

Zoning Permit

Permit Number ZP-2025-002249

LOCATION OF WORK 1545 N 6TH ST, Philadelphia, PA 19122-3622	PERMIT FEE \$1,921.00	DATE ISSUED 3/26/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER ELBAH INC	1545 N 6TH ST PHILADELPHIA, PA 19122-
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OWNER CONTACT 1 Ofir Komerian	1442 N 7th St Philadelphia, PA 19122
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OWNER CONTACT 2	
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT Amend Permit 3/30/2025 - Relocation of pilot houses as per plan. Erection of an attached structure with two (2) roof access structures and two (2) roof decks. Size and Location as Shown on Plans.
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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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1545 N 6TH ST, Philadelphia, PA 19122-3622

ADDITIONAL USE DETAILS

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

Eight (8) Dwelling Units

This permit is subject to the following specific conditions.

CONDITIONS

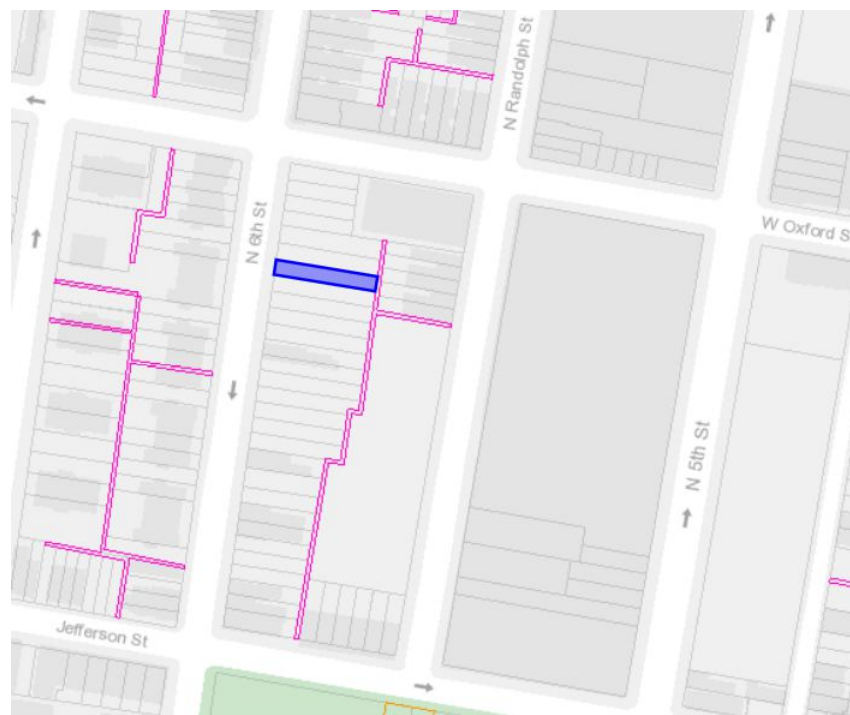
This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

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.

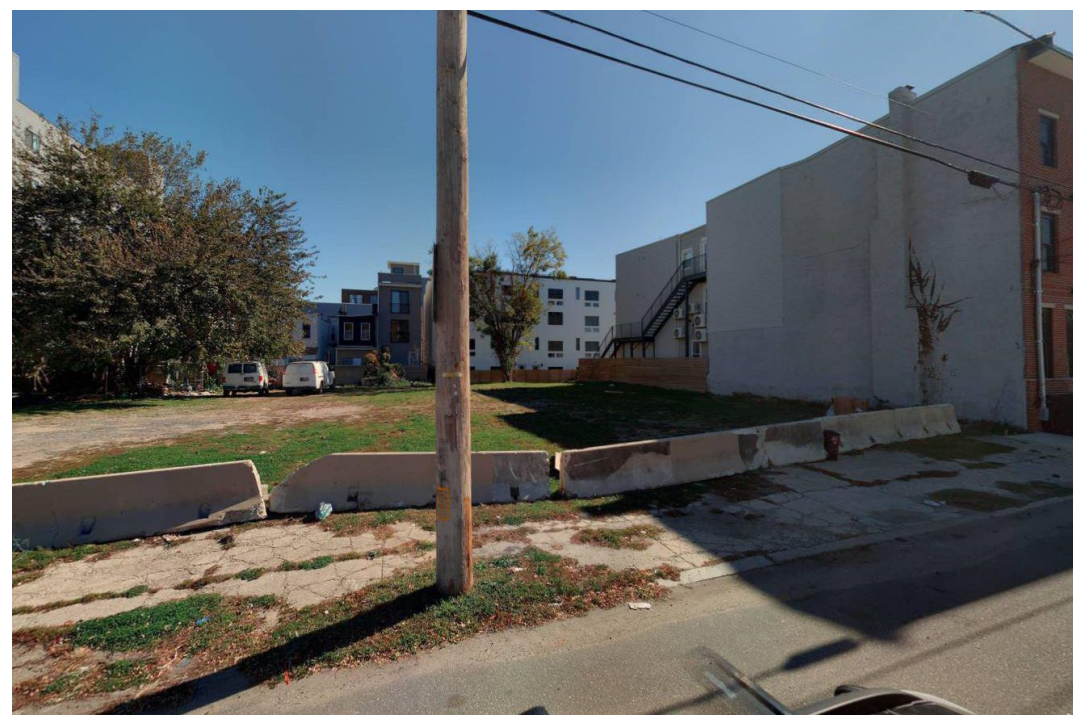
See § 14-303 of the Philadelphia Zoning Code for more information.



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.



AERIAL VIEW

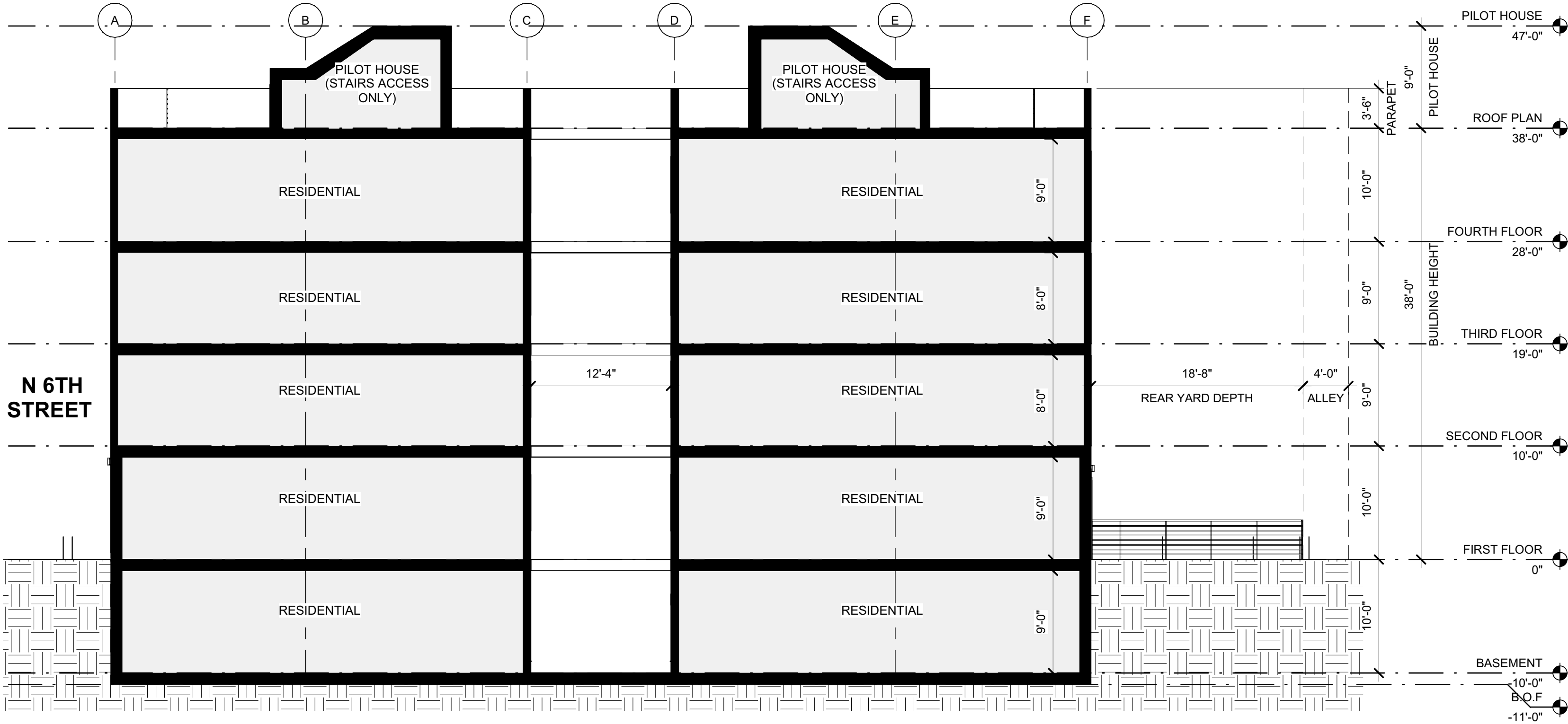


STREET VIEW 1

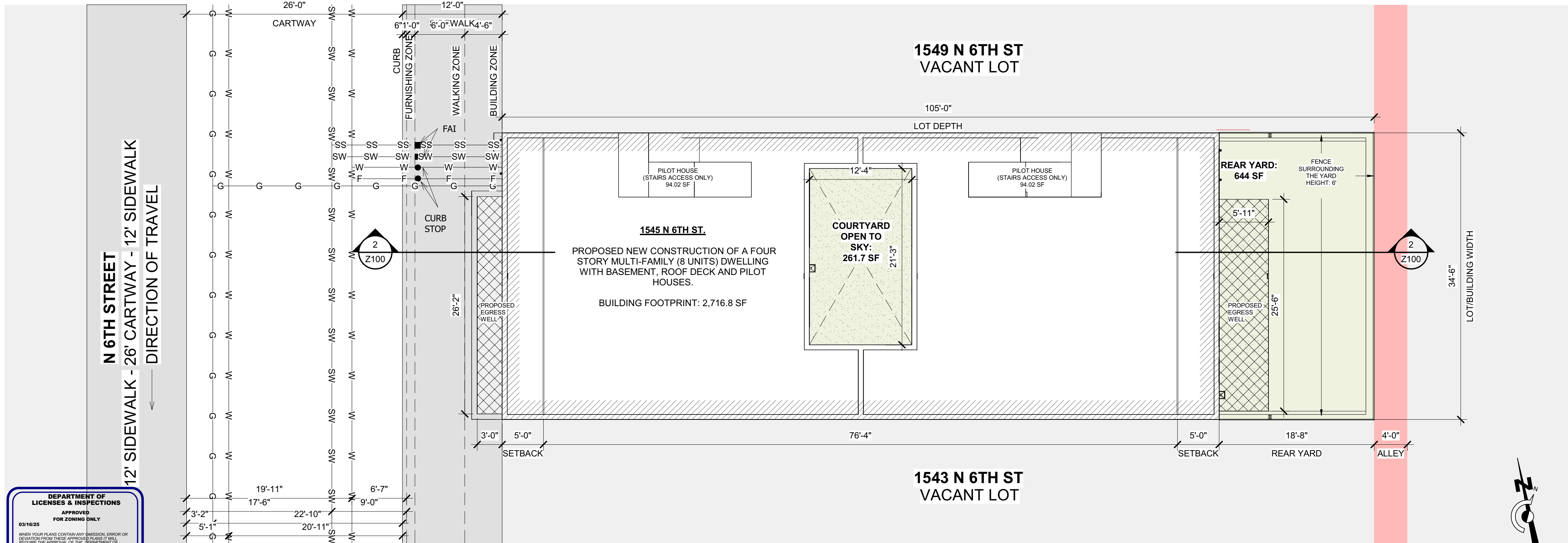


STREET VIEW 2

TOGETHER with the free and common use of the said alley as a passageway at all times forever.



ZONING SECTION
SCALE: 1/8" = 1'-0"



Applied by L&J: Shane McNulty

ZONING SITE PLAN

1
Z100

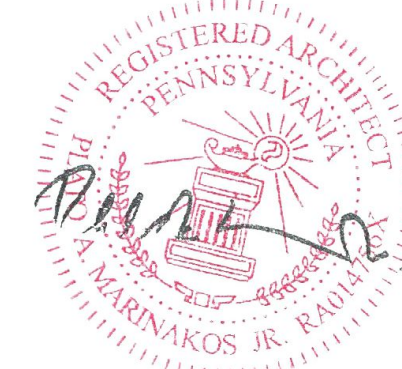
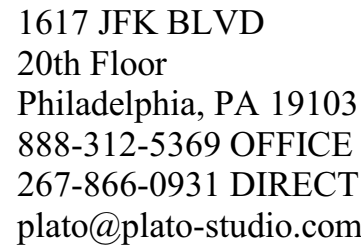
SCALE: 1/8" = 1'-0"

Property Schedule		
Parcel No.	Address	Area
881001123	1545 N 6TH ST	3,622.5 SF
RM-1 PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19		1545 N 6TH ST
PERMITTED BUILDING TYPE DETACHED; SEMI-DETACHED; ATTACHED		
USES PERMITTED AS OF RIGHT: SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM		
	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 FT	34.5 FT
MIN. LOT AREA (SQ FT)	1440 SQ FT	3,622.5 SQ FT
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE: 25%; CORNER 20%	25% (905.625 SF)
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	
MINIMUM SIDE YARD WIDTH (6) PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		
DETACHED, INTERMEDIATE (FT)	2/5 EACH	
SINGLE- OR TWO-FAMILY DETACHED, CORNER (FT)	5 FT	
MULTI-FAMILY DETACHED, CORNER (FT)	8 FT	
SINGLE- OR TWO-FAMILY SEMI- DETACHED (FT)	5 FT	
MULTI-FAMILY SEMI- DETACHED (FT)	12 FT	
ATTACHED (FT)		
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENTIAL USES AS SET FRONT IN 14-701		
INTERMEDIATE (FT)	2/12 EACH	
CORNER (FT)	12 FT	
REAR YARD		
MIN. DEPTH (FT)	9 FT	18 FT 8 IN
HEIGHT		
MAXIMUM (FT)	38 FT	38 FT
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)		644 SQ FT
SIDE YARD (SQ FT)		
COURTYARD (SQ FT)		261.7 SQ FT
BUILDING FOOTPRINT (SQ FT)		2,716.8 SQ FT
BUILDING USE		
		RESIDENTIAL

STREETS DEPARTMENT		N 6TH ST
RIGHT OF WAY		
STREET BREAK-DOWN:		N 6TH STREET
12' SIDEWALK - 26' CARTWAY - 12' SIDEWALK = 50 FT WIDE		
	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS		
WINDOW WELL	PROPOSED	3 FT
BAY WINDOW		
MAXIMUM ENCROACHMENT ALLOWED: 4'-6"		

ZONING APPROVAL STAMP

BUILDING APPROVAL STAMP



ONE CALL #: 20250282838



Know what's below.
Call before you dig.

SITE SAFETY

It is the responsibility of the general contractor and/or the contractor listed as the licensed entity on the building permit for the municipality to ensure all site safety requirements are in place and followed, prior to, during, and after the commencement of the construction process until they are 100% complete. The contractor is responsible for ensuring that all safety requirements are followed by all personnel working on the project, including but not limited to, government agencies. They are also responsible for any unsafe conditions or violations of safety requirements that may occur on the project, whether by government agencies, their subcontractors, or related to their sub contractors' work. Plato Maranakis, Architect LLC, and their professional consultants (associated with these documents) are not responsible for means and methods of construction, and/or site safety, including, but not limited to, osha construction safety requirements, standard construction, job site safety, job site safety training of workers, safe work site organization, safety direction and/or safety engineering of required safety measures. The contractor is responsible for ensuring that all safety measures are in accordance with the governing authorities. Please refer to OSHA website (www.osha.gov) for additional training and information requirements for site safety compliance.

REV	DATE	DESCRIPTION

APPROVAL STAMP

1545 N 6TH ST.
PHILADELPHIA, PA.
19122-3622

ZONING

Project number	Project Number
Date	9-19-24
Drawn by	Author
Checked by	Checker

Z100

Scale As indicated

