

PROPOSED MULTI-FAMILY (4 UNIT) RESIDENCE

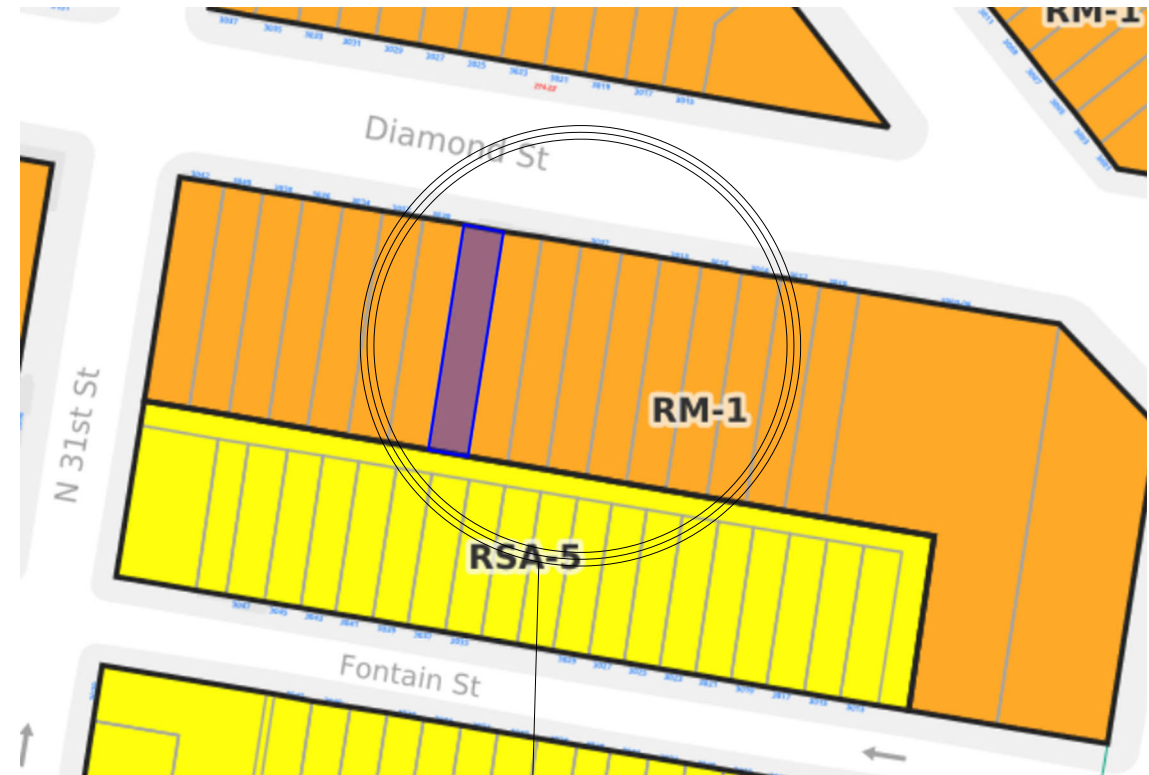
PROPOSED (3) STORY MULTI-FAMILY (4 UNIT) RESIDENCE w/ CELLAR
3028 W. DIAMOND STREET, PHILADELPHIA, PENNSYLVANIA

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 3028 W. DIAMOND STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (4 UNITS)
LOT WIDTH	16'-0"	16'-0"
LOT AREA	1440	1440 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	360 SQ. FT. = 25% Open
OCCUPIED AREA	NOT MORE THAN 75%	1080 SQ. FT. = 75% Covered
FRONT YARD SETBACK	0'-0"	0'-0"
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	19'-6" (OUTSIDE OF BALCONY)
HEIGHT REGULATIONS	35'-0" MAX.(/NCO STRAWBERRY MANSION)	+/-34'-0" (35'-0" MAX.)



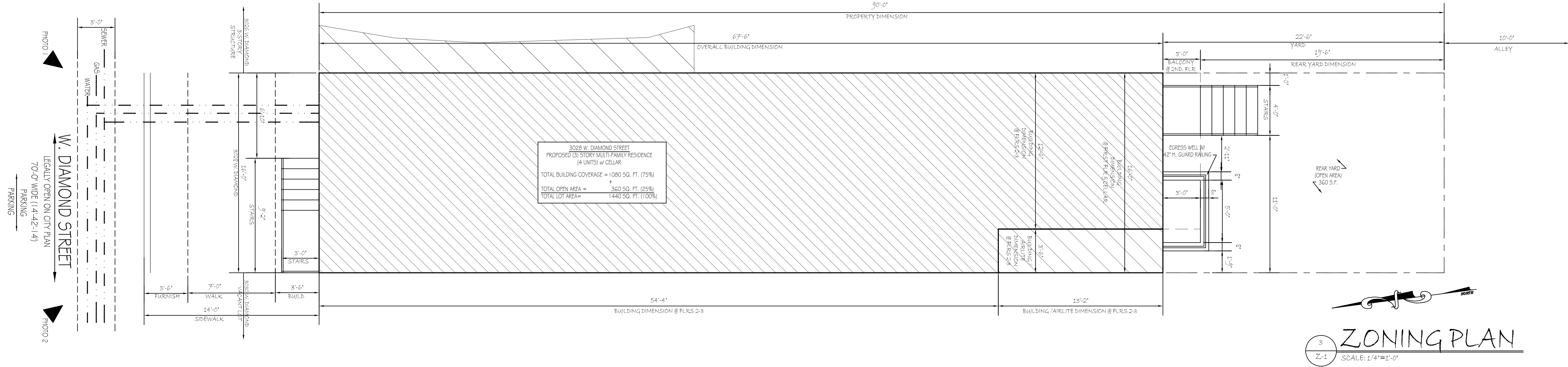
THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)
SITE SERIAL NO. 20260302117(ward 32)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INSPECTION OF THE SITE. COMPLETENESS OR ACCURACY OF TYPE, SIZE,
DEPTH OR HORIZONTAL LOCATION OF UNDERGROUND UTILITIES OR
STRUCTURES CANNOT BE GUARANTEED. PURSUANT TO REQUIREMENTS OF
PENNSYLVANIA LEGISLATIVE ACT 287 OF 1974 AS AMENDED BY ACT 187 OF
1996 AND ACT 199 IN JANUARY 2005, CONTRACTORS MUST VERIFY
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS
THROUGH THE ONE-CALL SYSTEM, 1-800-242-1776, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

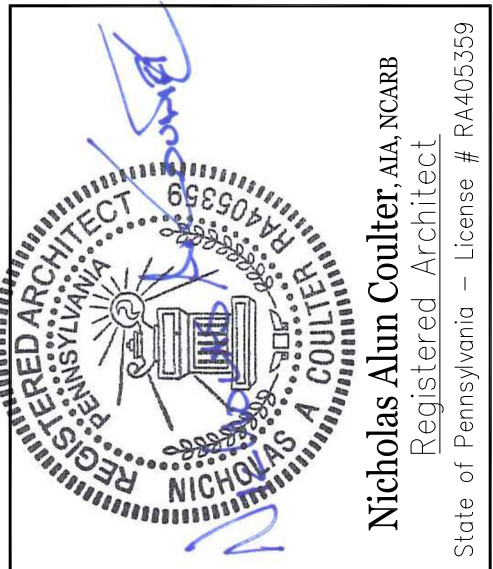


1 FRONT ELEV.
Z-1 SCALE: 3/16"=1'-0"

2 REAR ELEV.
Z-1 SCALE: 3/16"=1'-0"



Applied by L&I: Michelle Lieu

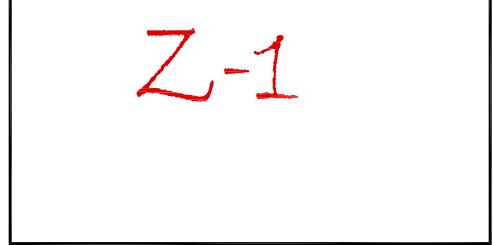


PROJECT	PROPOSED MULTI-FAMILY BUILDING 3028 DIAMOND STREET PHILADELPHIA, PENNSYLVANIA
	ZONING PLANS
DWG. TITLE	

REVISIONS:

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	1/16/2026
SCALE:	AS NOTED

JOB NO:	DIAMOND
FILE:	DIAMOND



Zoning Permit

Permit Number ZP-2026-001254

LOCATION OF WORK 3028 DIAMOND ST, Philadelphia, PA 19121-1110	PERMIT FEE \$442.00	DATE ISSUED 2/13/2026
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER Nuevo Oeste LLC	4130 Ridge Ave ste 18522 Philadelphia , Pennsylvania 19129
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OWNER CONTACT 1 Michael Link	4130 Ridge Ave # 18522 Phila PA 19129
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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 rear balconies, size and location as shown in plan.
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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-2026-001254

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

3028 DIAMOND ST, Philadelphia, PA 19121-1110

ADDITIONAL USE DETAILS

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

For use as 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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.