

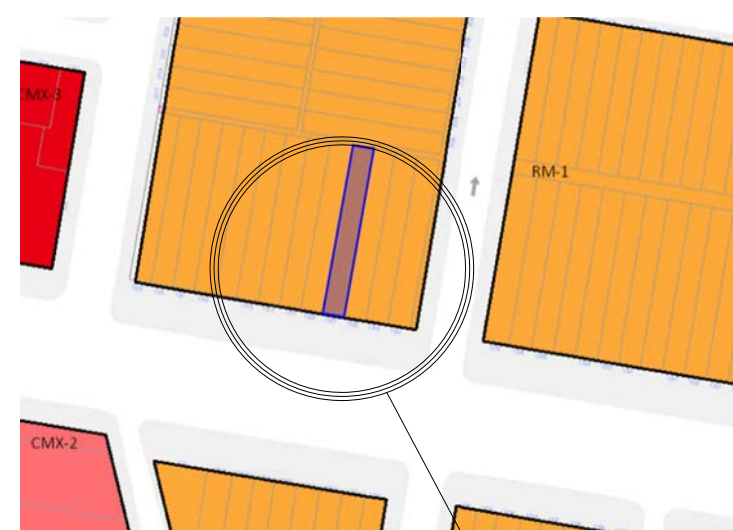
ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 1307 W. ERIE AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (4 UNITS)
LOT WIDTH	16'-0"	15'-6"
LOT AREA	1440	1860 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 25%	484 SQ. FT. = 26% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 75%	1376 SQ. FT. = 74% Covered
FRONT YARD SETBACK	MATCH CLOSEST ADJACENT PRIMARY (16'-0")	16'-0"
REAR YARD SETBACK	9'-0" or 10% LOT DEPTH	12'-0"
HEIGHT REGULATIONS	38'-0" MAX.	(36'-6") 38'-0" MAX.



THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2002)

SITE SERIAL NO. 20212013654 (ward 43)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMMITMENTS ON ACCURACY OF THE 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 2002, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING UTILITY OWNERS THROUGH THE ONE CALL SYSTEM (800)424-1774. NO LESS THAN 14, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.



ZONING MAP - RM-1 ZONING

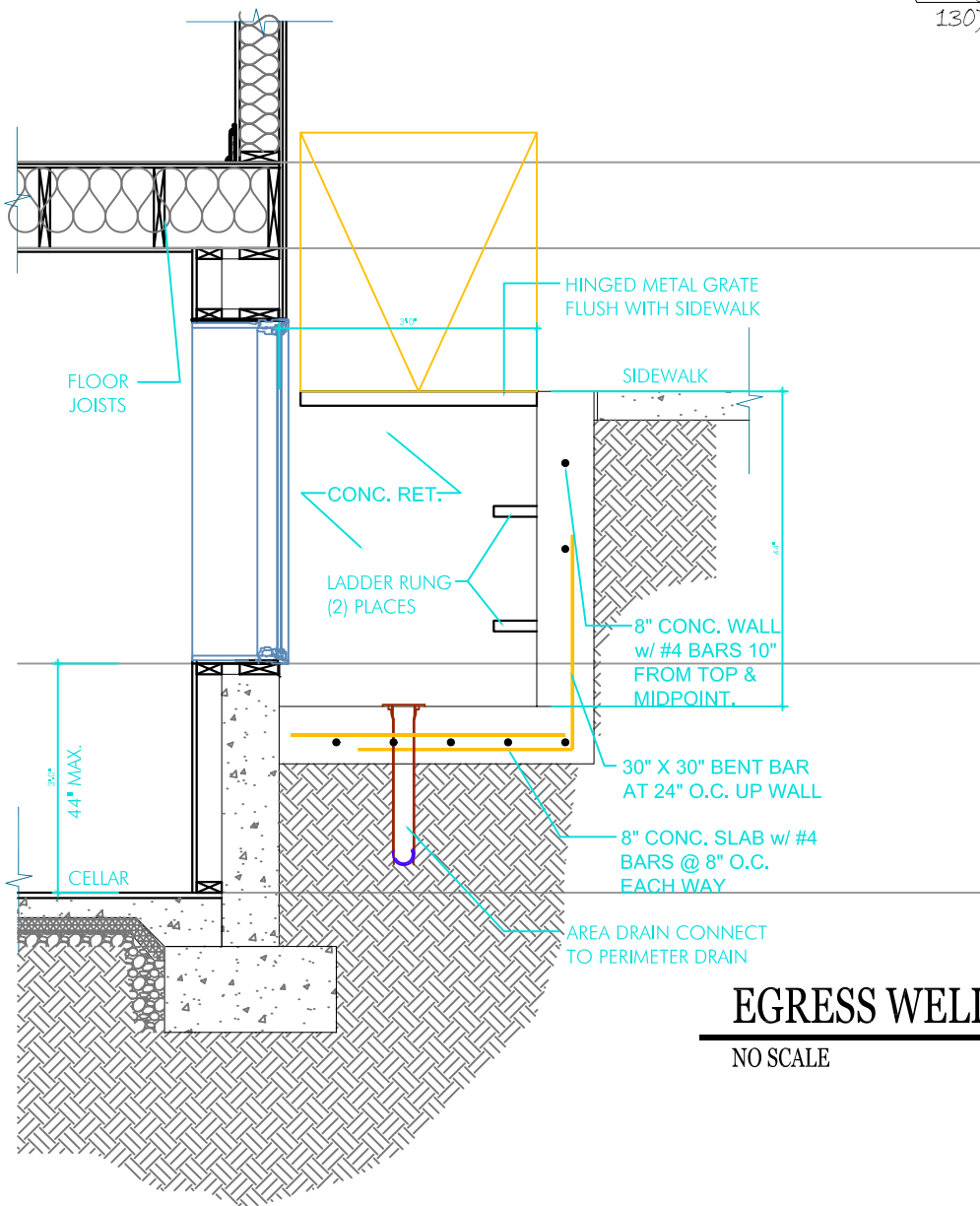
PROJECT ADDRESS:
1307 W ERIE AVE



PHOTO 1



PHOTO 2



EGRESS WELL
NO SCALE

PROPOSED MULTI-FAMILY RESIDENCE

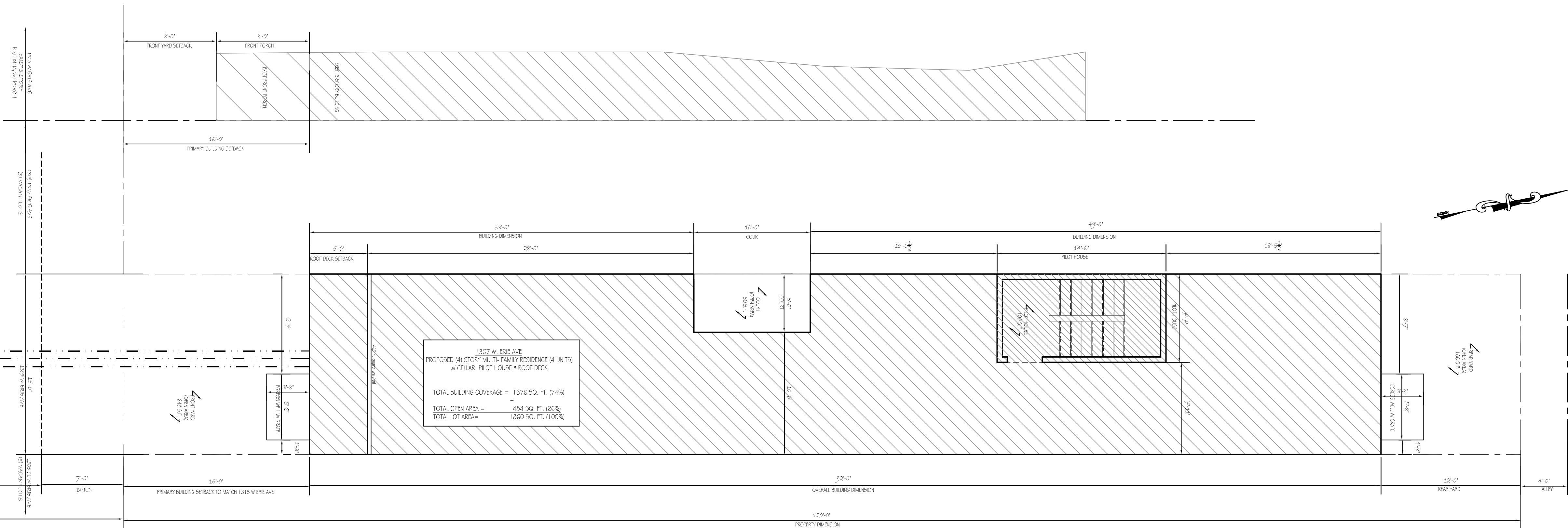
PROPOSED (4) STORY MULTI FAMILY (4 UNITS) RESIDENCE w/ CELLAR, PILOT HOUSE & ROOF DECK

1307 W. ERIE AVE , PHILADELPHIA, PENNSYLVANIA



FRONT ELEVATION

REAR ELEVATION



1307 W. ERIE AVE
PROPOSED (4) STORY MULTI-FAMILY RESIDENCE (4 UNITS)
w/ CELLAR, PILOT HOUSE & ROOF DECK

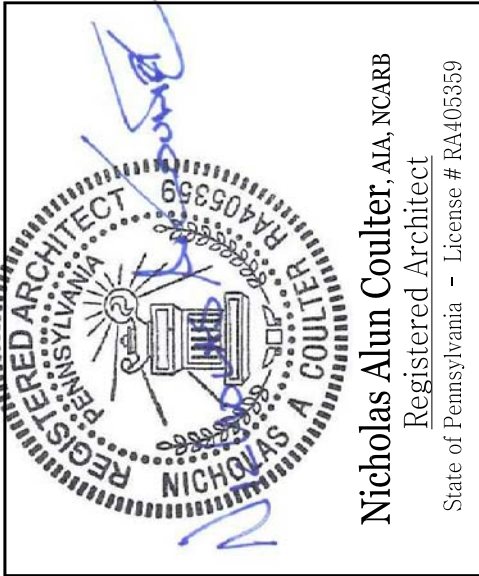
TOTAL BUILDING COVERAGE = 1376 SQ. FT. (74%)
TOTAL OPEN AREA = 484 SQ. FT. (26%)
TOTAL LOT AREA = 1860 SQ. FT. (100%)

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

APPROVED
FOR ZONING ONLY
07/29/21

WHEN YOUR PLANS CONTAIN ANY DISCREPANCY
BETWEEN THE ZONING MAP AND THE ZONING CODE,
THE ZONING CODE SHALL PREVAIL. ANY DISCREPANCY
SHALL BE RESOLVED BY THE DEPARTMENT OF LICENSING & INSPECTION.

Applied Electronically by L&I User:



PROJECT	PROPOSED MULTI-FAMILY RESIDENCE 1307 W ERIE AVE PHILADELPHIA, PENNSYLVANIA
	ZONING PLAN & ELEVATIONS
REVISIONS:	
DRAWN BY: LD CHECKED BY: HK DATE: 7/16/2021 SCALE: AS NOTED	
JOB No: ERIE AVE FILE: ERIE AVE	

Z-1

Zoning Permit

Permit Number ZP-2021-008413

LOCATION OF WORK 1307 W ERIE AVE, Philadelphia, PA 19140-4221	PERMIT FEE \$672.00	DATE ISSUED 8/2/2021
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER K & K 1325 ERIE LLC	288 CROMWELL AVE STATEN ISLAND NY 10305
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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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 ROOF DECK AND ROOF DECK ACCESS STRUCTURE. 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. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2021-008413

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1307 W ERIE AVE, Philadelphia, PA 19140-4221

ADDITIONAL USE DETAILS

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

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.