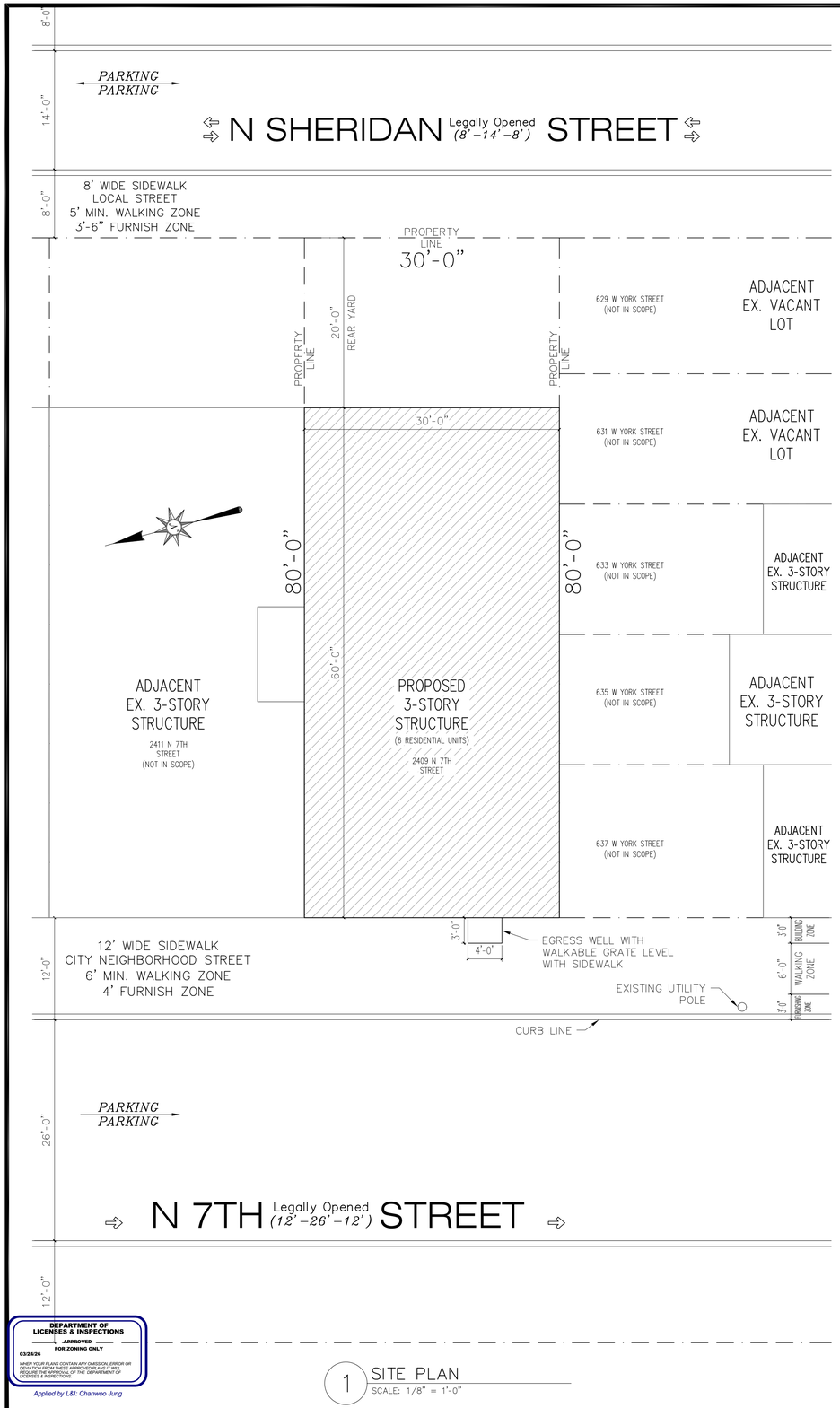
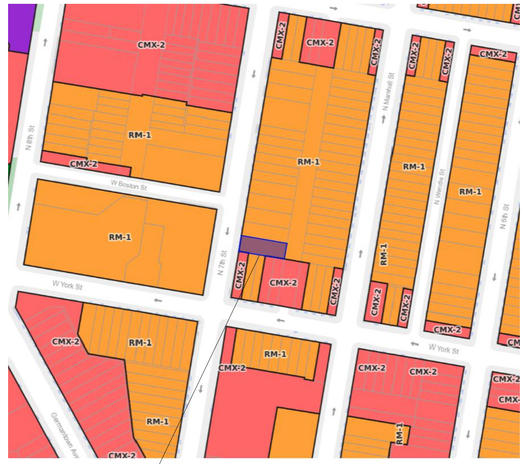


1 SITE PLAN
SCALE: 1/8" = 1'-0"



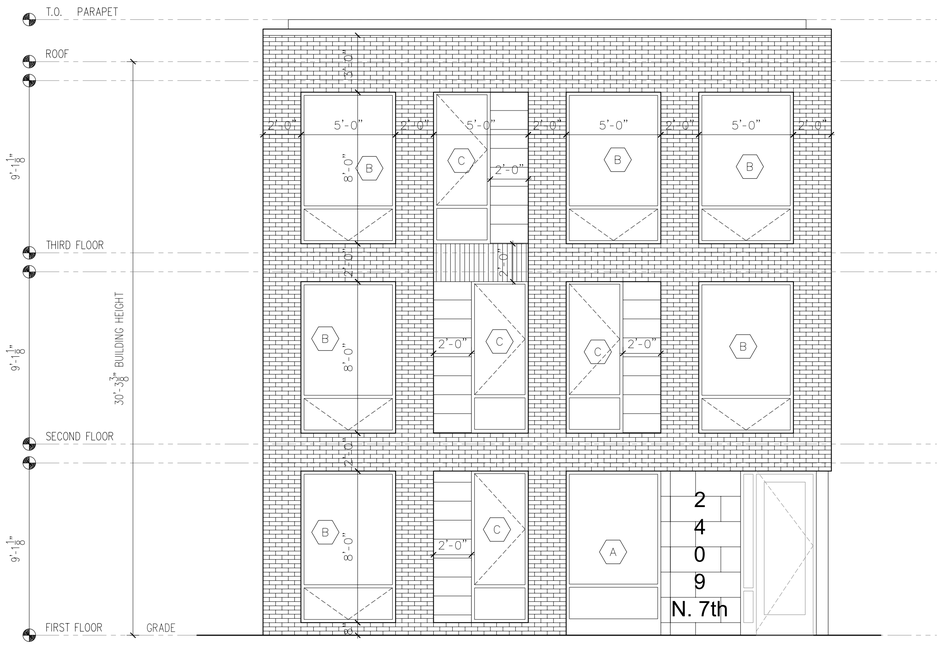
SITE LOCATION

2 LOCATION PLAN
SCALE: N.T.S.

3 EXISTING CONDITIONS

ZONING INFORMATION			
	REQUIREMENTS	PROPOSED	VARIANCE
CLASIFICATION	RM-1	RM-1	NO
LOT WIDTH	16'-0" min.	30'-0"	NO
LOT AREA	1440 S.F.	2400 S.F. EXISTING	NO
LOT COVERAGE	75% max.	75%	NO
FRONT YARD SETBACK	0'-0"	0'-0"	NO
REAR YARD SETBACK	9'-0"	20'-0"	NO
BUILDING HEIGHT	38'-0" max.	30'-3⅜"	NO
SET BACK ABOVE SECOND STORY	0'-0"	0'-0"	NO
ROOF DECK SET BACK	5'-0"	N/A	NO
UNIT COUNT	6 UNITS max. (CALCULATED)	6 UNITS	NO

NOTE: NO SLOPE WITHIN AFFECTED AREA OVER 25%. NO WELLS, OR INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ON THE PROPERTY. NO FLOODPLAIN OR STREAM CROSSINGS ON THE PROPERTY. NO STORMWATER MANAGEMENT FACILITY ON THE PROPERTY



4 ELEVATION
SCALE: 1/4" = 1'-0"

DEPARTMENT OF LICENSES & INSPECTIONS
APPROVED
FOR ZONING ONLY
03/24/26
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL BE CONSIDERED A VIOLATION OF THE DEPARTMENT OF LICENSES & INSPECTIONS."
Applied by L&I: Chanwoo Jung

In Earnest Design
123 LEVERINGTON AVENUE, SUITE 300
PHILADELPHIA, PA 19127

REV	REMARKS	DATE
	50% PROGRESS SET	01-06-25
	PERMIT SET	07-09-25

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PROJECT:
New Apartment Bldg
Project No.: 24029
2409 N 7th St, Philadelphia, PA 19133

DRAWING TITLE:
ZONING SITE PLAN

DRAWN BY: c.b.k.
DATE: 07-09-25
FILE NAME: smn

SI-1