

AERIAL VIEW

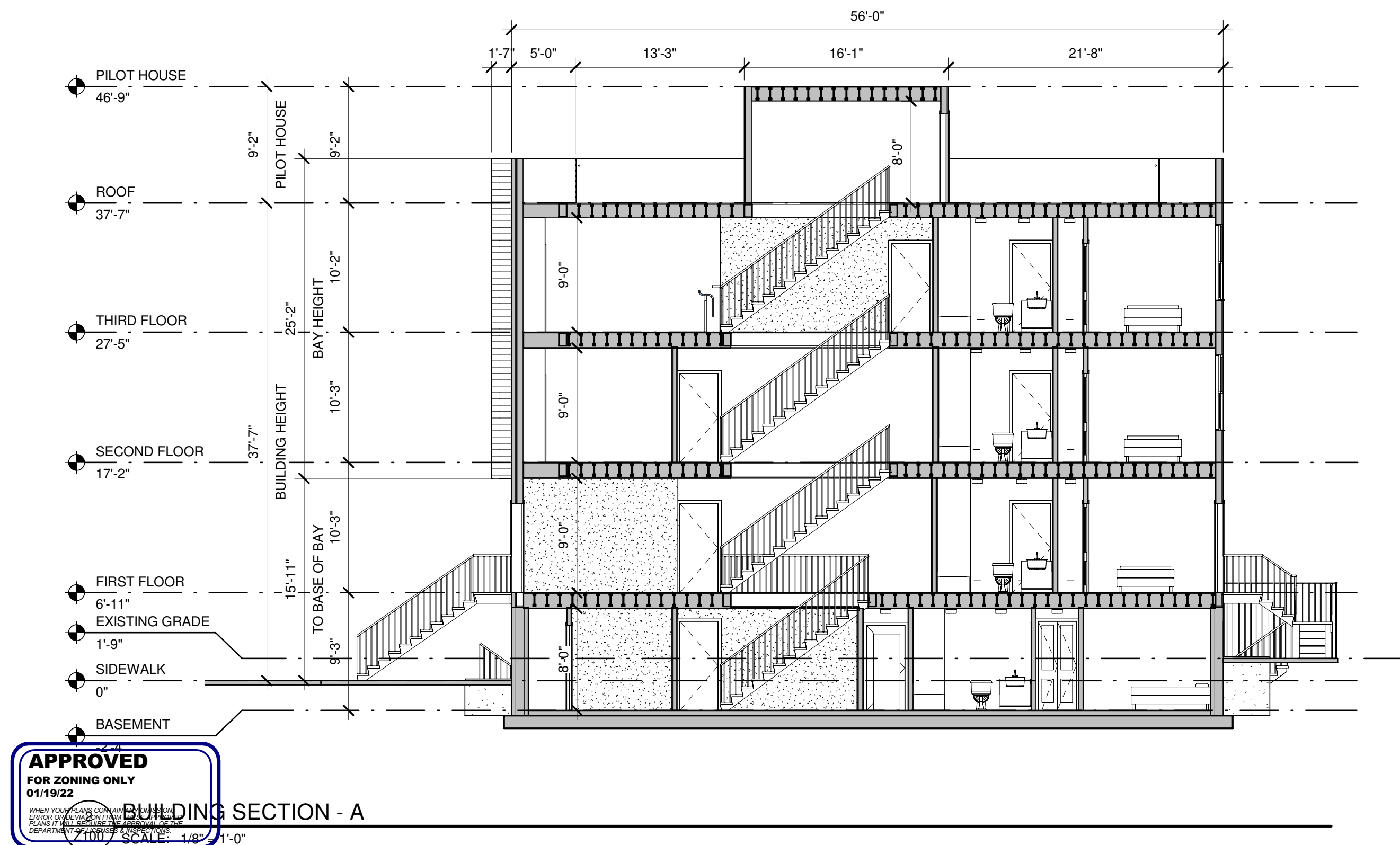
BROOKLYN STREET

DEED

ALL THAT CERTAIN lot or piece of ground with the message or tenement thereon erected, SITUATE on the East side of Brooklyn Street at the distance of one hundred and ten feet Northward from the North side of Wallace Street in the 6th Ward of the City of Philadelphia, CONTAINING in front or breadth on the said Brooklyn Street twenty-one feet and extending in length or depth Eastward of that width between lines parallel with the said Wallace Street eighty feet.

BROOKLYN STREET

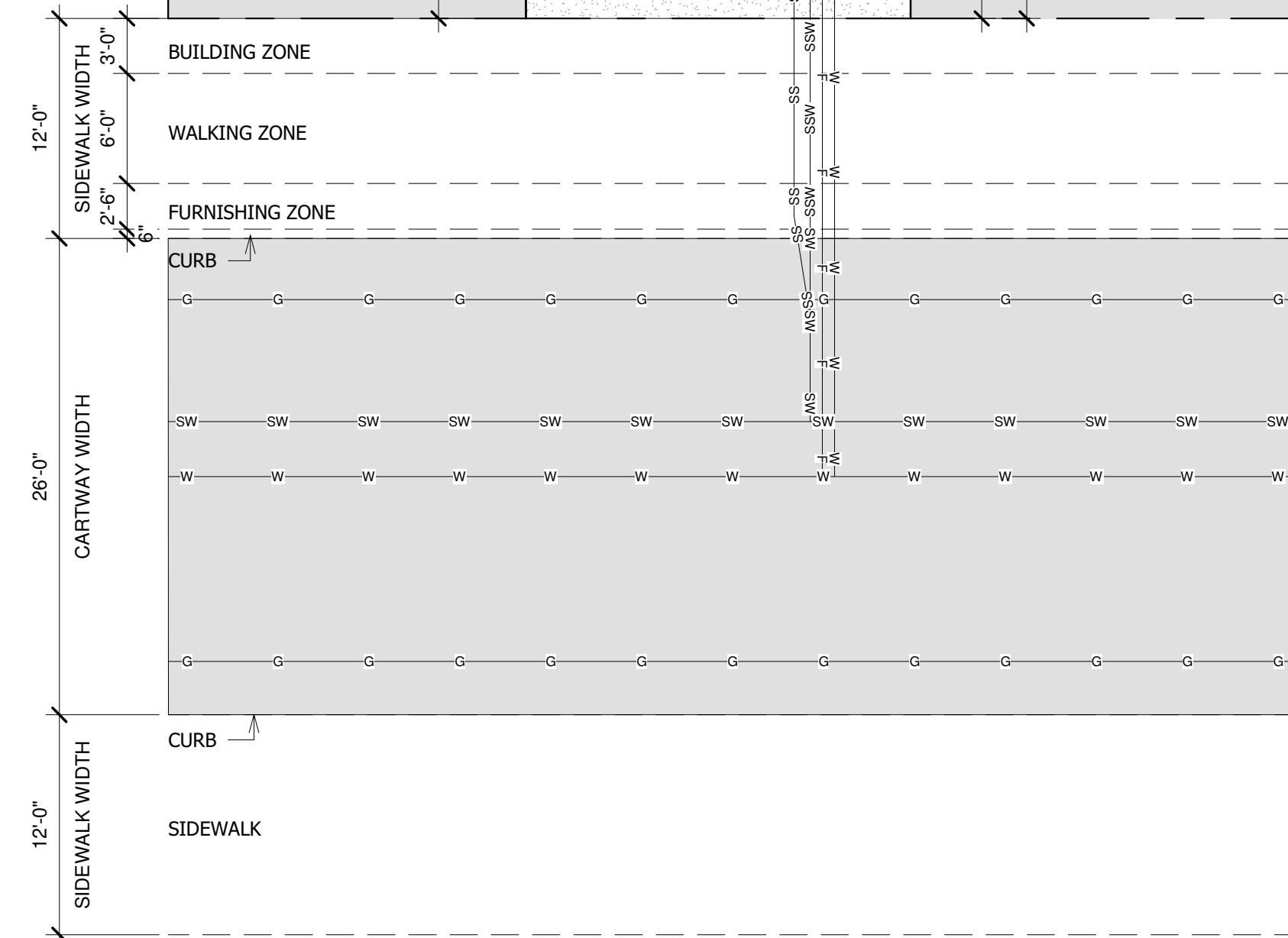
BROOKLYN STREET



01/19/22

WHEN YOUR PLANS CONTAIN ANY CORRECTIONS, ERRORS OR DEVIATION FROM THESE SPECIFICATIONS IT WILL REQUIRE THE APPROVAL OF THE

BUILDING SECTION - A

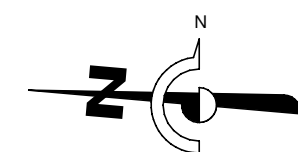


BROOKLYN ST
 ← DIRECTION OF TRAVEL
 12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK

1
Z100

UTILITY PLAN

SCALE: 1/8" = 1'-0"



Property Schedule		
Parcel No.	Address	Area
061261900	649 BROOKLYN STREET	1680 SF
RM-1 PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		649 BROOKLYN STREET
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED		
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM		
	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 FT	21 FT
MIN. LOT AREA (SQ FT)	1440 SQ FT	1680 SF (EXISTING)
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE:25%; CORNER 20%	30% (504 SF)
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	15 FT
MINIMUM SIDE YARD WIDTH (6), PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701		
SIN. OR 2-FAMILY DETACHED, INTERMEDIATE (FT)	2/5 EACH	
SIN.- OR 2-FAMILY DETACHED, CORNER (FT)	5 FT	
SINGLE- OR TWO-FAMILY SEMI- DETACHED (FT)	5 FT	
MULTI-FAMILY, DETACHED (FT)	2/5 EACH	
MULTI-FAMILY SEMI- DETACHED CORNER LOT (FT)	8 FT	
MULTI-FAMILY SEMI- DETACHED (FT)	12 FT	
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701		
INTERMEDIATE (FT)	2/12 EACH	
CORNER (FT)	12 FT	
REAR YARD		
MIN. DEPTH (FT)	9 FT	9 FT
MIN. AREA (FT)	144 FT	189 SF
HEIGHT		
MAXIMUM (FT)	38 FT	37 FT 7 IN
OPEN SQUARE FOOTAGE		
REAR YARD (SQ FT)	144 SQ FT	189 FT
FRONT YARD (SQ FT)		315 SF
BUILDING FOOTPRINT (SQ FT)		1176 SQ FT
BUILDING USE		
		RESIDENTIAL

STREETS DEPARTMENT RIGHT OF WAY	649 BROOKLYN ST
---	-----------------

STREET BREAK-DOWN: BROOKLYN ST

12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50 FT WIDE

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS		
WINDOW WELL		
BAY WINDOW		1'-7"
MAXIMUM ENCROACHMENT ALLOWED: 3'-0"		

ZONING APPROVAL STAMP

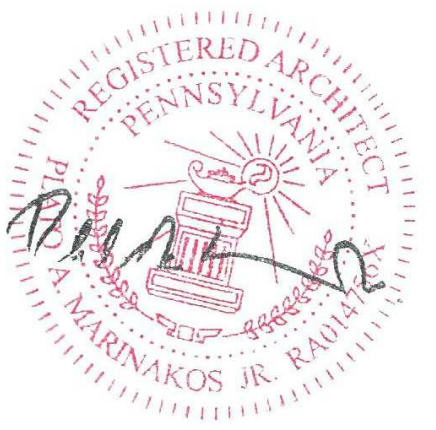
BUILDING APPROVAL STAMP



**PLATO
MARINAKOS, JR.
ARCHITECT, LLC**

www.plato-studio.com

107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com



ARCHITECT SEAL MUST BE IN RED INK

OWNER

649 BROOKLYN STREET,
LLC.

ONE CALL #: 20213471881



Know what's below.
Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
 FOR " APPROVAL " BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
CHECK (X) ONE BOX
ONLY

CLIENT SIGNATURE **DATE**

NAME (PLEASE PRINT)

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

[illegible]

649 BROOKLYN STREET

ZONING

Project number	N/A
Date	12-15-21
Drawn by	Justine Velasquez
Checked by	Checker

Z100

Scale	As indicated
-------	--------------

Zoning Permit

Permit Number ZP-2021-016060

LOCATION OF WORK 649 BROOKLYN ST, Philadelphia, PA 19104-1463	PERMIT FEE \$1,072.00	DATE ISSUED 1/19/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 649 Brooklyn Street LLC	5 Balachine Court Amont , New York 10952
--	--

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE (TO ENCLOSE STAIRS AND LANDINGS ONLY). SIZE AND LOCATION AS SHOWN ON PLANS. AMENDMENT ISSUED ON 4/13/2022 FOR THE DOCUMENTATION OF HEIGHT CHANGES FROM 37'-6" TO 37'6 to 36'-6"
--

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-2021-016060

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

649 BROOKLYN ST Philadelphia, PA 19104-1463

ADDITIONAL USE DETAILS

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

FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS). **AMEND PERMIT EXTEND FOR A PERIOD OF ONE YEAR PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY 4/13/26

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.