

## RESIDENTIAL MULTI-FAMILY (RM-1) ZONING CRITERIA

| DISTRICT AND LOT DIMENSIONS                                | Required          | Provided  |
|------------------------------------------------------------|-------------------|-----------|
| Min. Lot Width                                             | 16'               | 90'       |
| Min. Lot Area                                              | 1,440 SF [1]      | 8,592 SF  |
| Max. Occupied Area                                         | Intermediate: 75% | 73%       |
| FRONT YARD DEPTH                                           |                   |           |
| Minimum                                                    | [5][6]            | 0'        |
| MINIMUM SIDE YARD WIDTH [8], PERMITTED RESIDENTIAL USES    |                   |           |
| AS SET FORTH IN § 14-602                                   |                   |           |
| Single- or Two-Family Detached                             | 2 1/2' ea.        | N/A       |
| Intermediate Lot                                           |                   |           |
| Single- or Two-Family Detached                             | 5'                | N/A       |
| Multi-Family, Detached                                     | 5'                | N/A       |
| Multi-Family, Detached Corner Lot                          | 2 1/2' ea.        | 5' 4"     |
| Multi-Family, Semi-Detached Lot                            | 8'                | N/A       |
| Multi-Family, Semi-Detached Lot                            | 12'               | N/A       |
| MINIMUM SIDE YARD WIDTH [8], PERMITTED NONRESIDENTIAL USES |                   |           |
| AS SET FORTH IN § 14-602                                   |                   |           |
| Intermediate Lot                                           | 2 1/2' ea.        | N/A       |
| Corner Lot                                                 | 12'               | N/A       |
| REAR YARD                                                  |                   |           |
| Minimum Depth                                              | 9' [9]            | 9.5'      |
| Minimum Area                                               | 144 SF [9]        | 855 SF    |
| HEIGHT                                                     |                   |           |
| Maximum                                                    | 38' [5]           | 32.9'     |
| FLOOR AREA RATIO                                           |                   |           |
| Gross Proposed Structure                                   | -                 | 20,013 SF |

## NOTE FOR ZONING CRITERIA DIMENSIONAL STANDARDS.

- In the RM-1 district, a lot containing at least 1,920 sq. ft. of land may be divided into lots with a minimum lot size of 960 sq. ft., provided that:
  - At least seventy-five percent (75%) of lots adjacent to the lot to be divided are 1,000 sq. ft. or less; and
  - Each of the lots created meets the minimum lot width requirement of the zoning district.
- In the RM-1 district, buildings on lots less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- The occupied area shall constitute no more than fifty percent (50%) of the master plan area, except that for land containing historically significant structures, occupied area shall constitute no more than seventy-five percent (75%) of the master plan area.
- Open air parking shall be included in the maximum occupied area measurement in the RMX-1 and RMX-2 district.
- If abutting lots on both sides of an attached building contain only two stories of enclosed area, stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facade and the front lot line described in § 14-701(2)(b)(6) below; except this requirement shall not apply to corner lots.
- In the RM-1 district, front facades shall comply with the following:
  - On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line.
  - On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero.
  - If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(i,4) (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
- For lot lines other than street lines, the minimum setback for structures from each lot line shall be equal to 3/4 of the height of the structure. For lot lines that are street lines, the minimum setback for structures, for the purposes of this subsection, shall be measured from the centerline of that street and shall be equal to 3/4 of the height of the structure.
- Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- In the RM-1 district, lots less than 45 ft. in depth shall be exempt from rear yard area requirements but shall provide a minimum rear yard depth of 7 ft.

## NOTES

- Boundary and Location information is based on a field survey performed by Ruggiero Plante Land Design on September 10, 2020 and updated on June 3, 2022.
- Boundary dimensions are identified in Philadelphia District Standard feet. Other stated dimensions are in U.S. standard feet.
- The change from inches to the more precise decimal expression may result in minor changes in the second and third decimal places. These are not mistakes or oversights but more precise values.
- The bearings shown hereon are referenced from CP#119-120-121.
- FEMA FIRM map #4207570181G map revised January 17, 2007 designates the site as Zone X, areas outside the 500 yr. floodplain.
- Some off site improvements such as buildings, curbing, and parking have been taken from aerial photographs, other plans and from public GIS sources.
- Only above ground visible improvements have been located. The location of the underground utilities must be field verified by contractor before commencement of any construction.
- The property is identified as within the Residential Multi-Family (RM-1) Zoning District.
- Attention is called to the zoning requirements in the City of Philadelphia Code as amended.
- A zoning permit is required for any proposed changes to lot lines, including consolidation of existing parcels.
- Elevations shown on plan are based on City Plan #119-120-121 datum. Benchmark is a manhole in 17th Street with a rim elevation of 98.26.

## Bicycle Parking Notes:

Per Table 14-804-1:  
Proposed Residential Use - 19 Dwelling Units  
Required: 1 Space per 3 Dwelling units  
19 DU / 3 = 6.3  
Required: 6 Class 1A Bicycle Parking Spaces  
Proposed: 0 Class 1A Bicycle Parking Spaces  
on 1st Floor of Building (on plan)

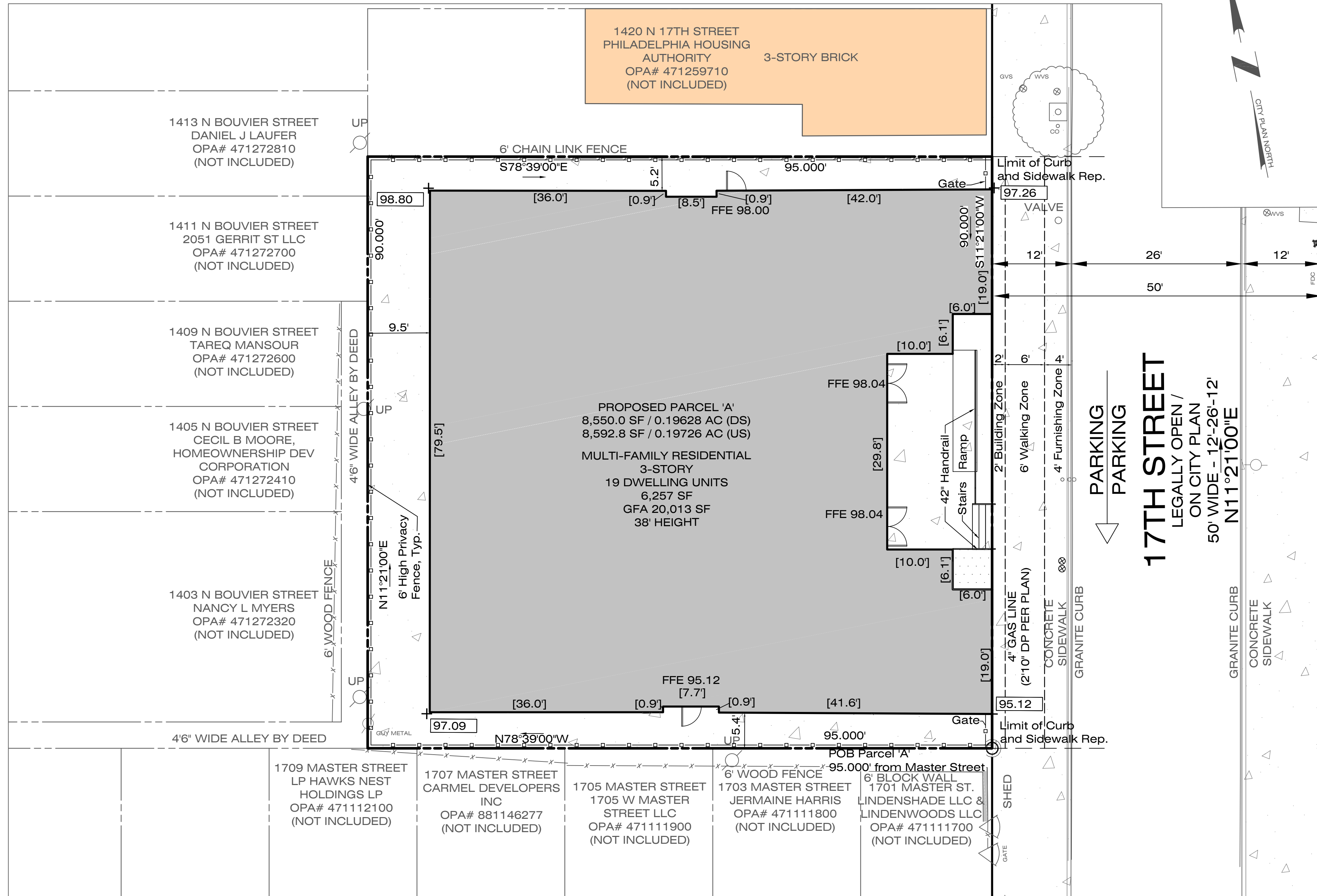
## Parking Requirement Notes:

- Per 14-506(2)(c) Required Parking:  
Parking shall not be required for the first three dwelling units, and thereafter, shall be required at a ratio of three parking spaces for every ten dwelling units.  
19 DU / 3 DU = 16 DU / 10 DU = 1.6x3 Parking Spaces = 4.8  
Required: 5 Parking Spaces  
Proposed: 0 Parking Spaces
- Street Tree Note**
- No street trees are proposed on N 17th Street due to an existing gas line which runs underneath the sidewalk. Street Tree species and locations to be ultimately decided by Parks and Recreation.

## Heritage Tree Note:

- No trees greater than 24" diameter exist on site, therefore the site contains no Heritage Trees. Existing site trees will be removed for proposed construction.

Dwelling Units (DU) Allowed:  
NCP North Central Philadelphia Overlay District - Subarea B  
Per 14-506(2)(b): A minimum 425 sq. ft. of lot area is required per dwelling unit. When the calculation of permitted number of dwelling units results in a fraction of a dwelling unit, then the number of permitted dwelling units shall be rounded down to the nearest whole number.  
8,592 SF Lot Area  
8,592 SF / 425 SF = 20.2  
20 Dwelling Units Allowed  
19 Dwelling Units Proposed

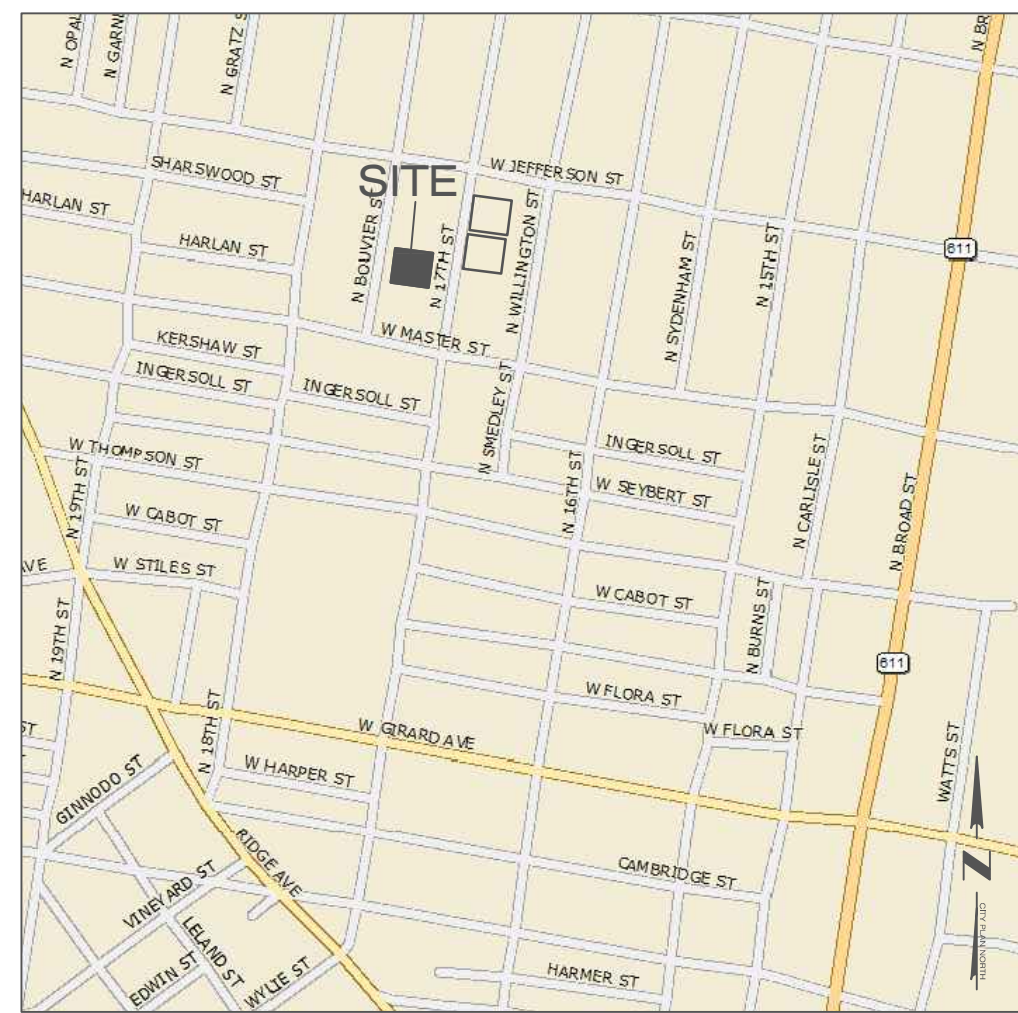


AVERAGE GRADE (Site Building)  
97.26 + 95.12 + 97.09 + 98.80 = 388.27  
Average Grade: 388.27 / 4 = 97.07

PENTHOUSE MECHANICAL NOTE  
Table 14-701-6

Exceptions to Dimensional Standards - Residential Districts: Towers of mechanical or structural necessity where the cross-section area of the tower at no point exceeds 20% of the gross floor area of the ground floor of the building.  
Ground Floor Area of Building: 6,257 SF  
20% of Ground Floor Area of Building: 1,251 SF  
Mechanical Necessity Area: 93 SF

EAST ELEVATION - FRONTING N 17TH STREET



## LOCATION MAP

SCALE 1"=500'

## LEGEND

## EXISTING FEATURES

- WATER MANHOLE
- ELECTRICAL MANHOLE
- SANITARY MANHOLE
- CITY INLET
- TELECOMMUNICATION MANHOLE
- FIRE HYDRANT
- WATER VALVE
- UTILITY POLE
- LIGHT STANDARD
- COMBINED SEWER
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD AERIAL LINE
- FENCE LINE
- EXISTING BUILDINGS
- ZONING BOUNDARY LINE

## PROPOSED FEATURES

- BUILDING FOOTPRINT
- CONCRETE
- LANDSCAPE
- SPOT ELEVATION
- FENCE

## UTILITY OWNERS

DATE CONTACTED: May 27, 2022

SERIAL NUMBER: 20221471611; 20221471625; 20221471644

COMPANY: COMCAST CABLEVISION  
ADDRESS: 4400 WAYNE AVE.  
PHILADELPHIA, PA 19140  
CONTACT: BOB HARVEY  
EMAIL: bob.harvey@comcast.com

COMPANY: USG  
ADDRESS: 450 S HENDERSON RD, SUITE B  
KING OF PRUSSIA, PA 19406  
CONTACT: GAVIN HEWITT  
EMAIL: gavinhe Witt@usginc.com

COMPANY: PHILADELPHIA CITY WATER DEPARTMENT  
ADDRESS: 1101 MARKET STREET, 2ND FLOOR, ARA TOWER  
PHILADELPHIA, PA 19107  
CONTACT: ERIC PONENT  
EMAIL: eric.ponent@phila.gov

COMPANY: PHILADELPHIA CITY DEPARTMENT OF STREETS  
ADDRESS: 1401 JFK BLVD, ROOM 940 MSB  
PHILADELPHIA, PA 19102  
CONTACT: MAUREEN WANGAR  
EMAIL: maureen.wangar@phila.gov

COMPANY: PHILADELPHIA GAS WORKS  
ADDRESS: 800 W MONTGOMERY AVE  
PHILADELPHIA, PA 19122  
CONTACT: JAMES BOCHANSKI

COMPANY: SOUTHEASTERN PA TRANSPORTATION AUTHORITY  
ADDRESS: 1234 MARKET ST, 12TH FL  
PHILADELPHIA, PA 19107  
CONTACT: DAVID MONTYVDAS  
EMAIL: dmontyvdas@septa.org

COMPANY: VERIZON PENNSYLVANIA, LLC  
ADDRESS: 180 SHEREE BLVD, STE 2100 ROOM N/A  
EXTON, PA 19341  
CONTACT: KELLY BLOUNT  
EMAIL: kelly.b.blount@verizon.com

## OWNER OF RECORD

1414-18 N 17TH STREET  
PHILADELPHIA HOUSING AUTHORITIES  
Office of General Counsel  
2013 Ridge Ave  
Philadelphia PA 19121

## OWNER OF RECORD

1412-16 N 17TH STREET  
CITY OF PHILADELPHIA  
DEPT PUBLIC PROPERTY  
Municipal Services Bldg  
1401 John F Kennedy Blvd  
Room 1030  
Philadelphia PA 19102



NOTE: PENNSYLVANIA ACT 287 OF 1974 AS AMENDED BY ACT 121 OF 2008 REQUIRES THAT CONTRACTORS DETERMINE THE LOCATION OF ALL UTILITY, SEWER AND WATER LINES BEFORE COMMENCING CONSTRUCTION. SEE SHEET 1 FOR THE LIST OF LOCAL UTILITIES.

| REVISIONS |            |                 |  |
|-----------|------------|-----------------|--|
| 01        | 09-22-2022 | ZONING REVIEW 1 |  |
|           |            |                 |  |
|           |            |                 |  |
|           |            |                 |  |

1412-18 N 17TH STREET  
Philadelphia, PA 19121  
22nd Ward

prepared for:  
Pathway Housing Wellness Corp.  
Attn: Ms. Christine Simirigila  
5201 Old York Road  
Philadelphia, PA 19141

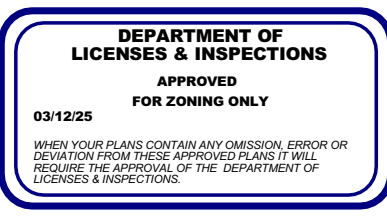
DAVID J. PLANTE, Professional Engineer  
PA. No. PE-043820-E

Ruggiero Plante Land Design  
5900 Ridge Avenue Philadelphia, PA 19128  
phone 215.508.3900 fax 215.508.3900 www.ruggieroplantedesign.com

Plan Date: September 15, 2022  
Scale: 1" = 10'-0"  
10' 5' 0' 10'

ZONING PERMIT APPLICATION: ZP-2022-010372  
STREETS DEPT. ZONING REVIEW: SR-2022-015231

ZONING PLAN  
Sheet 1 of 1



Applied by L&amp;L Christopher Harford

# Zoning Permit

Permit Number ZP-2025-002406

|                                                                                                |                         |                          |
|------------------------------------------------------------------------------------------------|-------------------------|--------------------------|
| LOCATION OF WORK<br>1412 N 17TH ST T-A-17891, Philadelphia, PA 19121-4207<br>1412-18 N 17th St | PERMIT FEE<br>\$821.00  | DATE ISSUED<br>3/28/2025 |
|                                                                                                | ZBA CALENDAR            | ZBA DECISION DATE        |
|                                                                                                | ZONING DISTRICTS<br>RM1 |                          |

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK  
New construction, addition, GFA change

APPROVED DEVELOPMENT  
For the erection of a detached structure. Size and location as shown on plans. See ZP-2022-010372 for associated approved lot adjustment (consolidation) and ZBA variance MI-2022-006105 for development.

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-2025-002406

## ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

## PARCEL

1412 N 17TH ST T-A-17891, Philadelphia, PA 19121-4207

## ADDITIONAL USE DETAILS

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

For use as 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](http://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.