

Zoning Permit

Permit Number ZP-2025-004085

LOCATION OF WORK 5137 MASTER ST T-A-2250, Philadelphia, PA 19131-4419	PERMIT FEE \$821.00	DATE ISSUED 5/22/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER

OWNER CONTACT 1
Aryeh Ludzker 292 Montgomery Ave, Bala Cynwyd, PA 19004

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.

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.

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ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5137 MASTER ST T-A-2250, Philadelphia, PA 19131-4419

ADDITIONAL USE DETAILS

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

For use as 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.

ZONING INFORMATION

PROJECT:

5137-39 MASTER ST

ADDRESS:

5137-39 MASTER STREET
PHILADELPHIA, PA 19131

APPLICABLE ZONING + BUILDING CODES:

THE PHILADELPHIA CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRIC CODE

TABLE 14-701-2: DIMENSIONAL STANDARDS FOR HIGHER DENSITY RESIDENTIAL DISTRICT ZONING CLASSIFICATION

RM-1 RESIDENTIAL MULTI-FAMILY

	REQUIRED	EXISTING	PROVIDED
MAXIMUM OCCUPIED AREA (% OF LOT)	75%	0'	57%
MINIMUM OPEN AREA (% OF LOT)	25%	0'	43%
MINIMUM FRONT YARD DEPTH (FT.)	BASED ON ADJACENT	0'	12'-10"
MINIMUM SIDE YARD WIDTH, EACH (FT.)	5'	NA	5'
MINIMUM REAR YARD DEPTH (FT.)	9'	0	9'
MAXIMUM ALLOWABLE UNITS	8	0	8
MAXIMUM HEIGHT (FT.)	38'	0"	32'-3"

PROPOSED BUILDING

TOTAL LOT AREA

3,684 S.F.

PROPOSED BUILDING COVERAGE

2,102 S.F.

PROJECT DESCRIPTION

NEW CONSTRUCTION OF 3-STORY MULTI-FAMILY WITH CELLAR RESIDENCE ON EMPTY LOT.

CLASSIFICATION: R-2

CONSTRUCTION TYPE: VB

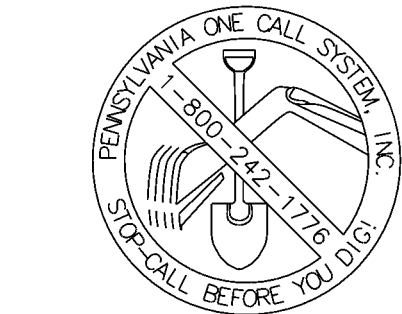
SPRINKLER: NFPA 13R

PROPOSED BUILDING FOOTPRINT AREA: 2,102 SF

PROPOSED GROSS SQUARE FOOTAGES:
1ST FLOOR: 2,102 GSF
2ND FLOOR: 2,121 GSF
3RD FLOOR: 2,121 GSF
TOTAL GSF: 6,344 GSF (EXCLUDING CELLAR)
CELLAR: 2,102 GSF

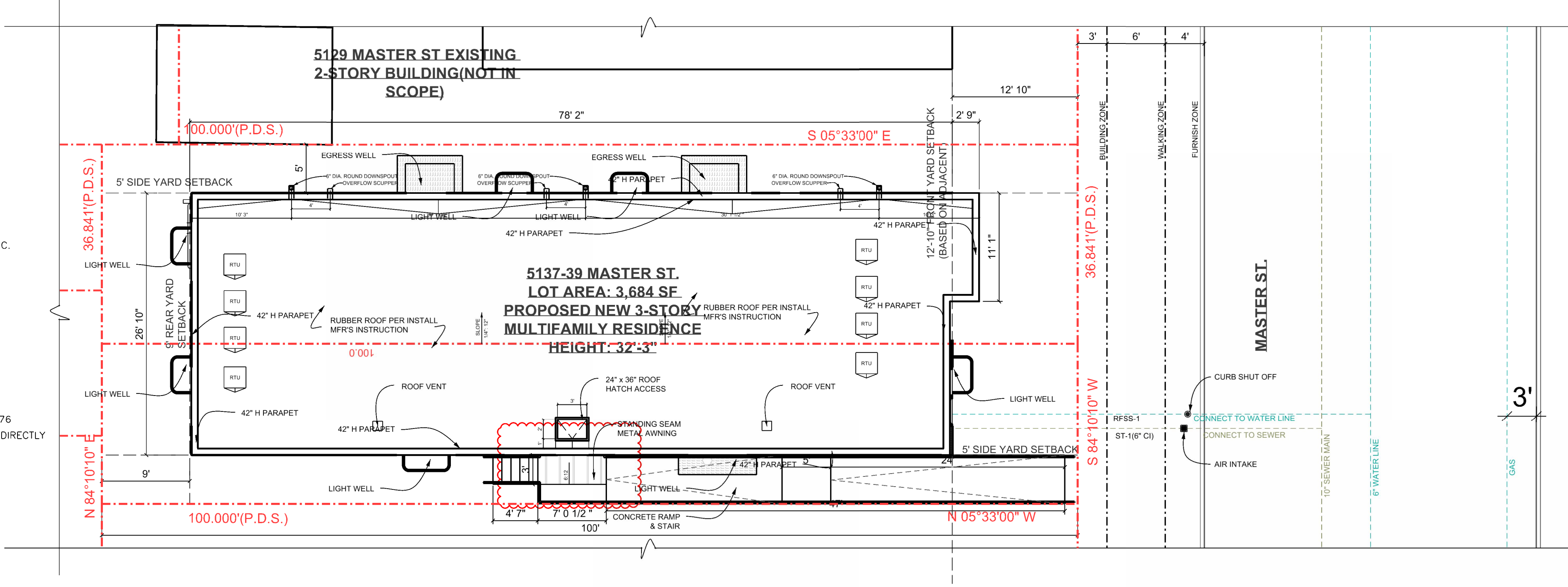
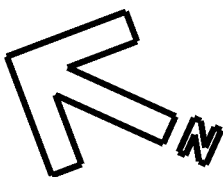
BUILDING HEIGHT: 32'-3"

PENNSYLVANIA ONE CALL SYSTEM, INC.

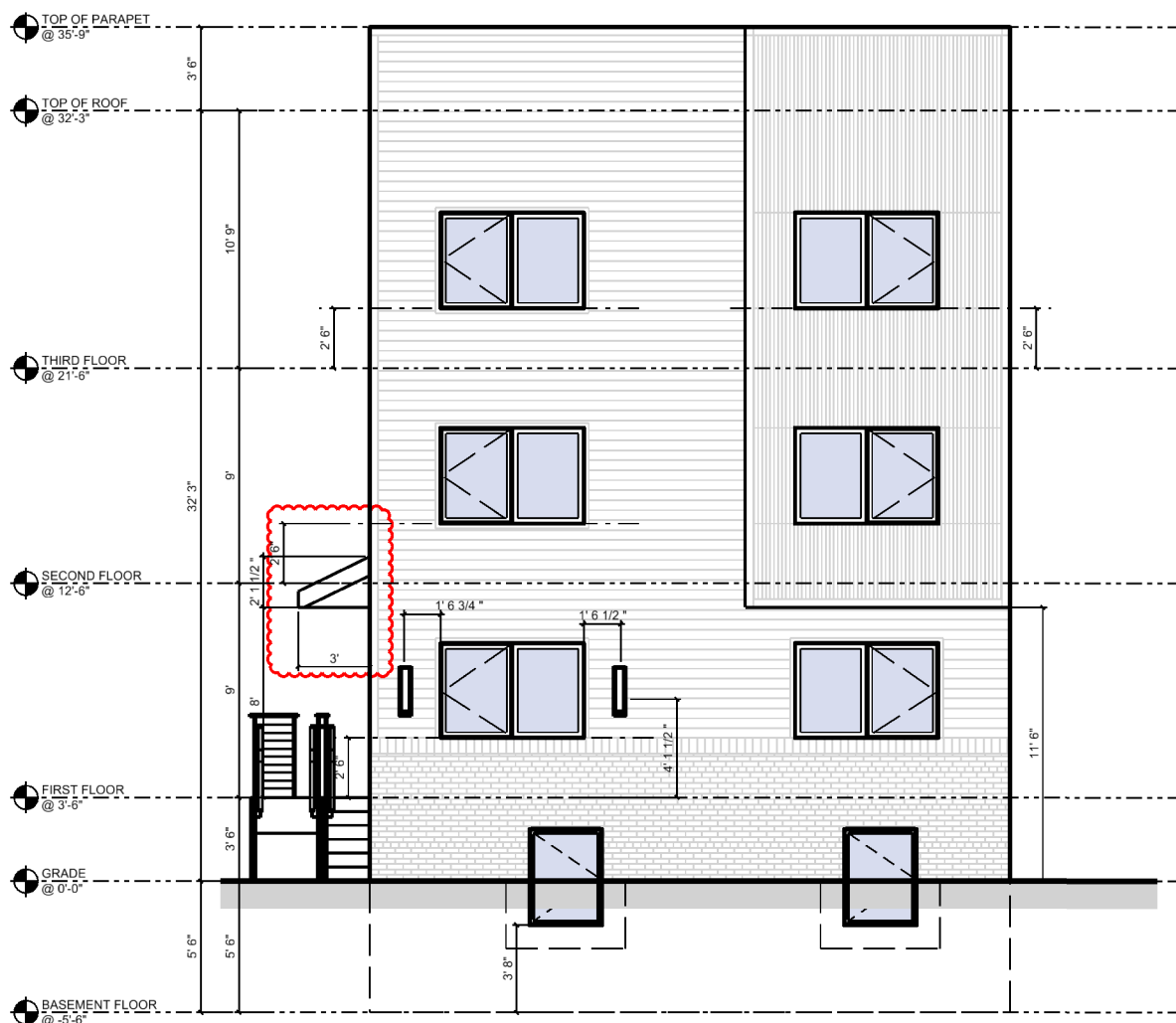


BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA! CALL 1-800-242-1776
NON-MEMBERS MUST BE CONTACTED DIRECTLY
PA LAW REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL, BLAST OR DEMOLISH

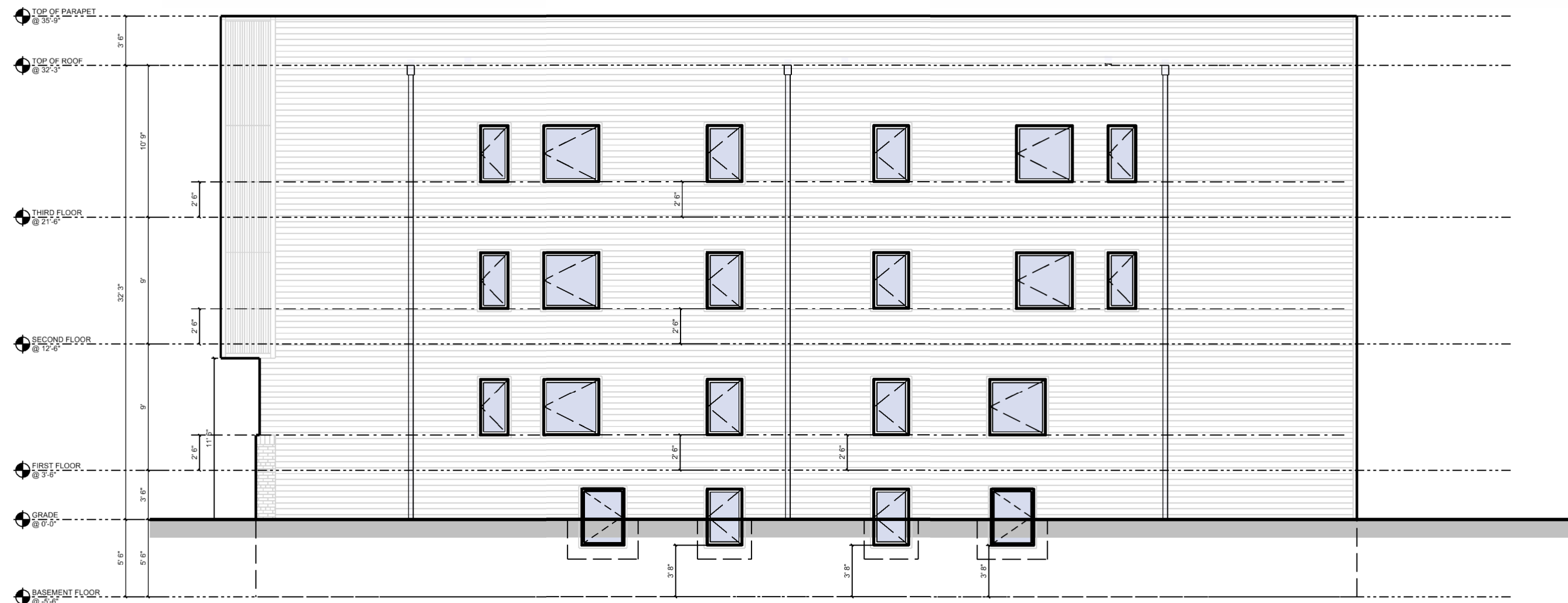
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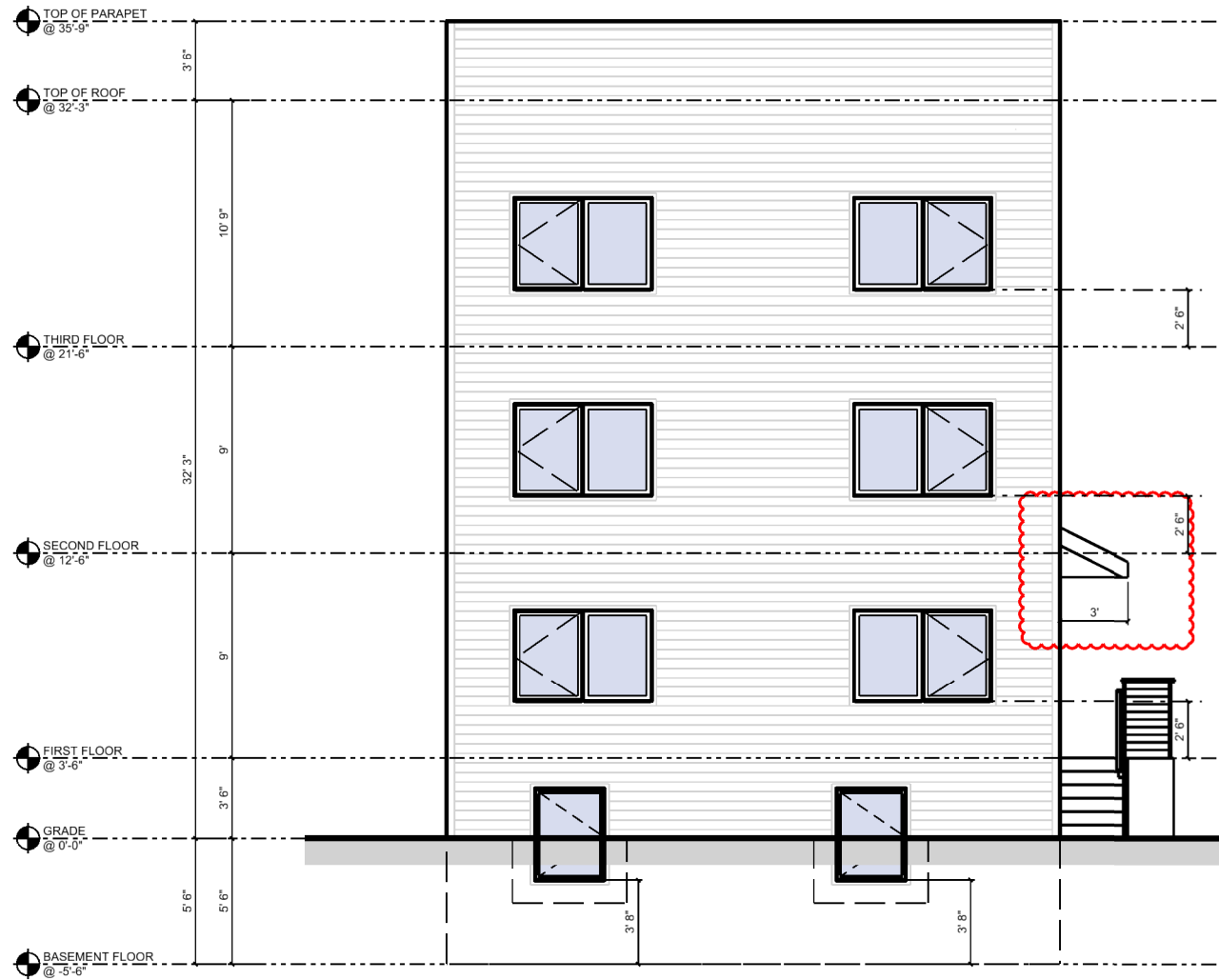
1/Z-001 PROPOSED SITE PLAN
1/8" = 1'-0"



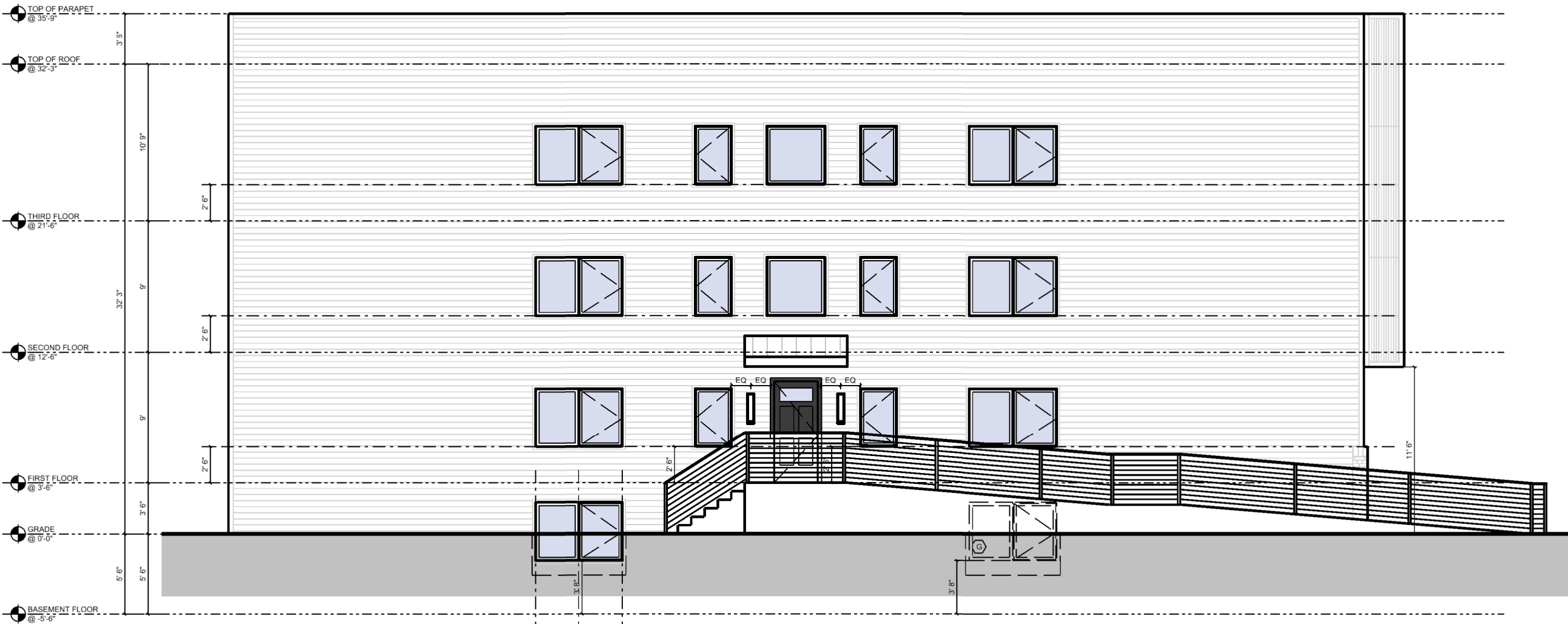
2/Z-001 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



3/Z-001 PROPOSED EAST SIDE ELEVATION
1/8" = 1'-0"



4/Z-001 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



5/Z-001 PROPOSED WEST SIDE ELEVATION
1/8" = 1'-0"



NO. RA 405135

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ISSUE:	DATE:
PERMIT SET	05.12.25
PERMIT SET - REV.1	05.19.25

PROPOSED SITE PLAN

SCALE: AS NOTED

Z-001