



614 SOUTH 4th STREET, #510
PHILADELPHIA, PA 19147

DIRECT: (215) 651-1777
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Owner:

SFIG LLC



Know what's below.
Call before you dig.



ISSUED BY:
HAVERFORD SQUARE DESIGNS
FOR "APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO
☒ CHECK (X) ONE BOX ONLY ☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE DATE

NAME (PLEASE PRINT)

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

REV.	DESCRIPTION	DATE
REV. 0	INITIAL PERMIT SUBMISSION	MARCH 18, 2022
REV. 1	INITIAL PERMIT SUBMISSION	JUNE 14, 2022
REV. 2	INITIAL PERMIT SUBMISSION	JULY 4, 2022
REV. 3	INITIAL PERMIT SUBMISSION	JULY 26, 2022
REV. 4	INITIAL PERMIT SUBMISSION	APRIL 17, 2023

Project Name:

1128 N 41st Street,
Philadelphia, PA 19104

Drawing Name:

ZONING PLAN.

Project number 1128 N 41st Street

Date 4/17/2023 11:00:56 AM

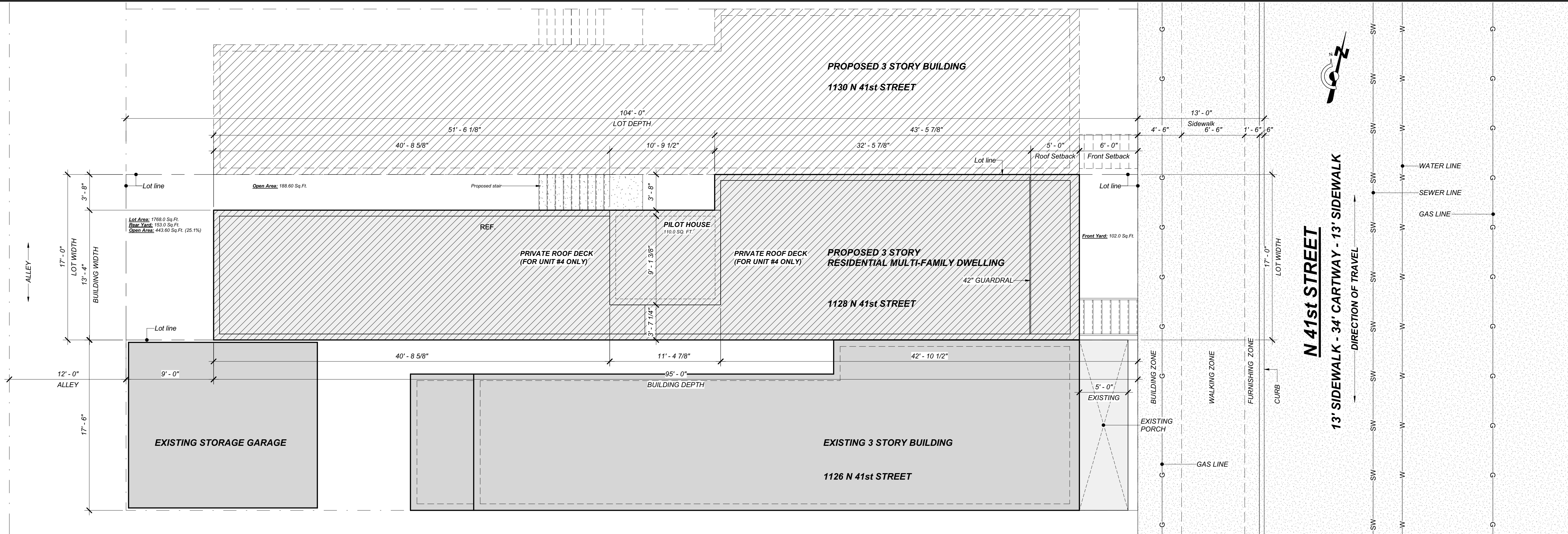
Drawn by Alexandr Stratila

Checked by

Sheet Number:

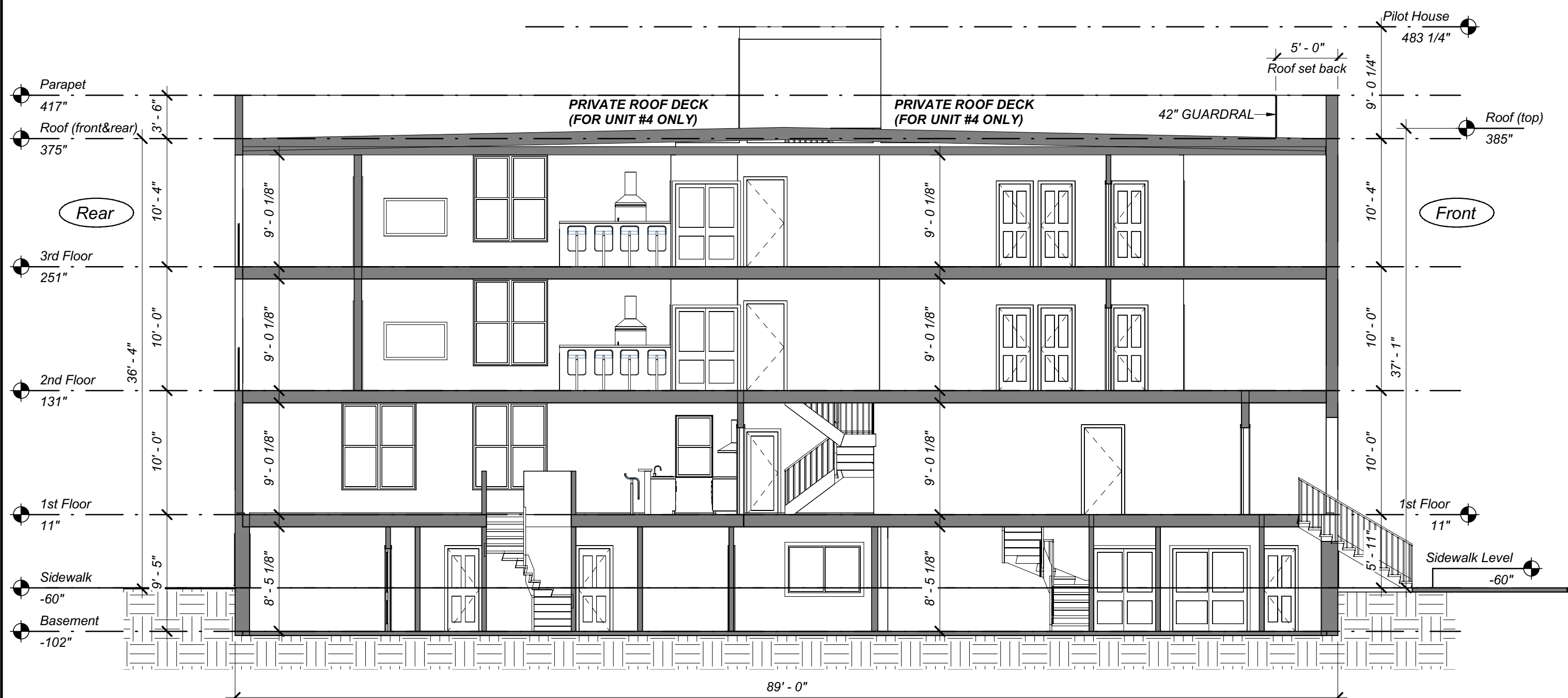
Z-1

Scale As indicated



1 Site Plan

SCALE: 3/16" = 1'-0"



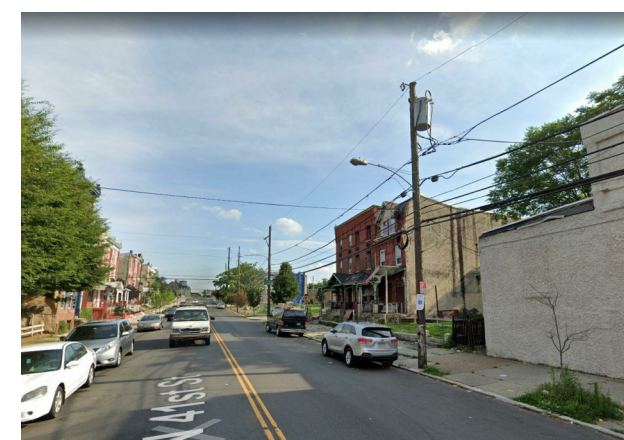
LONGITUDINAL SECTION

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

ZONING PLAN ABBREVIATIONS	
	WATER LINE
	SEWER LINE
	GAS LINE
	PROPOSED BUILDING LINE
	LOT LINE
	DIRECTION OF TRAFFIC
	CLUBS CUT (ADA RAMP)
	UTILITY POLE
	FIRE HYDRANT
	NORTH SIGN
	PLANTER (TREE)
	DROP INLET
	TRAFFIC SIGN
	PROPOSED BUILDING ADDITIONS
	EXISTING BUILDINGS
	EXISTING NEIGHBORING BUILDINGS
	ROAD COVER
	PROPOSED DOMESTIC WATER LINE
	PROPOSED FIRE SERVICE WATER LINE
	PROPOSED SANITARY LINE
	LIMIT OF DISTURBANCE



View 1



View 2

ALL THAT CERTAIN lot or piece of ground with the message or statement thereon enclosed, described according to a Plan and Survey thereof made by Joseph Johnson, Surveyor and Registrar of the 11th District on 05/23/1890, as follows, to wit:

SITUATE on the West side of 41st Street at the distance of 143 feet 8 inches Southwest from the South side of Chestnut Avenue to the 6th (formerly the 5th) West of the City of Philadelphia

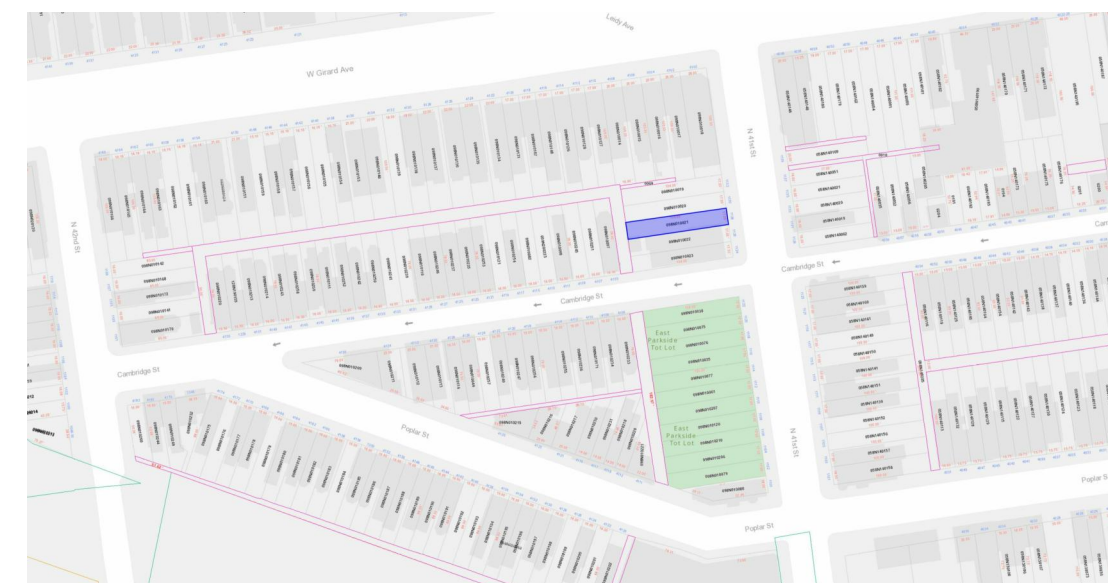
CONTAINING in front or beneath on the said 41st Street 17 feet and extending of that width in length or depth Westward between lines at right angles with said 41st Street 104 feet to a 4 feet wide alley leading Southwest into Cambridge Street.

BEING No. 1128 North 41st Street

Deed

PROPERTY SCHEDULE			
Parcel No.	Address	Area	Proposed
062257700	1128 N 41st Street	1768 SF	1768.0 Sq.Ft.
RM-1 PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		1128 N 41ST STREET, PHILADELPHIA, PA 19104	
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.	17 Ft. 0 Inch. (existing)	
MIN. LOT AREA (Sq. Ft.)	1440 Sq. Ft.	1,768.0 Sq. Ft. (existing)	
MIN. OPEN AREA (% of lot)	INTERMEDIATE: 25%; CORNER: 20%	443.60 Sq.Ft. (25.1%)	
FRONT SETBACK			
MINIMUM (Ft.)	BASED ON SETBACK OF ABUTTING LOTS		
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701			
DETACHED, INTERMEDIATE (Ft.)	2/5 each		
SINGLE- OR TWO-FAMILY DETACHED, CORNER (Ft.)	5 Ft.		
MULTI-FAMILY DETACHED, CORNER (Ft.)	8 Ft.		
SINGLE- OR TWO-FAMILY SEMI-DETACHED (Ft.)	5 Ft.		
MULTI-FAMILY SEMI-DETACHED (Ft.)	12 Ft.		
ATTACHED (Ft.)			
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FORTH IN 14-701			
INTERMEDIATE (Ft.)	2/12 each		
CORNER (Ft.)	12 Ft.		
REAR YARD			
MIN. DEPTH (Ft.)	9 Ft.	9 Ft. 0 Inch.	
HEIGHT			
MAXIMUM (Ft.)	38 Ft.	+/- 37 Ft. 1 Inch.	
OPEN SPACE SQUARE FOOTAGE			
REAR YARD (Sq. Ft.)	144 Sq. Ft.	153.0 Sq.Ft	
SIDE YARD (Sq. Ft.)			
FRONT YARD (Sq. Ft.)		102.0 Sq.Ft	
BUILDING FOOTPRINT (Sq. Ft.)		+/- 1,324.4 Sq. Ft.	
BUILDING USE		UNIT QTY	NOTES
MULTI-FAMILY RESIDENTIAL		4 RESIDENTIAL UNITS	

STREETS DEPARTMENT		1128 N 41ST STREET, PHILADELPHIA, PA 19104
RIGHT OF WAY		
STREET BREAK-DOWN: NORTH 41ST STREET		
13' SIDEWALK - 34' CARTWAY - 13' SIDEWALK = 60 FT WIDE		
ENCROACHMENT TYPE		DIMENSION
PROPOSED / EXISTING		ENCROACHMENT
STAIRS / STEPS	N/A	N/A
BAY WINDOW	N/A	N/A
BAY WINDOW	N/A	N/A
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"		
ZONING APPROVAL STAMP		
BUILDING APPROVAL STAMP		



Aerial View



Applied by L&I: Paulose Issac

Zoning Permit

Permit Number ZP-2023-003115

LOCATION OF WORK 1128 N 41ST ST, Philadelphia, PA 19104-1257	PERMIT FEE \$754.00	DATE ISSUED 8/18/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER SFIG LLC	72 LARK DR SFIG LLC SOUTHAMPTON PA 18966
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OWNER CONTACT 1 robert sherman	76 lark drive
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.
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APPROVED USE(S) Residential - Household Living - Multi-Family
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THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)
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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-2023-003115

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1128 N 41ST ST Philadelphia, PA 19104-1257

ADDITIONAL USE DETAILS

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

FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING FOUR (4) DWELLING 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.