

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 2621-2623 JEFFERSON STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL / MULTI-FAMILY RESIDENTIAL	RESIDENTIAL / MULTI-FAMILY RESIDENTIAL
LOT WIDTH	16'-0"	35'-0"
LOT AREA	1440	2852.5 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20%	577.5 SQ. FT. = 20.0% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	2282 SQ. FT. = 80.0% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0" MINIMUM REAR YARD	16'-6"
REAR YARD AREA	144 SQ. FT.	577.5 SQ. FT.
HEIGHT REGULATIONS	38'-0" MAX.	45'-0" MAX. (38'-0" + 7'-0" HEIGHT BONUS)
UNITS	6 UNITS	9 UNITS (6 UNITS + 3 UNITS - LOW DENSITY CREDIT) 3 X \$30,000.00 = \$90,000.00



PHOTO 1



PHOTO 2



2 FRONT ELEV.
Z-1 SCALE: 1/8"=1'-0"

3 SIDE ELEV.
Z-2 SCALE: 1/8"=1'-0"



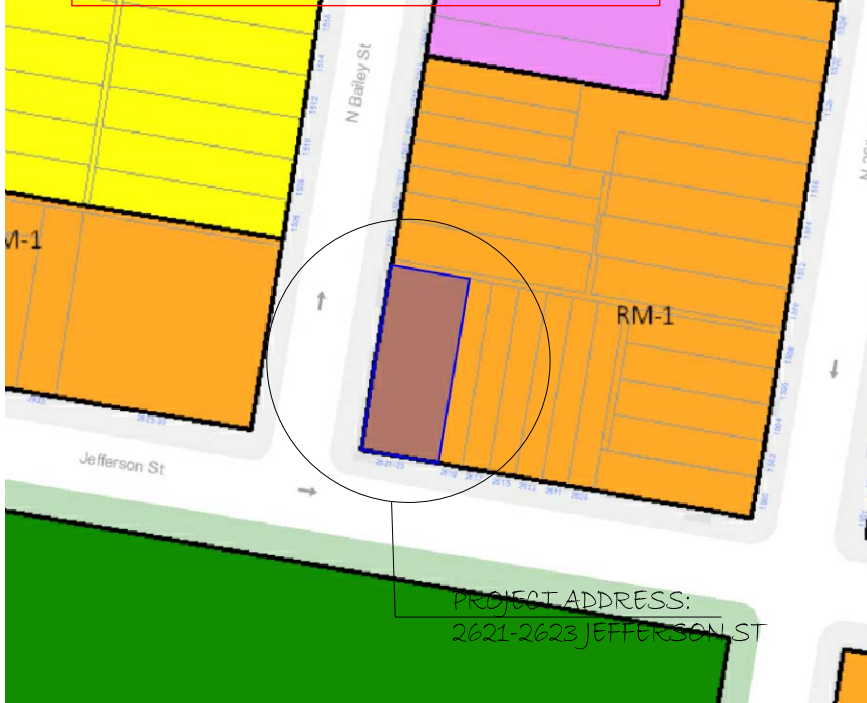
Applied Electronically by L&I User:

PROPOSED MULTI-FAMILY RESIDENCE

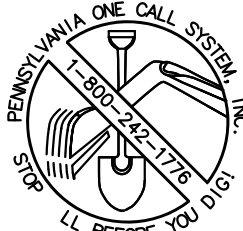
2621-2623 JEFFERSON ST, PHILADELPHIA, PENNSYLVANIA
PROPOSED (4) STORY MIXED USE / MULTI-FAMILY FAMILY RESIDENCE (9 UNITS)

Per 14-701(1)(d)(1), the City Planning Commission has determined that:
Jefferson is the primary street;
Opposite of Jefferson Street is the rear;
Street is the rear street

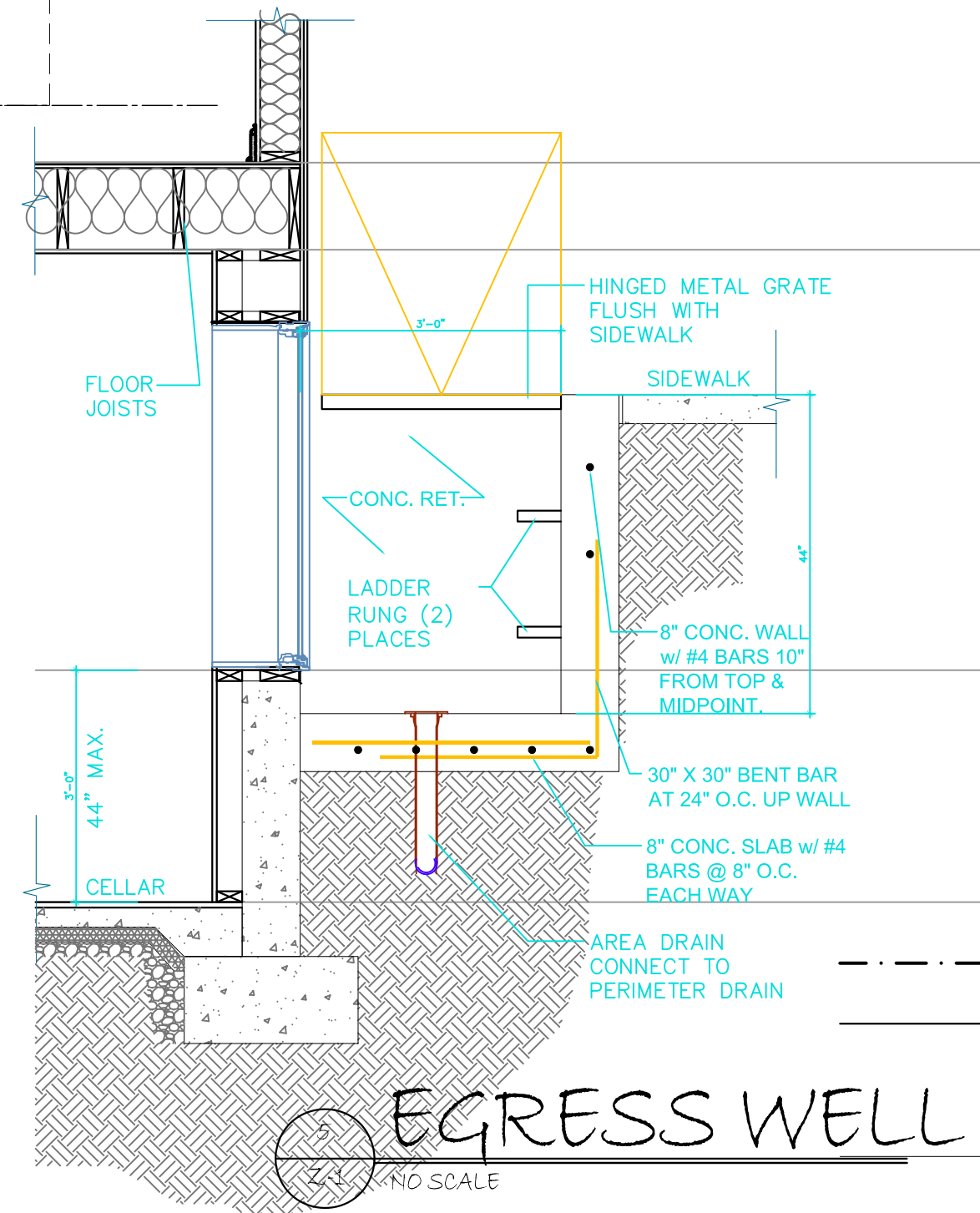
Philadelphia City Planning Commission
mixed income bonus
#Date 10/19/2020
Keith F Davis
Development Planning



ZONING MAP - RM-1 ZONING

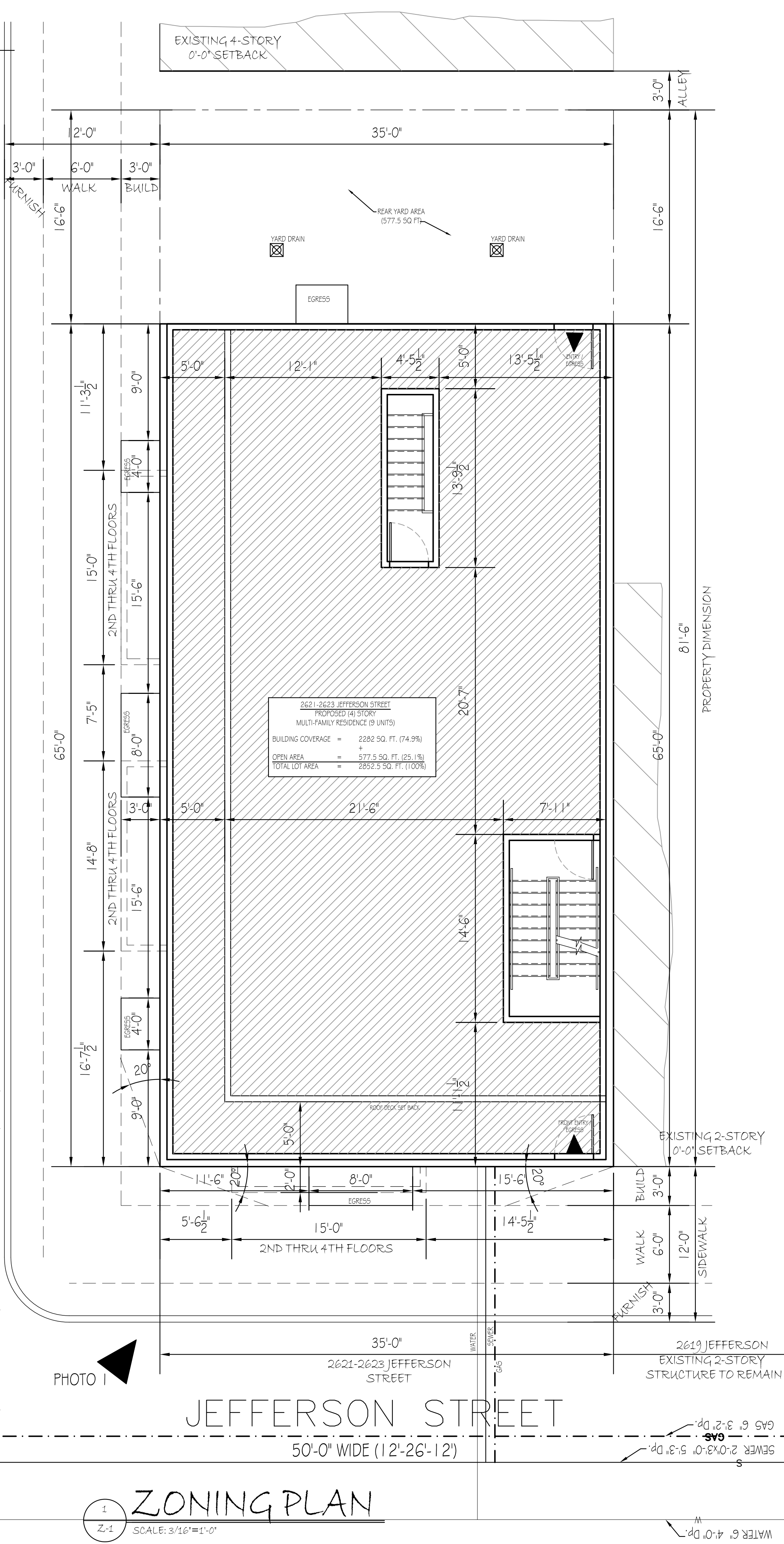


THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 199 IN JANUARY 2005)
SITE SERIAL NO. 20202182223
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND INSPECTION OF THE SITE. COMPLETENESS OR 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 FACILITY OWNERS THROUGH THE ONE-CALL 800-886-2422-1789 LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.

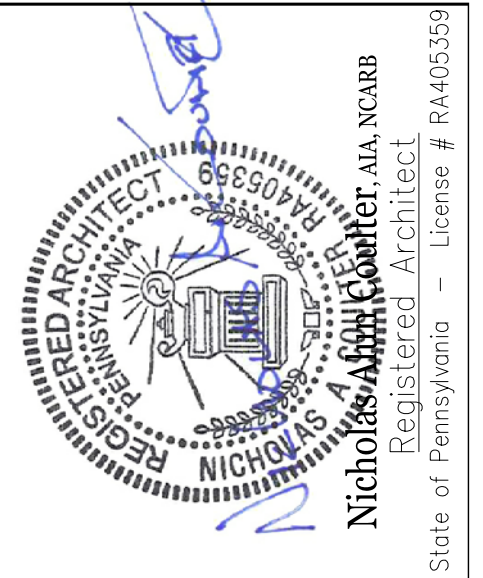


EGRESS WELL
Z-3 NO SCALE

N. BAILEY STREET
50'-0" WIDE (12'-26'-12")



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



PROJECT
PROPOSED MULTI FAMILY RESIDENCE
2623 JEFFERSON STREET
PHILADELPHIA, PENNSYLVANIA
DWG. TITLE
ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: HK
CHECKED BY: HK
DATE: 08/17/2020
SCALE: AS NOTED

JOB No: 2623 JEFFERSON ST
FILE: 2623 JEFFERSON ST

Z-1

Zoning Permit

Permit Number ZP-2020-007640

LOCATION OF WORK 2621-23 JEFFERSON ST, Philadelphia, PA 19121-3724	PERMIT FEE \$1,929.00	DATE ISSUED 11/20/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER ROLLUP LLC	2621-23 JEFFERSON ST PHILADELPHIA, PA 19121-3724
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APPLICANT Hyon Kang DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135 USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT For the erection of a four story that includes a full basement with egress wells, and a roof deck with two roof access structures.. Height not to exceed 45'-0" (38'-0" + 7'-0" housing density bonus). Size, location and extents per attached plan.

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.
 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.

Zoning Permit

Permit Number ZP-2020-007640

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

2621-23 JEFFERSON ST, Philadelphia, PA 19121-3724

ADDITIONAL USE DETAILS

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

Nine Dwelling Units (6 by right + 3 per housing density bonus)

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 ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.