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ADJUTING LOTS	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	SINGLE OR TWO FAM. DETACHED OR SEMI-DETACHED: 5FT. PER YARD. MULTI-FAM. DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	8'-0"	NO
MINIMUM REAR YARD DEPTH:	9' - 0" LOTS LESS THAN 45 FT IN DEPTH: 7' - 0"	9'-0"	NO
REAR YARD AREA:	144 SQ. FT.	404.49 SQ. FT.	NO
MAXIMUM HEIGHT:	38'-0"	32'-2"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5' - 0"	N/A	NO
VEHICLE PARKING:	0 REQUIRED	0	NO
BIKE PARKING:	SEE TABLE 14-804-1	0	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ. FT; 1 TREE PER 35 FT OF FRONTAGE	0	NO

OVERLAY DISTRICTS -
PERMITTED BUILDING TYPE - DETACHED, SEMI-DETACHED, ATTACHED
DESCRIPTION - LOT LINE RELOCATION TO CREATE (1) LOT FROM (2) EXISTING LOTS FOR NEW CONSTRUCTION OF A 3-STORY MULTI-FAMILY BUILDING WITH FINISHED BASEMENT (13 UNITS) AND A PRIVATE ACCESS ROOF DECK. PROJECT TO UTILIZE MIXED INCOME HOUSING BONUS.



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PROJECT ADDRESS
613 BROOKLYN ST
PARCEL C
PHILADELPHIA, PA 19104

E	ISSUE FOR ZONING AMENDMENT Rev01	JH	SW	2025.07.08
D	ISSUE FOR ZONING AMENDMENT	GA	MT	2025.06.18
C	ZONING Rev01	JH	SW	2025.01.16
A	ISSUE FOR ZONING	JH	CC	2024.11.21
SUBMISSIONS & REVISIONS		BY	APPD	YYYY.MM.DD

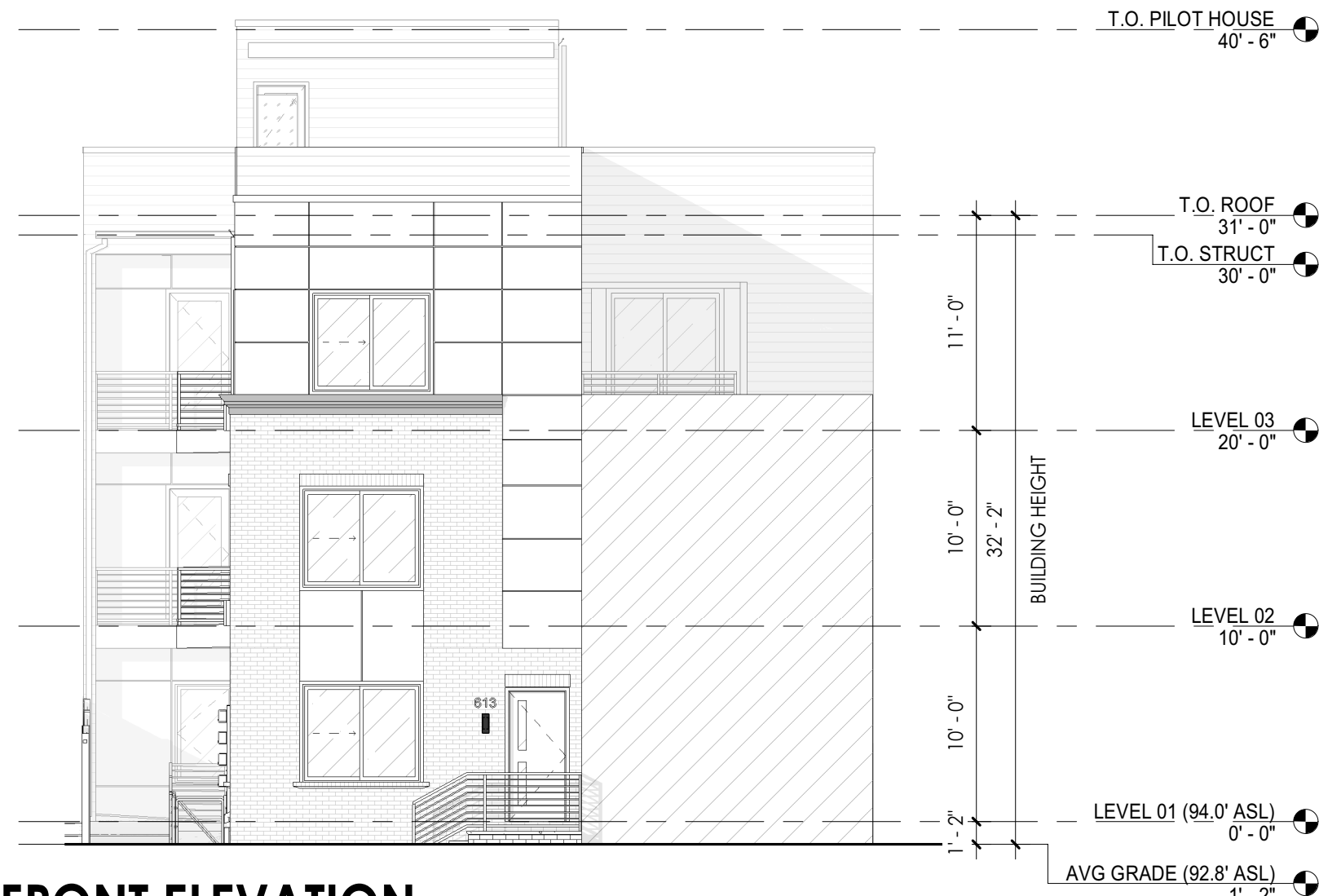
PROJECT
613 BROOKLYN ST

SHEET TITLE
ZONING PLAN

PROJECT NO	DRAWING NO
23046105	
REVISION	
E	
SCALE	As indicated

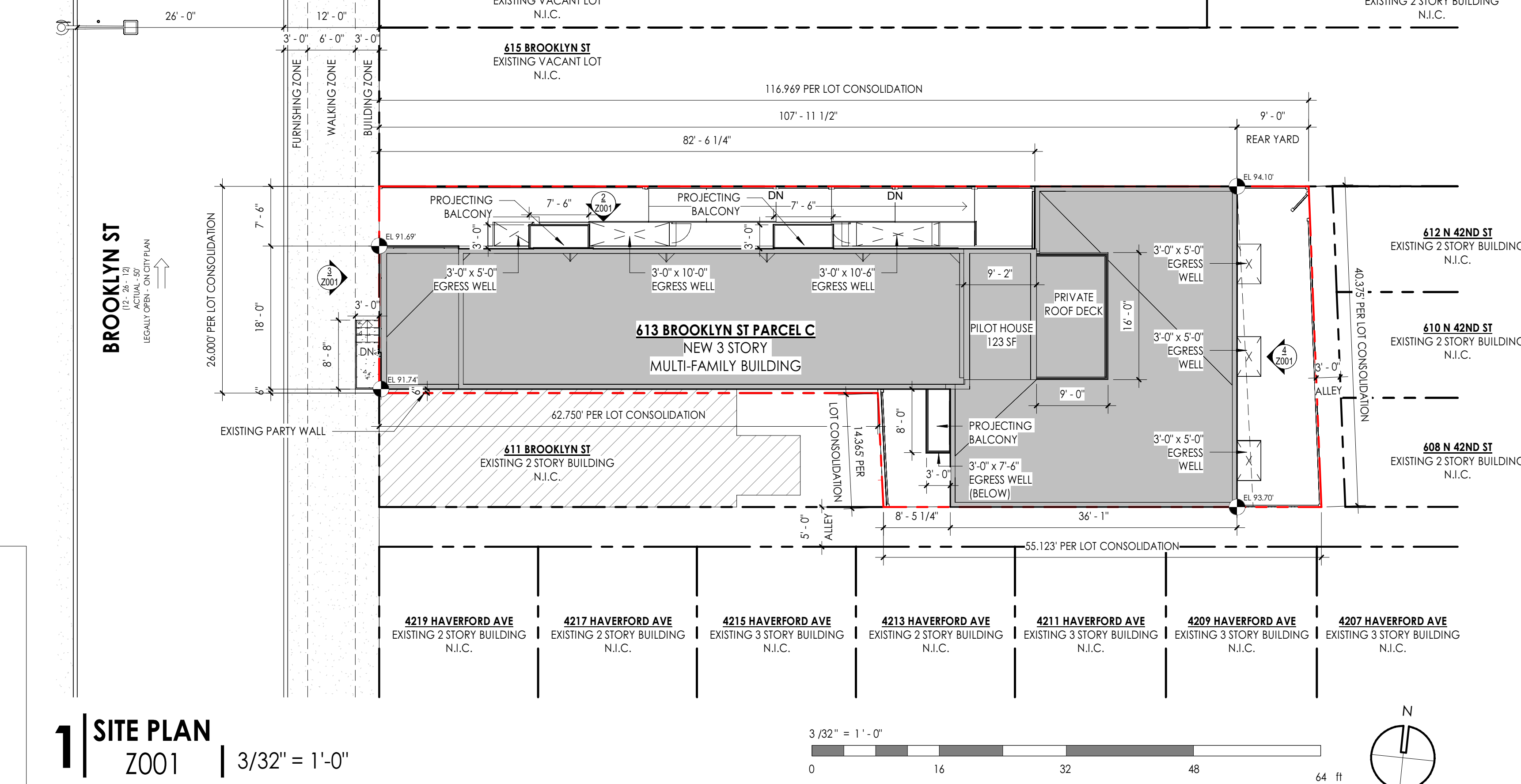
Z001

4 REAR ELEVATION
Z001 | 1/8" = 1'-0"



3 FRONT ELEVATION
Z001 | 1/8" = 1'-0"

2 SIDE ELEVATION
Z001 | 1/8" = 1'-0"



1 SITE PLAN
Z001 | 3/32" = 1'-0"

In accordance with the terms and provisions of Section 14-702 (7) of the Philadelphia Code pertaining to the
MIXED-INCOME HOUSING BONUS
The applicant has submitted a complete form acknowledging an understanding of the requirements of Section 14-702 of the Philadelphia Code.
Applied Electronically By: BRIAN WENRICK
July 17, 2025
Lidger No: E-7226
Philadelphia City Planning Commission



Zoning Permit

Permit Number ZP-2025-002448

LOCATION OF WORK 613 BROOKLYN ST T-C-267575, Philadelphia, PA 19104-1419 Parcel C	PERMIT FEE \$1,218.00	DATE ISSUED 3/24/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH BALCONIES, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN ON PLANS. SEE ZP-2024-012061 FOR APPROVED LOT ADJUSTMENT (CONSOLIDATION).

APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

-  **CONDITIONS AND LIMITATIONS:**
- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
 - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
 - The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2025-002448

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

613 BROOKLYN ST T-C-267575, Philadelphia, PA 19104-1419

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

FOR USE AS EIGHT (8) DWELLING UNITS.[AMENDMENT 7/21/2025 FOR USE OF MIXED INCOME HOUSING BONUS TO INCREASE THE TOTAL NUMBER OF DWELLING UNITS TO THIRTEEN (13), INCLUDING TWO (2) LOW INCOME UNITS.]

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



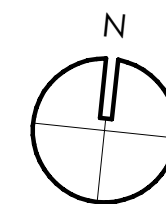
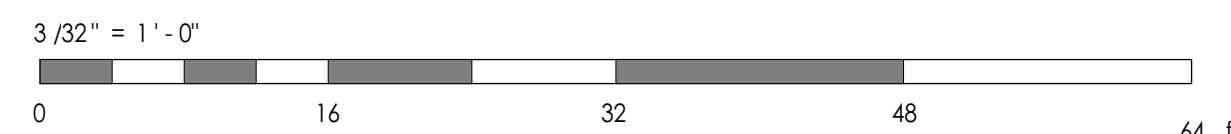
Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.



ZONING INFORMATION		RM-1	
ZONING REGULATIONS	REQUIRED	PROPOSED	VARIANCE
USE TYPE:	SEE TABLE 14-602-1	MULTI-FAMILY	NO
DENSITY:	LOTS ≤ 1,440SF: ((LOT AREA/360) = PERMITTED UNITS LOTS > 1,440SF: ((LOT AREA - 1,440)/480)+4 = PERMITTED UNITS	8 UNITS	NO
MINIMUM LOT WIDTH: 16'-0"	16' - 0"	26'-0"	NO
MINIMUM LOT AREA: 1,440 SQ. FT.	1,440 SQ. FT.	3846	NO
MAX OCCUPIED AREA:	INTERMEDIATE: 75%; CORNER LOT 80%; LOTS LESS THAN 45 FT IN DEPTH ARE EXEMPT	70.4% (2,709.22SF)	NO
MINIMUM FRONT YARD DEPTH:	BASED ON SETBACKS OF ABUTTING LOTS	0'-0"	NO
MINIMUM SIDE YARD WIDTH:	SINGLE OR TWO FAM, DETACHED OR SEMI- DETACHED: 5FT. PER YARD. MULTI-FAM, DETACHED: 5FT PER SIDE YARD OR 8FT. CORNER LOT. MULTI-FAM SEMI DETACHED: 12FT.	8'-0"	NO
MINIMUM REAR YARD DEPTH:	9' - 0" LOTS LESS THAN 45 FT IN DEPTH: 7' - 0"	9'-0"	NO
REAR YARD AREA:	144 SQ FT.	404.49	NO
MAXIMUM HEIGHT:	38' - 0"	32'-2"	NO
MINIMUM SET BACK OF STORIES ABOVE THE SECOND STORY:	0' - 0"	0'-0"	NO
MINIMUM ROOF DECK SET BACK FROM FRONT BUILDING LINE:	5' - 0"	N/A	NO
VEHICLE PARKING:	0 REQUIRED	0	NO
BIKE PARKING:	SEE TABLE 14-804-1	0	NO
STREET TREES:	FOR LOTS GREATER THAN 5,000 SQ. FT. 1 TREE PER 35 FT OF FRONTAGE	0	NO

PERMITTED BUILDING TYPE -
DETACHED, SEMI-DETACHED, ATTACHED

DESCRIPTION -
LOT LINE RELOCATION TO CREATE (1) LOT FROM (2) EXISTING LOTS
FOR NEW CONSTRUCTION 3-STORY MULTI-FAMILY BUILDING WITH 8
UNITS, FINISHED BASEMENT AND A PRIVATE ACCESS ROOF DECK.



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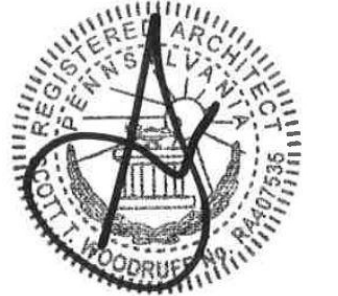
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SEAL



PROJECT ADDRESS

613 BROOKLYN ST
PARCEL C
PHILADELPHIA, PA 19104

[illegible]

C ZONING Rev01	JH	SW	2025.01.16
A ISSUE FOR ZONING	JH	CC	2024.11.21
SUBMISSIONS & REVISIONS	BY	APPD	YYYY.MM.DD

PROJECT

613 BROOKLYN ST

SHEET TITLE

ZONING PLAN

PROJECT NO	DRAWING NO
23046105	

REVISION

SCALE
As indicated

ZOO1