

Zoning Permit

Permit Number ZP-2023-008990

LOCATION OF WORK 723 N 16TH ST T-A-211103, Philadelphia, PA 19130	PERMIT FEE \$754.00	DATE ISSUED 10/13/2023
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

New construction, addition, GFA change

APPROVED DEVELOPMENT

For the erection of a four story addition to an existing structure that include a full basement with egress and a roof deck. Size and location per plans.

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)

Revised plans, 1 page, stamped by ZBA on May 24, 2023.



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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

723 N 16TH ST T-A-211103, Philadelphia, PA 19130

ADDITIONAL USE DETAILS

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

18 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.

ZONING INFORMATION

PROJECT:

725-727 N 16TH STREET

ADDRESS:

725-727 N 16TH STREET
PHILADELPHIA, PA 19130

APPLICABLE ZONING + BUILDING CODES:

THE PHILADELPHIA CODE
2018 INTERNATIONAL BUILDING CODE
INTERNATIONAL ENERGY CONSERVATION CODE
PHILADELPHIA PLUMBING CODE

DIMENSIONAL STANDARDS FOR COMMERCIAL DISTRICTS (TABLE 14-701-1):

ZONING CLASSIFICATIONRM-1 - RESIDENTIAL MULTI-FAMILY 1

	REQUIRED	EXISTING	ADDITION	TOTAL
MAXIMUM OCCUPIED AREA (% OF LOT)	75%	41.1%	33.9%	75%
MINIMUM OPEN AREA (% OF LOT)	25%	14%	11%	25%
MINIMUM FRONT YARD DEPTH (FT.)	0'	0'	0'	0'
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5' TO 12'	0'	0'	0'
MINIMUM REAR YARD DEPTH (FT.)	9'	9'	9'	9'
MAXIMUM HEIGHT (FT.)	38'	45'	36'	38'

PROPOSED BUILDING

TOTAL LOT AREA

5,433 S.F.

ADDITION BUILDING COVERAGE

1,874 S.F.

PROJECT DESCRIPTION

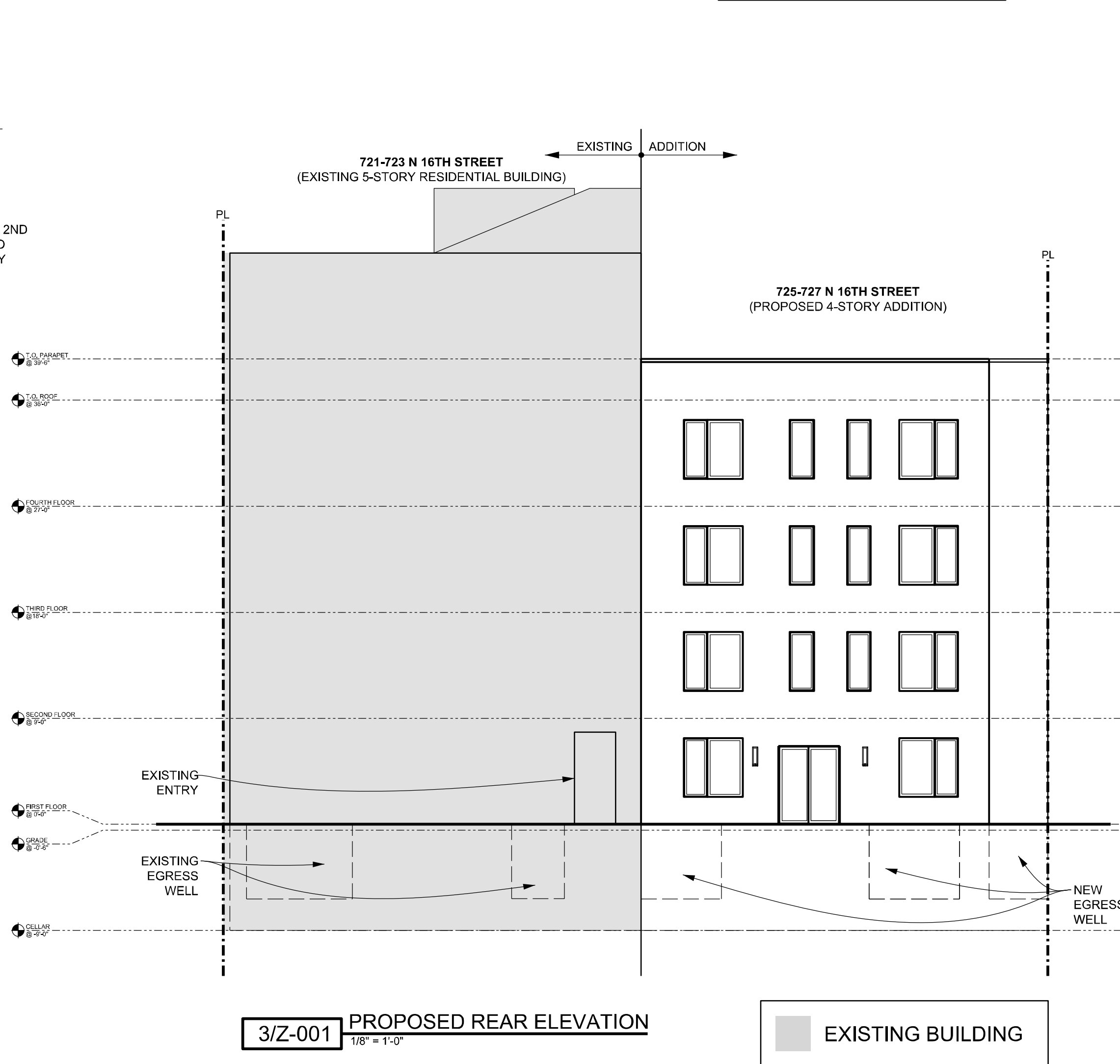
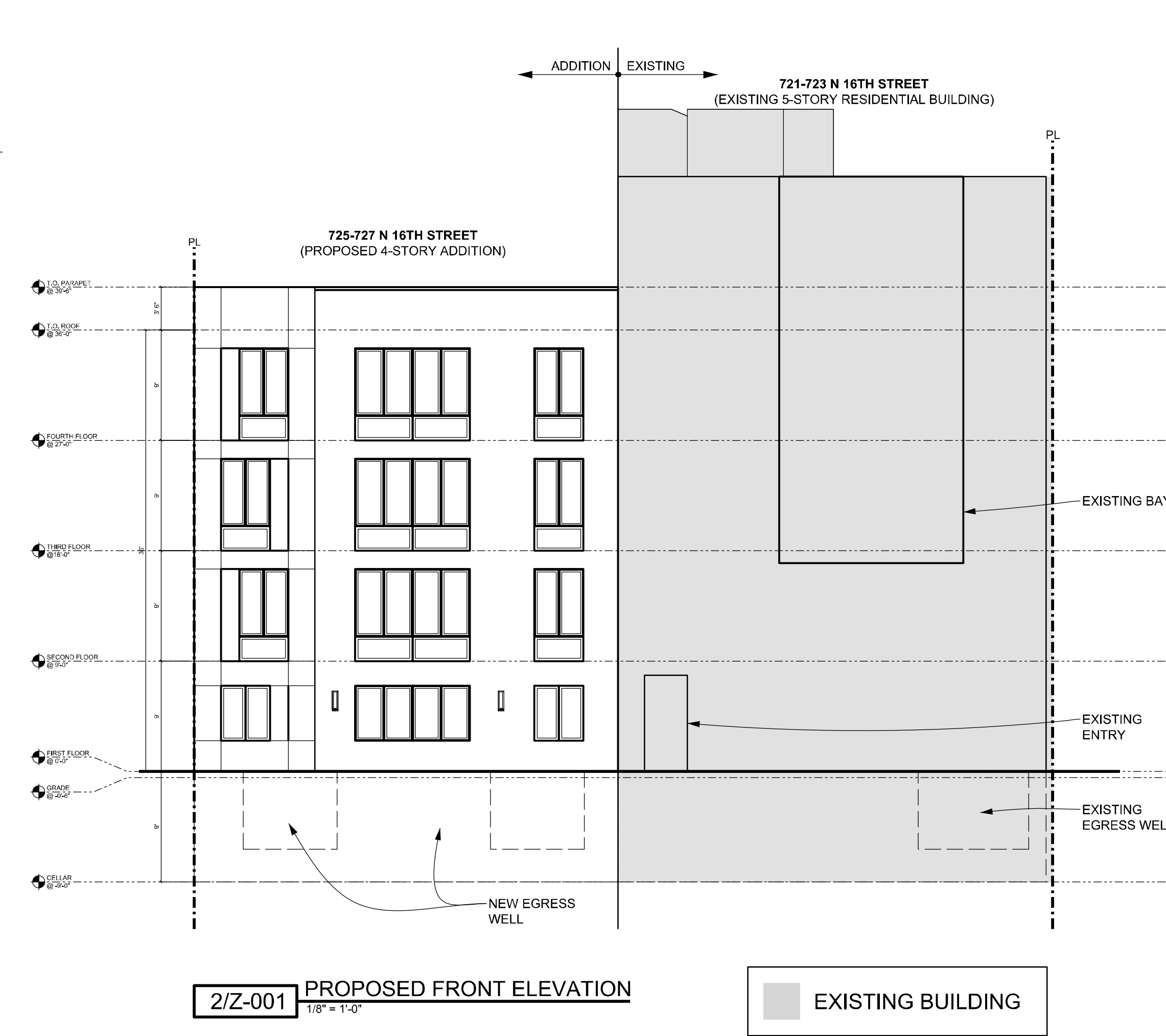
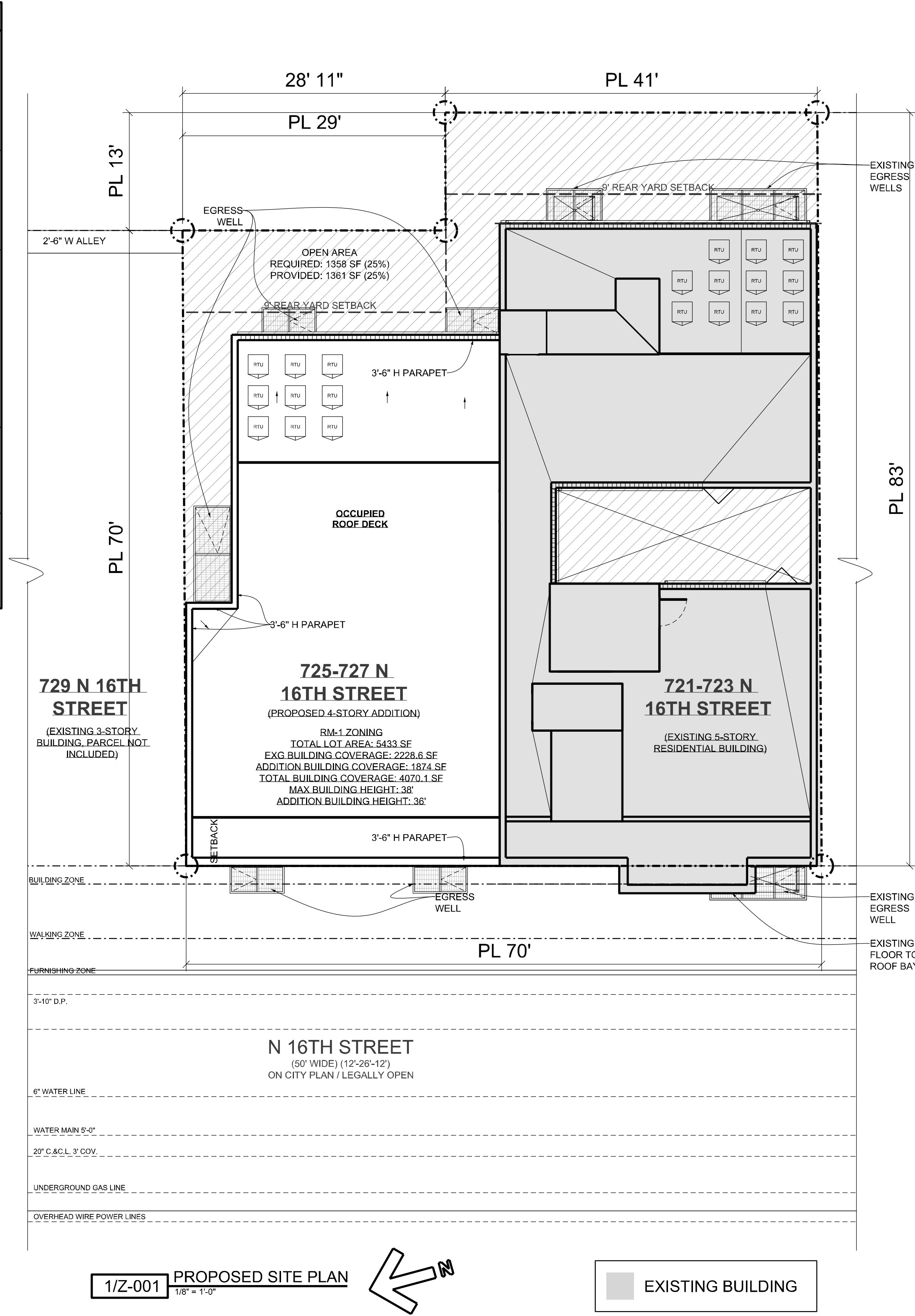
NEW 4-STORY MULTI-FAMILY RESIDENTIAL BUILDING CELLAR AND ROOF DECK TO BE ADDED TO EXISTING 5-STORY RESIDENTIAL BUILDING.

PENNSYLVANIA ONE CALL SYSTEM, INC.



BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

SERIAL #: 20203140890



APPROVED

Revised plans, 1 page, stamped by ZBA on May 24, 2023.



OFFICE OF THE CITY ENGINEER
DIVISION OF PLANNING & DEVELOPMENT
APPROVED FOR ZONING ONLY

1501523

WHEN YOUR PLANS CONTAIN ANY MENTION, ERROR OR OMISSION, YOU WILL BE RESPONSIBLE FOR THE CORRECTION OF THE SAME. THIS APPROVAL IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED IN THE PLANS.

Applied by L&I: Andrew DiDonato



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NO. RA 405135

725-727 N 16TH STREET
725-727 N 16TH STREET | PHILADELPHIA, PA 19130

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DATE:
06.25.22

ISSUE:
ZONING SUBMITTAL

PROPOSED ZONING PLAN & ELEVATIONS

SCALE: AS NOTED

Z-001