

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 2723 N 13TH STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	4 UNIT MULTI-FAMILY RESIDENCE
LOT WIDTH	16'-0"	17'-8"
LOT AREA	1440	1484 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% (CORNER)	300 SQ. FT. = 20.3% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	1184 SQ. FT. = 79.7% Covered
FRONT YARD SETBACK	MATCH EXIST. ADJACENT SETBACK (8'-0")	8'-0"
REAR YARD SETBACK	9'-0"	9'-0"
HEIGHT REGULATIONS		+/-34'-3" (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 2005)
SITE SERIAL NO. 20253093778 (ward 37)
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 UTILITY OWNERS
THROUGH THE ONE-CALL SYSTEM-800-242-1778. NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

PROPOSED MULTI-FAMILY (4 UNIT) RESIDENCE

PROPOSED (3) STORY MULTI-FAMILY RESIDENCE w/ CELLAR, PILOT HOUSE & ROOF DECK

2723 N 13TH STREET, PHILADELPHIA, PENNSYLVANIA



ZONING MAP - RM-1 ZONING
PROJECT ADDRESS:
2723 N 13TH STREET



PHOTO 1



PHOTO 2

In accordance with the terms and provisions of Section 14-701 (1) (d) of the Philadelphia Code pertaining to Commission selection of

REAR LOT LINE, PRIMARY FRONTAGE

REAR LOT LINE OPPOSITE: **13TH ST**

PRIMARY FRONTAGE: **13TH ST**

Applied Electronically By: BENJAMIN SCHMIDT **E-7612**

November 19, 2025

Ledger No.:

Philadelphia City Planning Commission



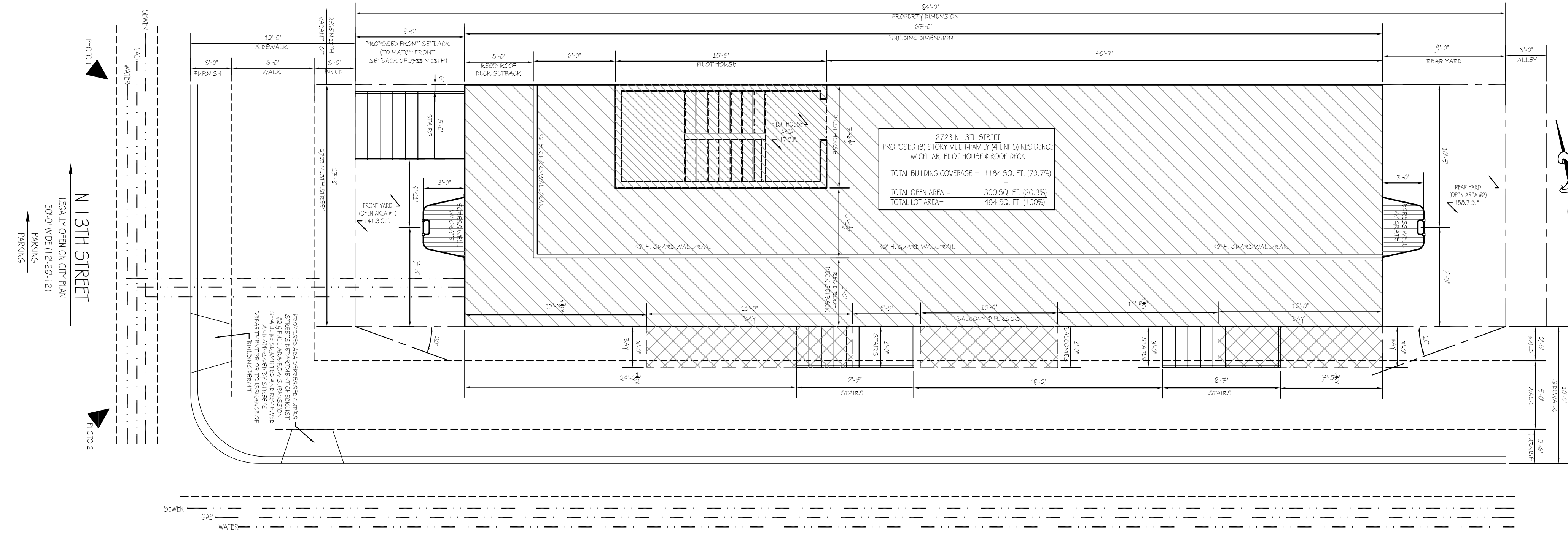
Applied by L&I: Haoying Ye



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

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

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



SILVER STREET

LEGALLY OPEN ON CITY PLAN

40'-0" WIDE (10'-20'-10')

PARKING

NO PARKING

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

PROPOSED MULTI-FAMILY RESIDENCE

2723 N 13TH STREET
PHILADELPHIA, PENNSYLVANIA

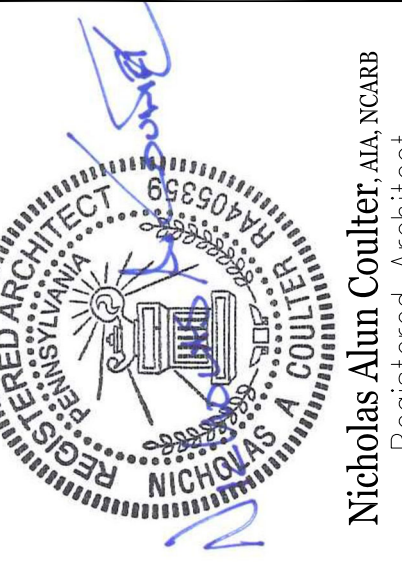
PROJECT

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 10/27/2025
SCALE: AS NOTED

JOB No: 13TH STREET
FILE: 13TH STREET

Z-1



ZONING PLAN & ELEVATIONS

DWG. TITLE



Zoning Permit

Permit Number ZP-2025-011260

LOCATION OF WORK 2723 N 13TH ST, Philadelphia, PA 19133-1225	PERMIT FEE \$821.00	DATE ISSUED 12/8/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 12th street Development LLC	945 Lincoln Highway Morrisville , Pennsylvania 19067
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OWNER CONTACT 1 Dan Rabinovich	945 Lincoln Highway Morrisville PA 19067
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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 APPLICATION IS FOR A NEW CONSTRUCTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND A ROOF DECK ACCESS STRUCTURE (SIZE AND LOCATION AS SHOWN ON PLANS/APPLICATION)

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-2025-011260

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2723 N 13TH ST Philadelphia, PA 19133-1225

ADDITIONAL USE DETAILS

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

FOR 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.