

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR PROPERTY 7513 DICKS AVE		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (19 UNITS)
LOT WIDTH	16'-0"	75'-0"
LOT AREA	1440	9084 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% (CORNER)	2120 SQ. FT. = 23.4% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	6964 SQ. FT. = 76.6% Covered
FRONT YARD SETBACK	MATCH EXIST. ADJ. PRIMARY FRONTAGE (8'-6")	8'-6"
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	13'-0"
HEIGHT REGULATIONS	38'-0" MAX.	33'-0" (38'-0" MAX.)



ZONING MAP - RM-1 ZONING
PROJECT ADDRESS:
7513 DICKS AVE



PHOTO 1

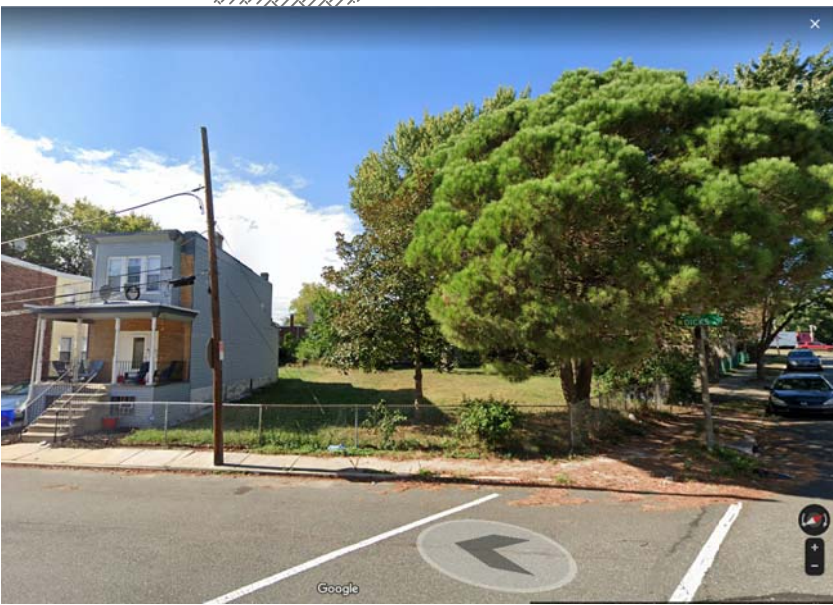
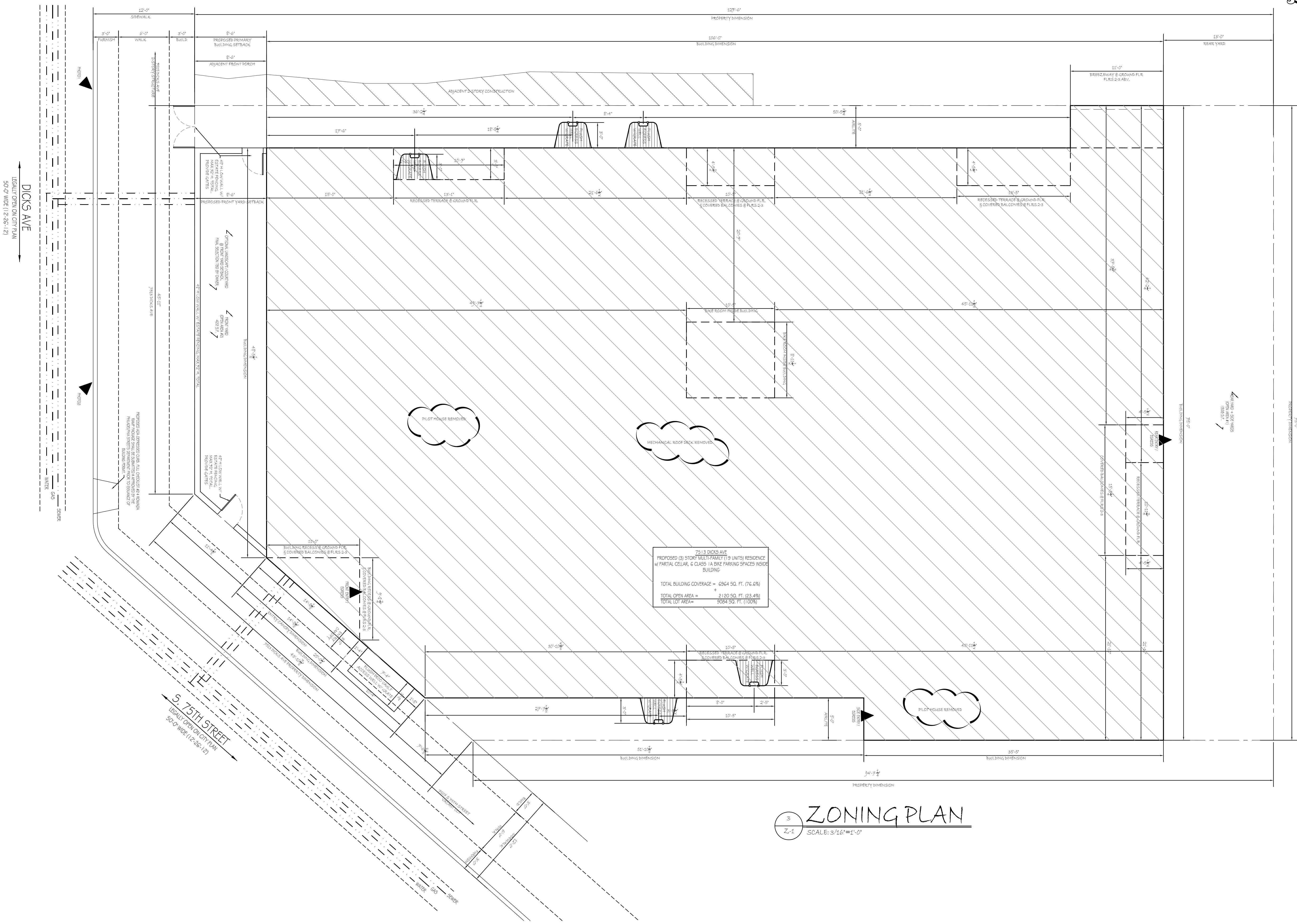
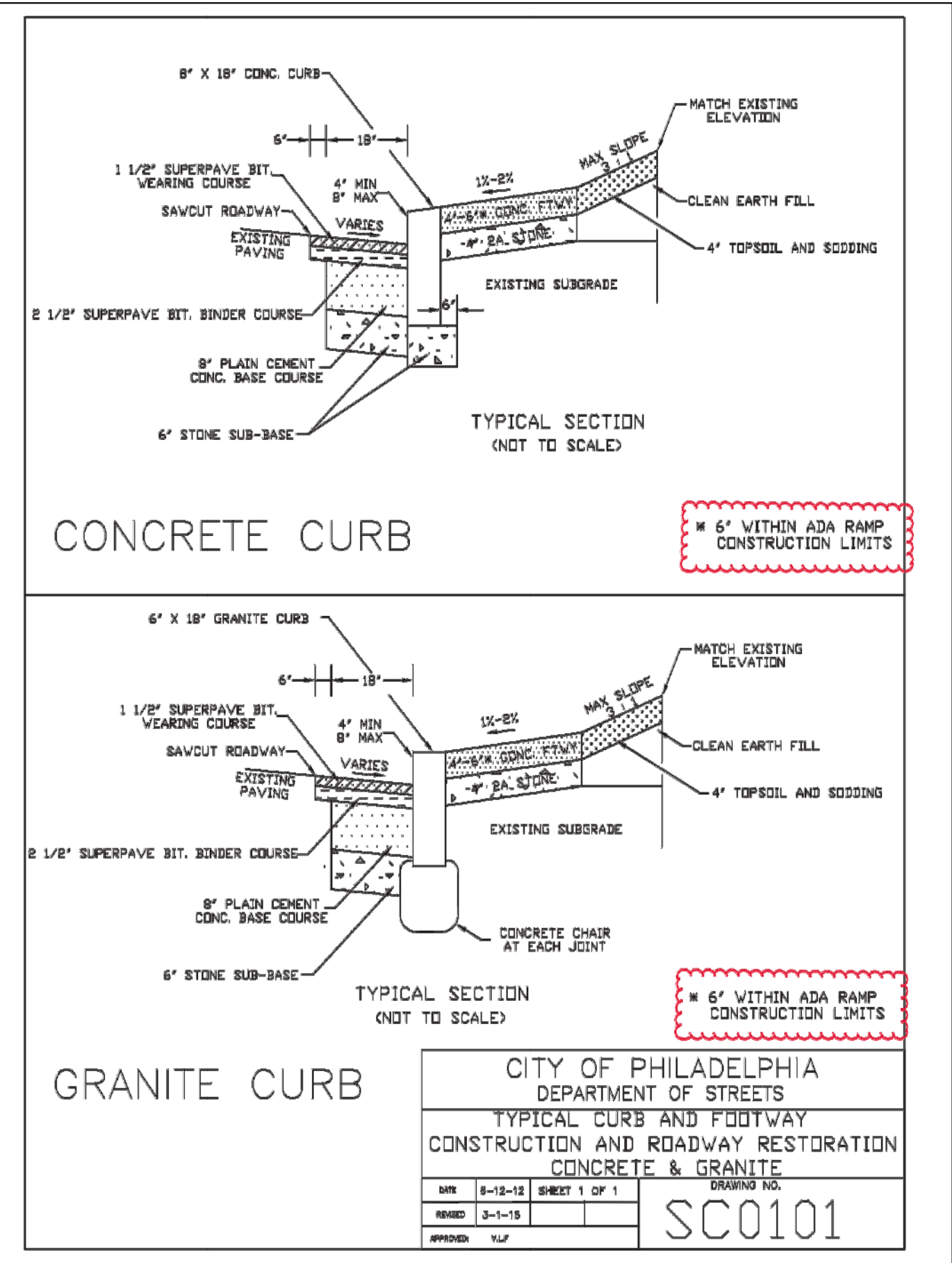


PHOTO 2



APPROVED
FOR ZONING ONLY
07/08/22

APPLIED ELECTRONICALLY BY L&J USER:



THE UNDERGROUND UTILITY USE NOTIFICATION LAW
NOTED BY ACT 1914 AS AMENDED BY ACT 1917 OF 1994
AND ACT 1918 OF 2002

SITE SERIAL NO. 20220170940 (word 40)

LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
DEVELOPED FROM UTILITY COMPANY RECORDS AND/OR ABOVE GROUND
INFORMATION OF THE JOB. COMPLETION OF THIS SITE
DEPTH OF UNDERGROUND LOCATIONS OF UNDERGROUND UTILITIES OF
STRUCTURE CANNOT BE GUARANTEED. INFLUENT TO REQUIREMENTS OF
PENNSYLVANIA REGULATORY ACT 807 OF 1976, AS AMENDED BY ACT 1917
OF 1994, THE CITY ENGINEER SHALL BE RESPONSIBLE FOR THE
LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING UTILITY OWNERS
THROUGH THE OFFICIAL INTERNAL PROCESS 1779, NO LESS THAN 10 WORK
MORE THAN 10 DAYS PRIOR TO DECAUTION OR DECAUTION WORK.



PROJECT

PROPOSED MULTI-FAMILY BUILDING
7513 DICKS AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ZONING PLAN & ELEVATIONS

REVISIONS:
R1 COMMENTS
7.8.22 - PILOT HOUSE REMOVED

DRAWN BY: LD
CHECKED BY: HK
DATE: 12/10/2021
SCALE: AS NOTED

JOB NO: 7513 DICKS AVE
FILE: 7513 DICKS AVE

Z-1



DICKS AVE (FRONT) ELEVATION

3/16" = 1'-0"



S. 75TH STREET (SIDE) ELEVATION

3/16" = 1'-0"



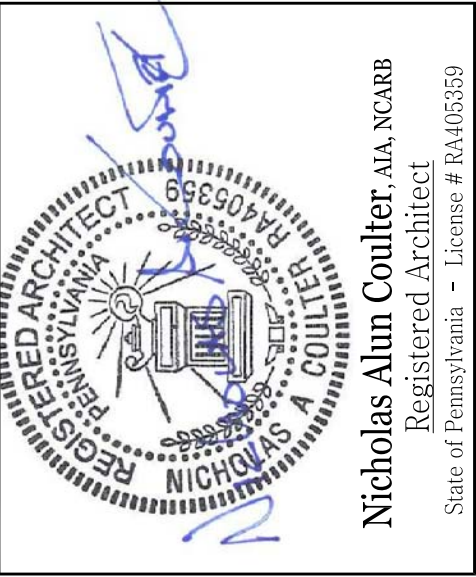
REAR ELEVATION

3/16" = 1'-0"



LEFT SIDE YARD ELEVATION

3/16" = 1'-0"



PROJECT

PROPOSED MULTI-FAMILY BUILDING
7513 DICKS AVE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE

ZONING PLAN & ELEVATIONS

REVISIONS: RFI COMMENTS 7.8.22 - PILOT REMOVED
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DRAWN BY: LD CHECKED BY: HK DATE: 12/10/2021 SCALE: AS NOTED

JOB No: 7513 DICKS AVE FILE: 7513 DICKS AVE
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Z-2



Applied Electronically by L&J User:

Zoning Permit

Permit Number ZP-2022-000672

LOCATION OF WORK 7513 DICKS AVE, Philadelphia, PA 19153-1815	PERMIT FEE \$362.00	DATE ISSUED 4/7/2022
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER UA Investment Group LLC	1485 Autumn Road Rydal, Pennsylvania 19046
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OWNER CONTACT 1 Svyatoslav Sachko	1485 Autumn Road
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OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT OR THE ERECTION OF AN ATTACHED STRUCTURE WITH SEVEN (7) CLASS 1-A BICYCLE PARKING SPACES, SIZE AND LOCATION AS SHOWN ON THE PLANS. AMENDED AS OF 7.8.2022: FOR THE REMOVAL OF THE ROOF DECK ACCESS STRUCTURES AND MECHANICAL EQUIPMENT ROOF DECK.

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-2022-000672

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

7513 DICKS AVE, Philadelphia, 19153-1815

ADDITIONAL USE DETAILS

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

NINETEEN (19) 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.