

ZONING DATA		
RM-1 ZONING DISTRICT	REQUIRED	PROPOSED
LOT WIDTH	16'-0" MIN.	56' - 0"
LOT AREA	1,440 MIN.	3,667.16 SQFT
OCCUPIED AREA	75% MAX (INTERMEDIATE)	2,750.97 SQFT (75%)
OPEN AREA	25% MIN (INTERMEDIATE)	916.79 SQFT (25%)
FRONT YARD	SETBACK*	0'-0" @ LEITHGOW TO MATCH ADJACENT PROPERTY. 0'-0" @ CADWALLADER ST.
SIDE YARD**	2'-5'-0" EACH	(2) 5'-0" PROPOSED
HEIGHT	38'-0" MAX	38'-0" PROPOSED
PROPOSED BUILDING INFORMATION		
PROPOSED RESIDENTIAL UNITS	8 UNITS	8 UNITS
PROPOSED PARKING STALLS	NA	2 PARKING STALLS 2 ADA VAN PARKING STALLS

NOTES:
- GO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER.
- ALL ROOF DECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET.
- ALL ROOF DECKS ARE TO BE SET BACK FROM RIGHT OF WAY A MINIMUM OF 5'-0".
- ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10'-0" ABOVE GRADE.
- PILOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY.
- PROVIDE 6" TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED.
- MANY UTILITIES SHOWN ARE FROM PUBLIC RECORD.
- CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1.800.242.1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION.
- ** IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY THE PRIMARY FRONTAGES AS DESIGNED IN 14-7011(H)(6), 4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS OF (a) AND (b) ABOVE.
- ** WHEN A PROPERTY IS BOUNDED BY TWO STREETS THAT ARE OPPOSITE EACH OTHER, THE REMAINING TWO PROPERTY LINES SHALL BE CONSIDERED SIDES AND THE SIDE YARD REQUIREMENTS OF THE ZONING DISTRICT SHALL APPLY TO THE REMAINING LOT LINES. THE REAR YARD REQUIREMENTS OF ZONING DISTRICT SHALL NOT APPLY.

ZONING DATA

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



CADWALLADER ST.



N. LEITHGOW ST.

EXISTING PHOTOS

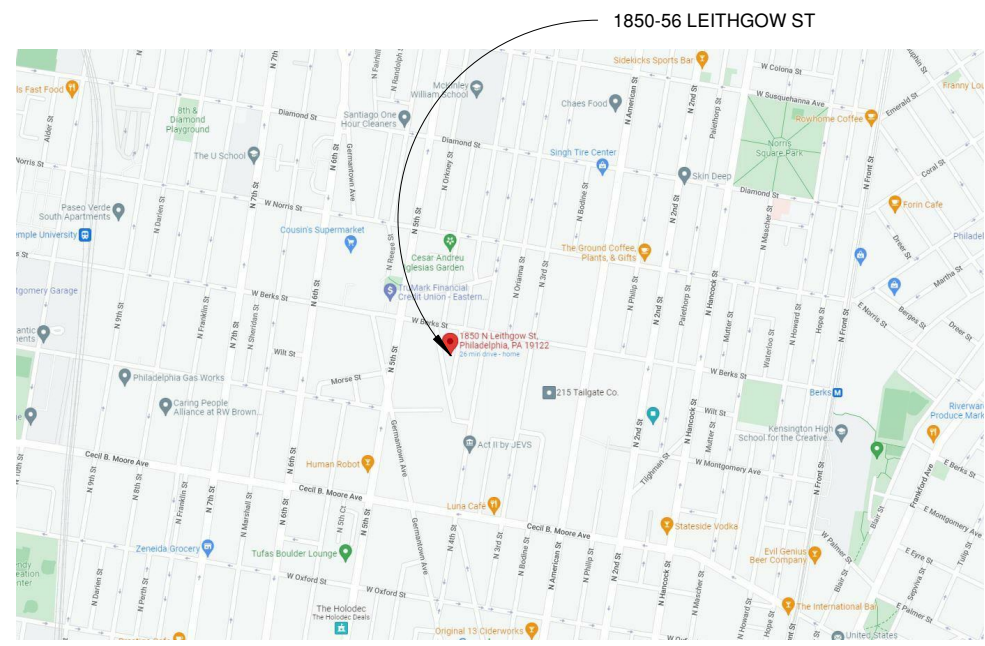
SCALE: 1/4" = 1'-0"

SITE DETAILS

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

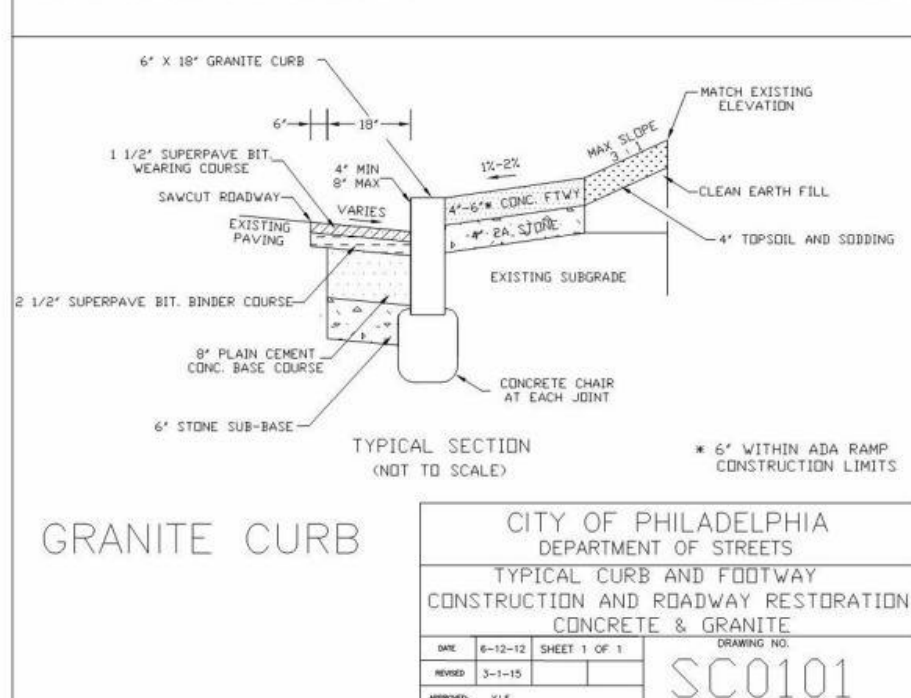
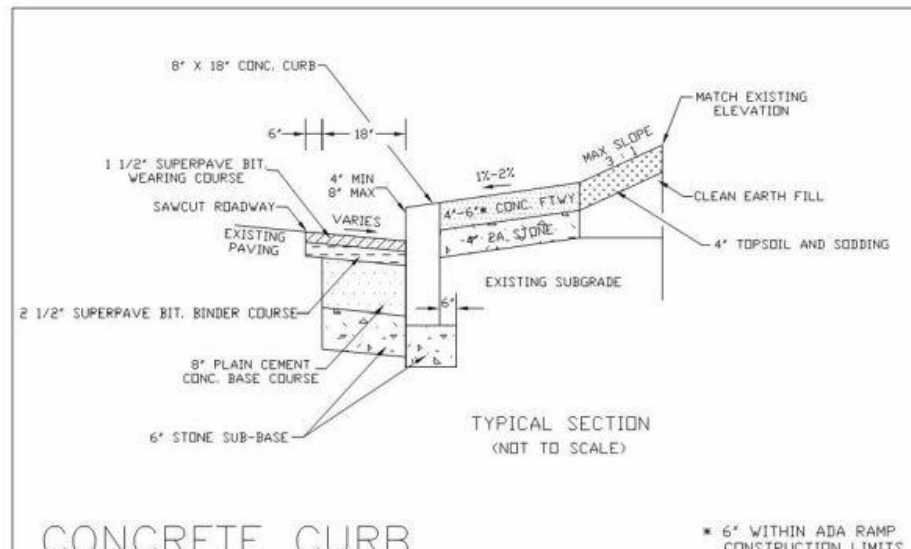
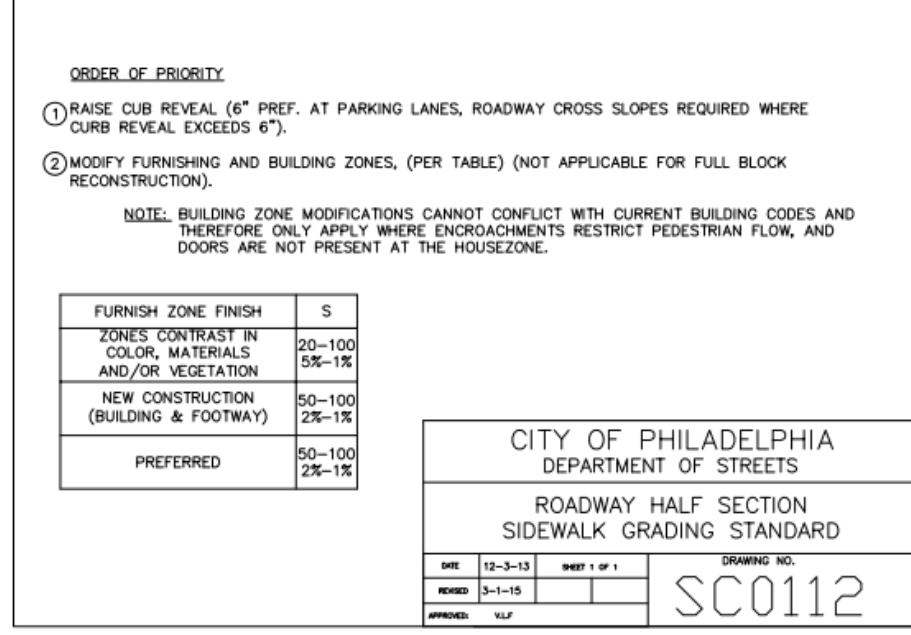
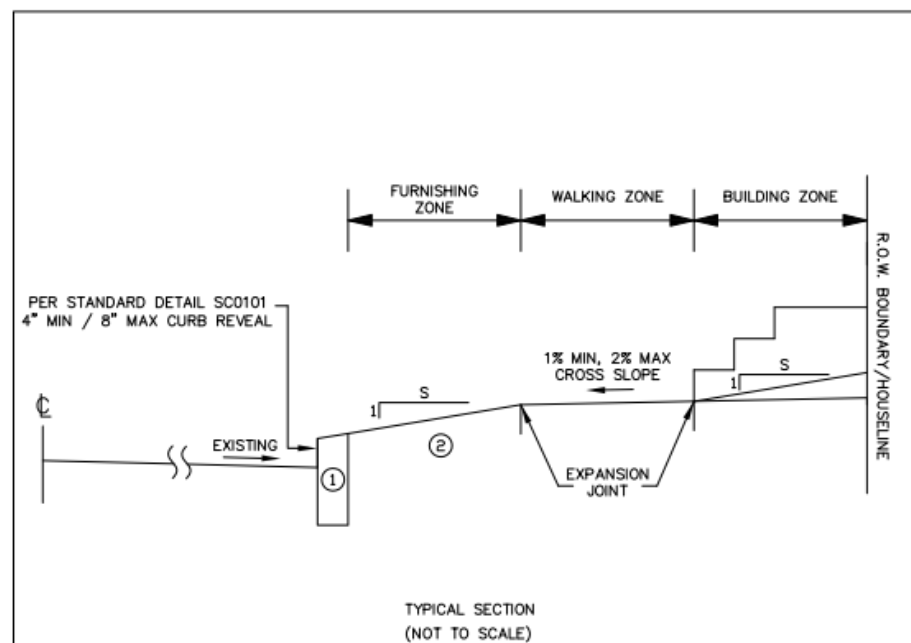
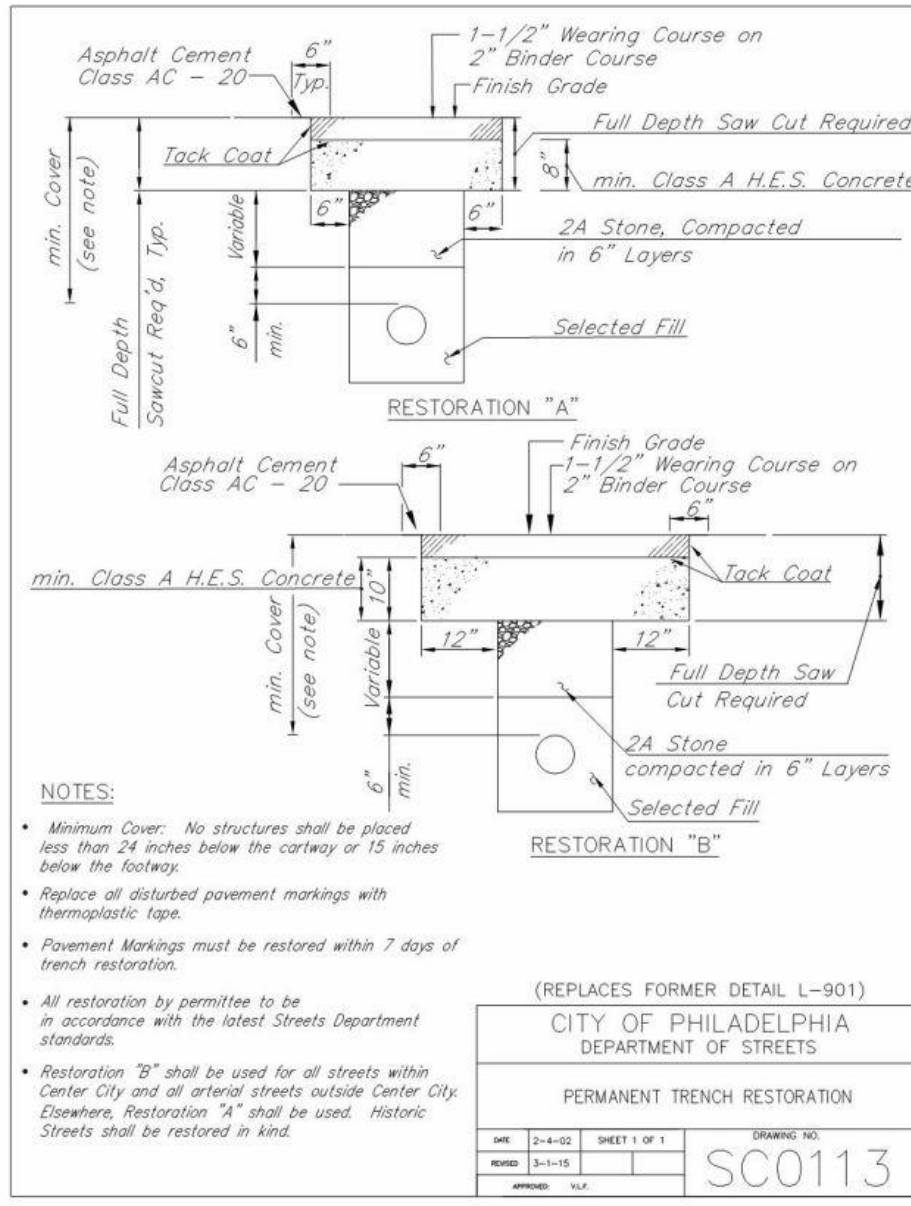


Applied by L&I: Anel Khan



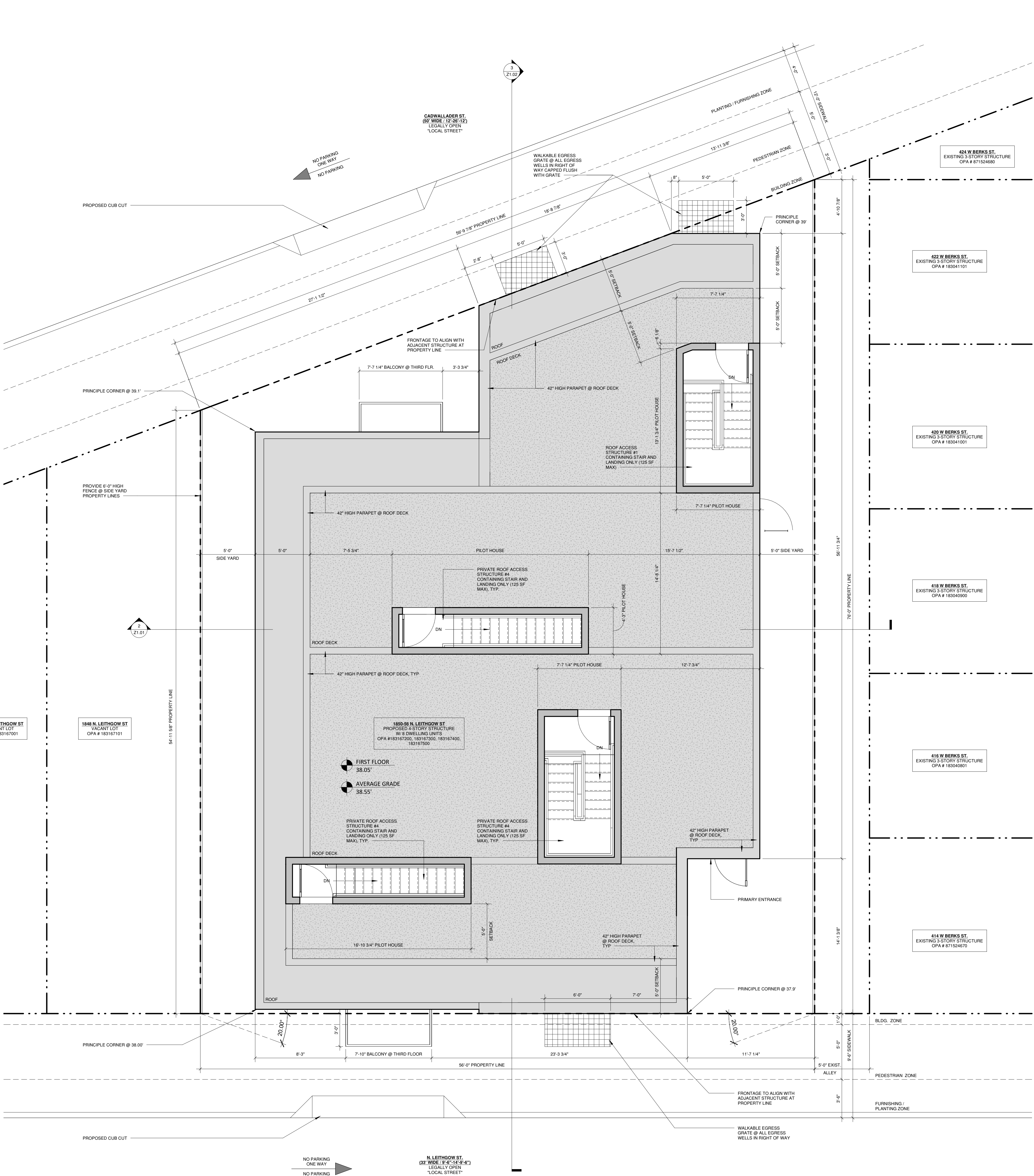
LOCATION PLAN

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



SITE DETAILS

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



ZONING PLAN

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



208 Paul Drive,
Morristown, NJ 08857
www.korearch.com



PROJECT

1850-56 LEITHGOW ST.

PHILADELPHIA, PA, 19122

NO.	DESCRIPTION	DATE
B	ISSUE FOR ZONING	TBD
C	DRAWING	09/14/22
D	ISSUED FOR PERMIT	12/02/22
E	REDESIGNED FOR ZONING	02/06/23

DRAWING TITLE

ZONING DATA

JOB NO. 22012
DRAWN BY: MT
SCALE: 1/4" = 1'-0"
SHEET NO.

Z1.00



ARCHITECT
KEVIN KOREJKO
REGISTERED ARCHITECT

PROJECT _____

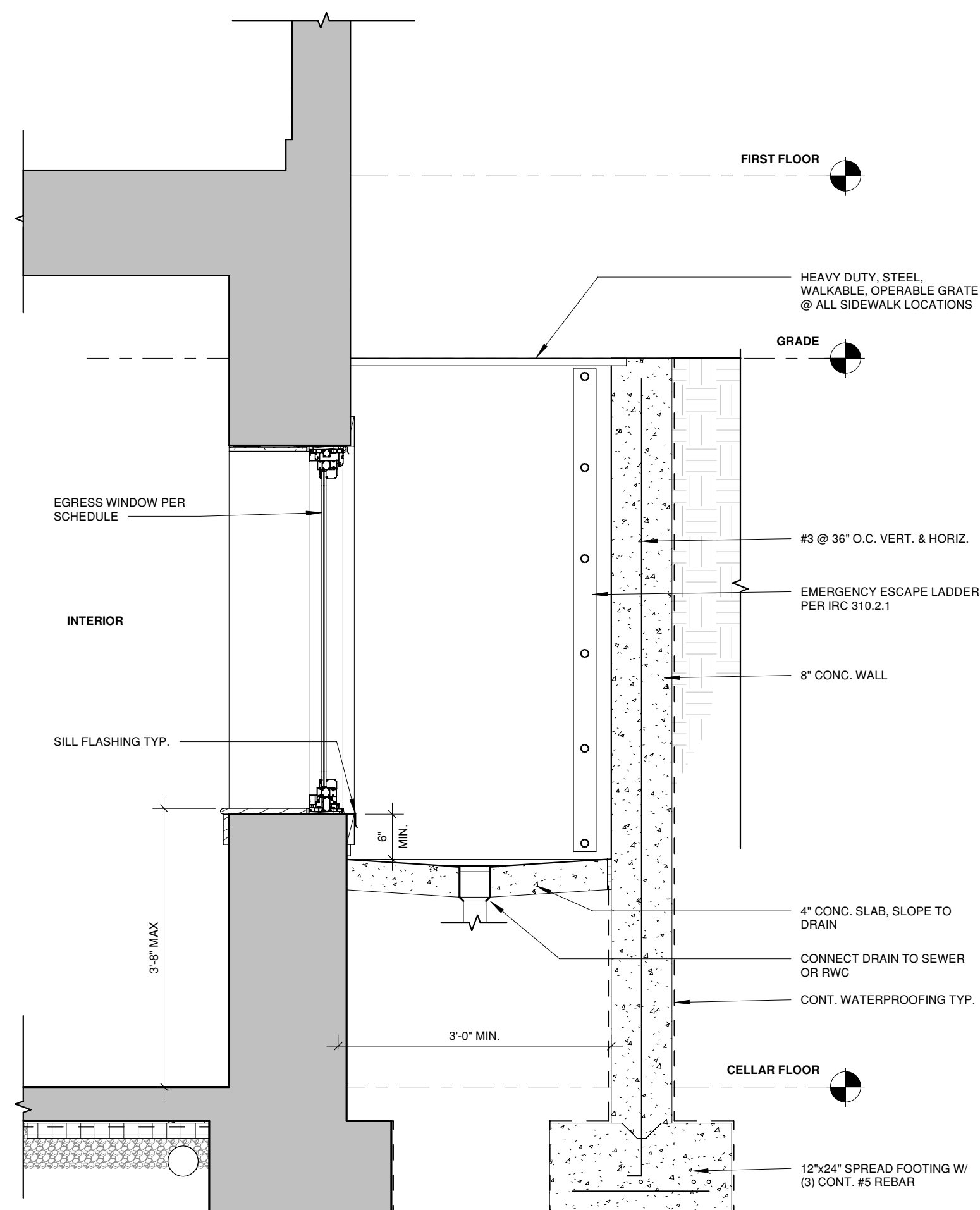
1850-56 LEITHGOW ST.
PHILADELPHIA PA, 19122

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
B	ISSUE FOR ZONING	TBD
C	QA/QC	09/14/22
D	ISSUED FOR PERMIT	12/01/22
E	REISSUED FOR ZONING	02/06/23

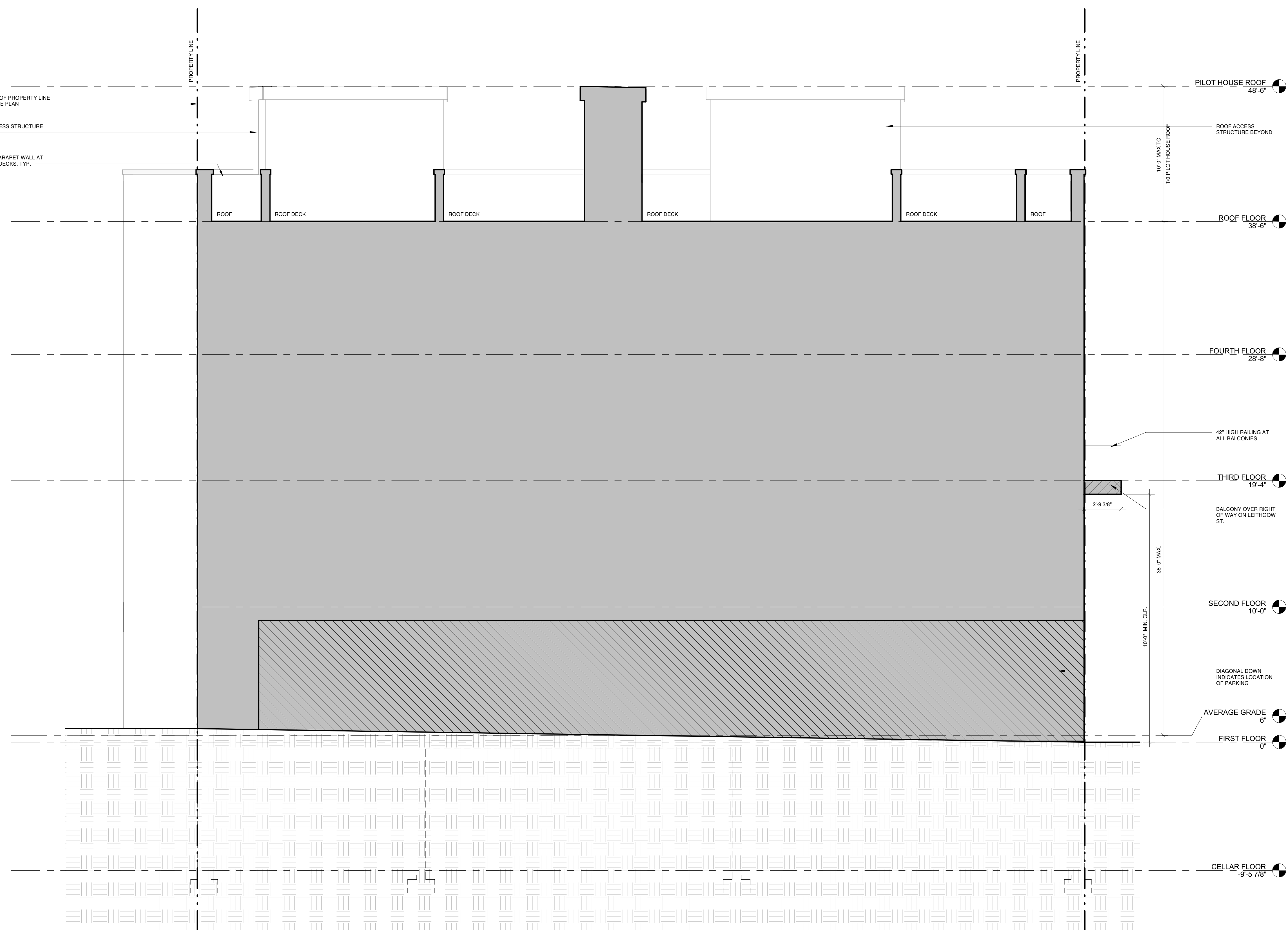
DRAWING TITLE
ZONING SECTIONS & DETAILS

JOB NO: 22012
DRAWN BY: JMT
SCALE: As indicated
SHEET NO.

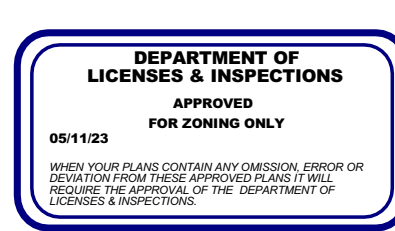
Z1.02



2 EGRESS WINDOW WELL DETAIL
SCALE: 3/4" = 1'-0"



3 LONGITUDINAL ZONING SECTION



Amirfarhad B. / S. / Asad Khosravi

Zoning Permit

Permit Number ZP-2023-005047

LOCATION OF WORK 1850 N LEITHGOW ST T-E-501202, Philadelphia, PA 19122	PERMIT FEE \$754.00	DATE ISSUED 5/15/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS /MIN Mixed Income Neighborhoods Overl	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECKS AND FOUR (4) ROOF DECK ACCESS STRUCTURES, WITH FOUR (4) ACCESSORY OFF-STREET SURFACE PARKING SPACES (TWO(2) OF WHICH ARE VAN-ACCESSIBLE). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

APPROVED USE(S)

Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)



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-2023-005047

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1850 N LEITHGOW ST T-E-501202, Philadelphia, PA 19122

ADDITIONAL USE DETAILS

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

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.