

ZONING CODE FOR THE CITY OF PHILADELPHIA RM-1 DISTRICT SUMMARY FOR 1711-13 S. 5TH ST		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE/MULTI	MULTI-FAMILY (5 UNITS)
LOT WIDTH	16'-0"	32'-0"
LOT AREA	1440	1976 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 20% CORNER	396 SQ. FT. = 20% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 80%	1580 SQ. FT. = 80% Covered
FRONT YARD SETBACK	N/A	N/A
REAR YARD SETBACK	9'-0" OR 10% OF LOT DEPTH	12'-3"
HEIGHT REGULATIONS	38'-0" MAX.	(38'-0") 38'-0" MAX.



ZONING MAP - RM-1 ZONING

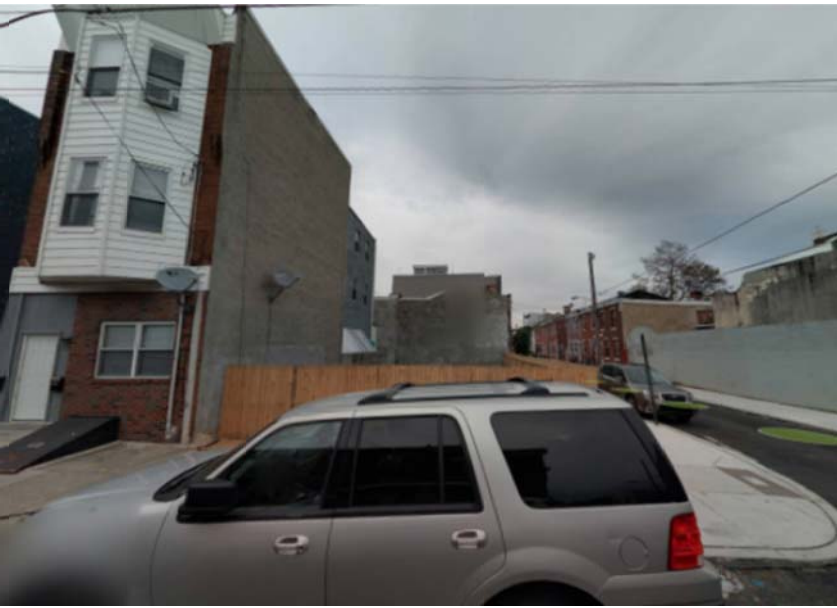


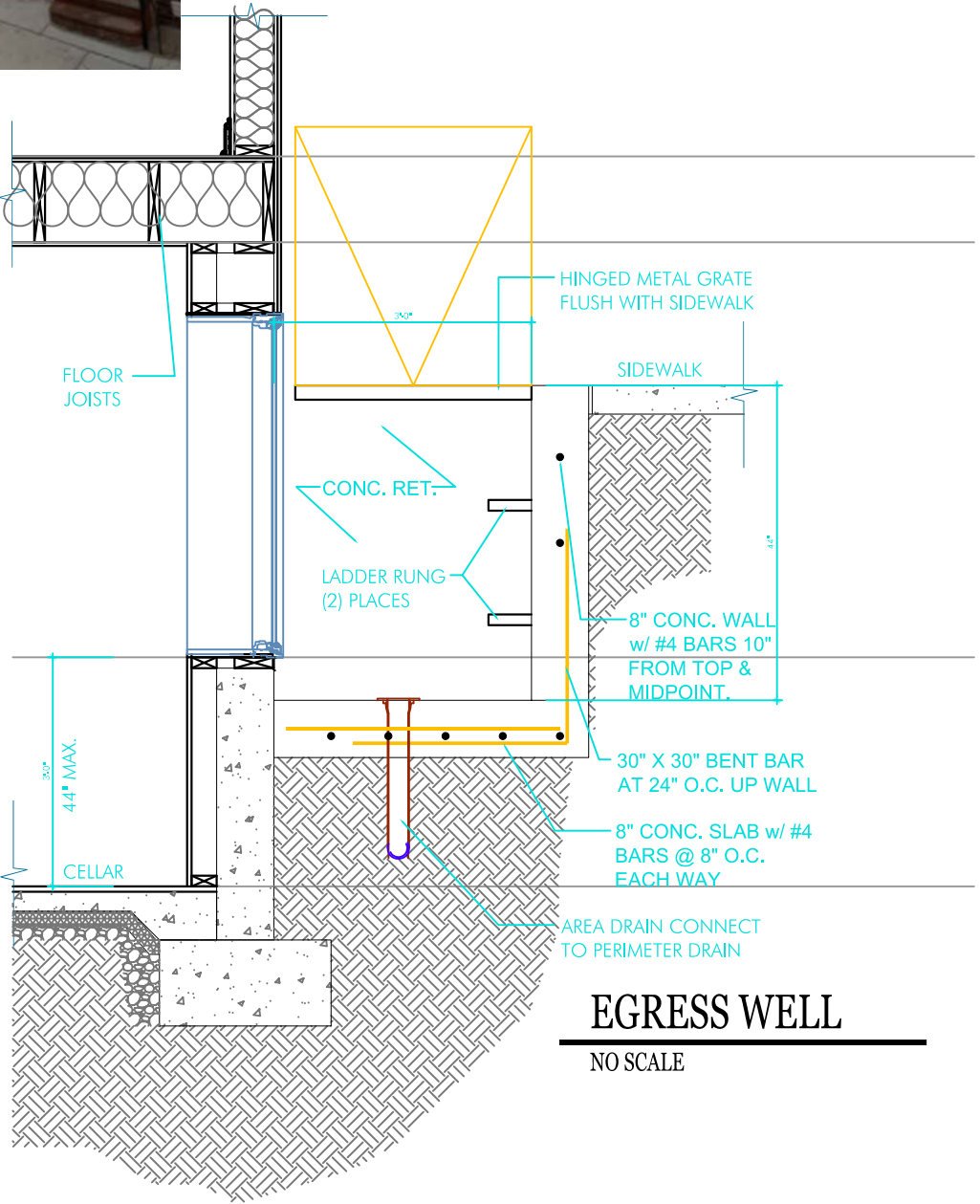
PHOTO 1



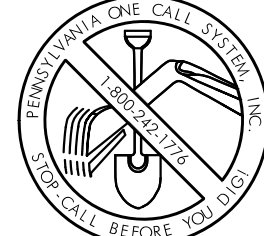
PHOTO 2



PHOTO 3



EGRESS WELL
NO SCALE



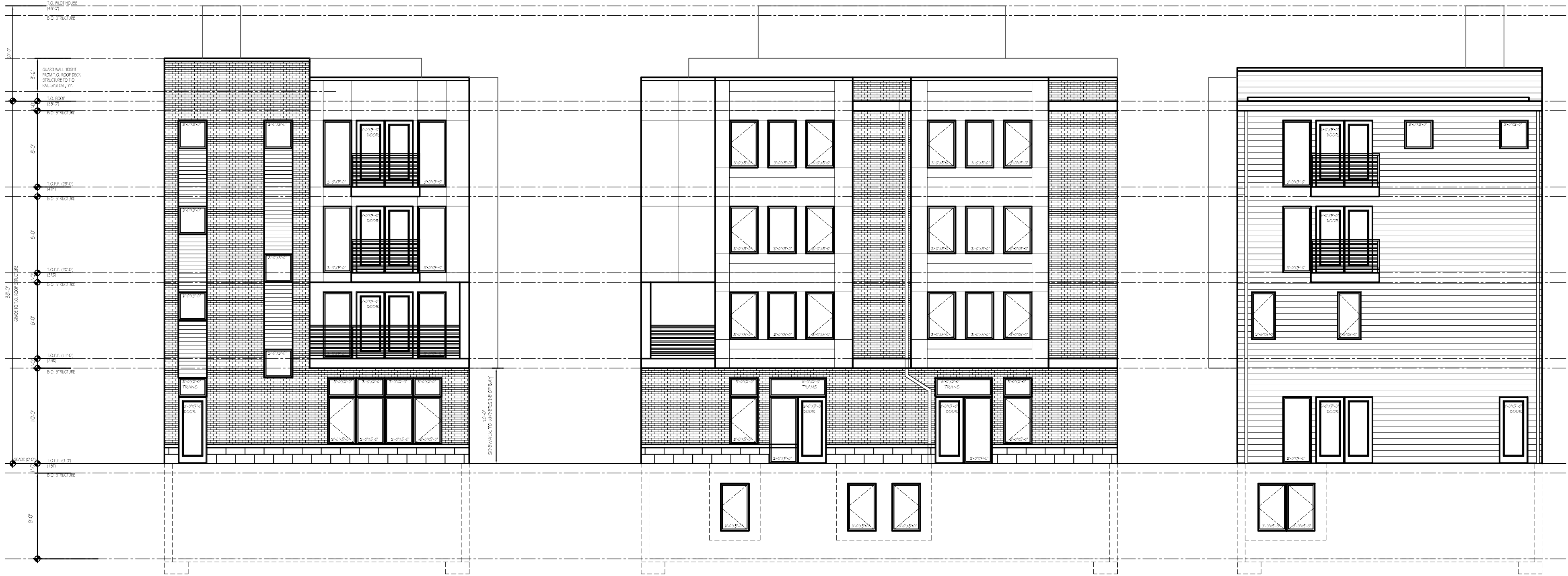
THE UNDERGROUND UTILITY LINE PROTECTION LAW
(ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996
AND ACT 199 IN JANUARY 2005)

SITE SERIAL NO. 20202261377 (ward 1)
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN
OBTAINED 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 NOTING AND IDENTIFY OWNERS
THROUGHOUT THE ONE-CALL SYSTEM, 1-800-486-7776, NO LESS THAN 3, NOR
MORE THAN 10 DAYS PRIOR TO BEGINNING OF DESIGN OR CONSTRUCTION WORK.

PROPOSED MULTI-FAMILY RESIDENCE

PROPOSED 4 STORY MULTI-FAMILY RESIDENCES (5 UNITS) w/ CELLAR, PILOT HOUSE & ROOF DECK

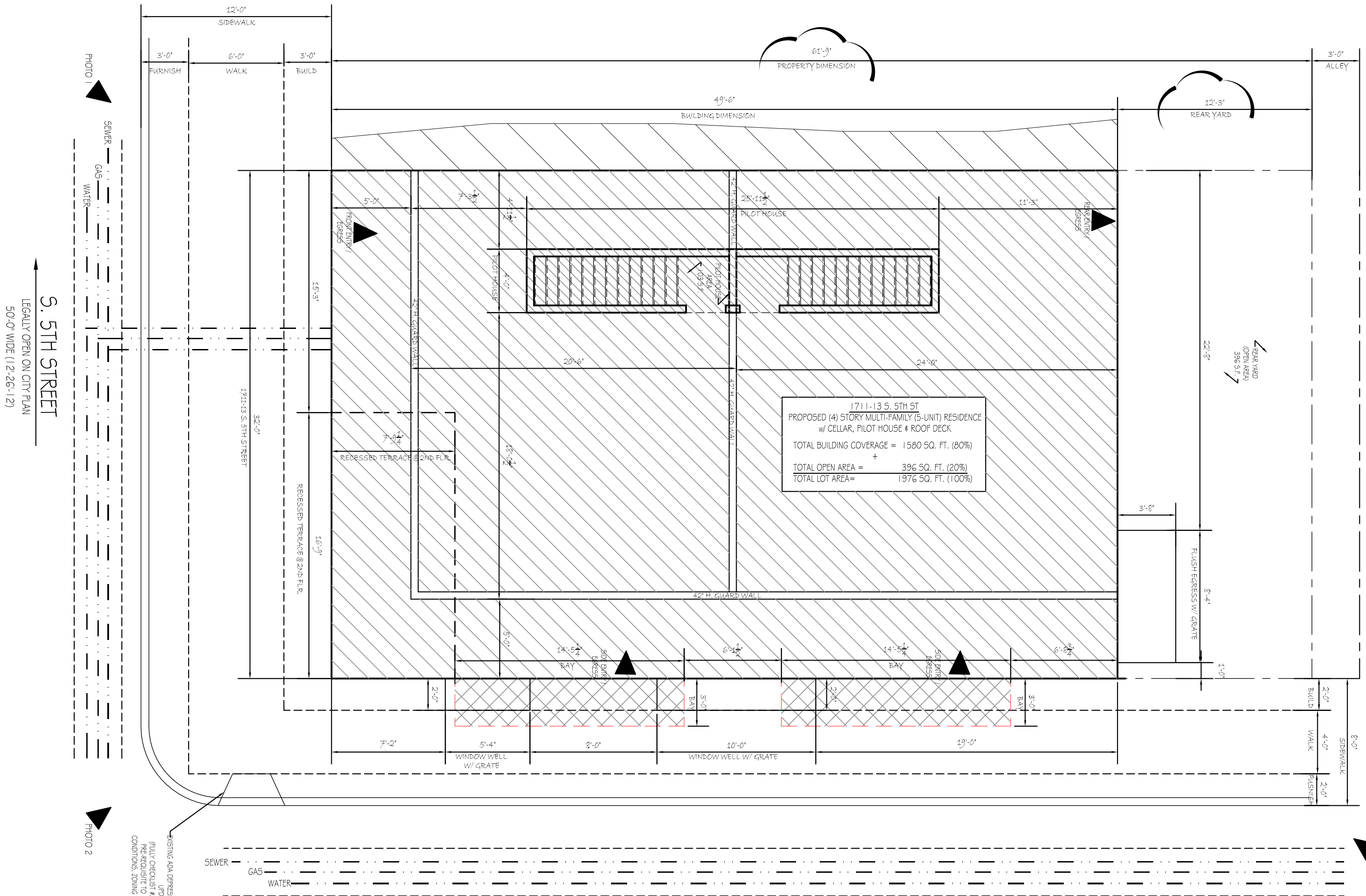
1711-13 S. 5TH ST, PHILADELPHIA PA



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

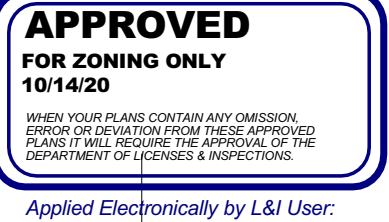
3 SIDE ELEV.
Z-1 SCALE: 1/8"=1'-0"

4 REAR ELEV.
Z-1 SCALE: 1/8"=1'-0"

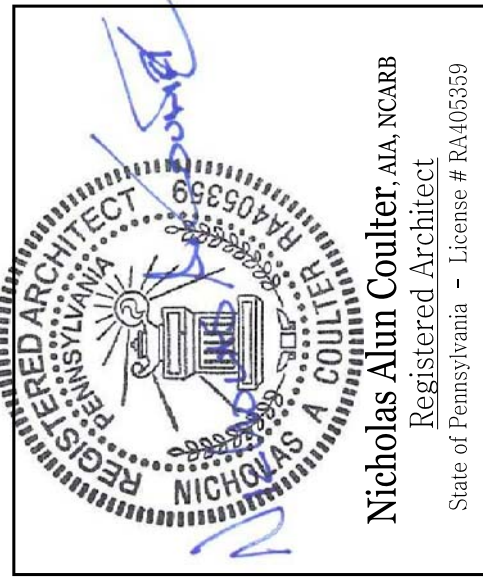
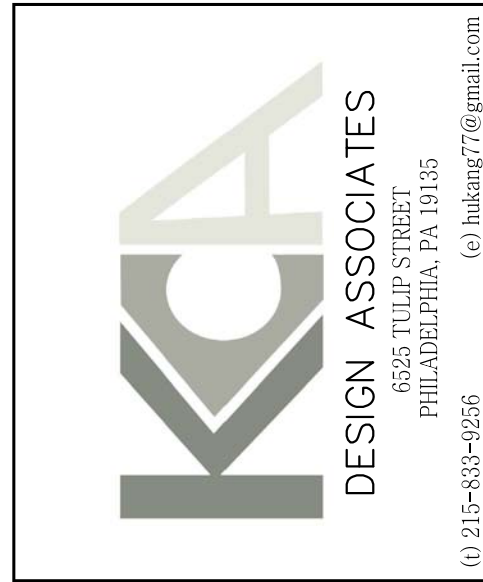


1711-13 S. 5TH ST	
PROPOSED (4) STORY MULTI-FAMILY RESIDENCE	
w/ CELLAR, PILOT HOUSE & ROOF DECK	
TOTAL BUILDING COVERAGE =	1580 SQ. FT. (80%)
TOTAL OPEN AREA =	396 SQ. FT. (20%)
TOTAL LOT AREA =	1976 SQ. FT. (100%)

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



Applied Electronically by L&J User:



PROJECT	PROPOSED MULTI-FAMILY RESIDENCE 1711-13 S 5TH ST STREET PHILADELPHIA, PENNSYLVANIA
	DWG. TITLE
ZONING PLAN & ELEVATIONS	

REVISIONS:
rfl comments

DRAWN BY:	LD
CHECKED BY:	HK
DATE:	7-12-2020
SCALE:	AS NOTED

JOB No:	1711-13 w 11th
FILE:	1711-13 w 11th

Z-1

Zoning Permit

Permit Number ZP-2020-005331

LOCATION OF WORK 1711-13 S 5TH ST, Philadelphia, PA 19148-1838	PERMIT FEE \$672.00	DATE ISSUED 10/14/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER Tri-state Trimmers Inc	3548 Meadowlark Drive Huntingdon Valley, Pennsylvania 19006
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APPLICANT Logan Dry DBA: KCA Design Associates	6525 Tulip Street Philadelphia, PA 19135USA
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE (HEIGHT NTE 38 FEET) WITH PILOTHOUSES (HEIGHT NTE 10 FEET; AREA NTE 125 SF; FOR ACCESS STAIRS ONLY) TO ACCESS ROOF DECK WITH 42-INCH GUARD RAILS; FOR USE AS HOUSEHOLD LIVING (FIVE (5) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

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.
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Zoning Permit

Permit Number ZP-2020-005331

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1711-13 S 5TH ST, Philadelphia, PA 19148-1838

ADDITIONAL USE DETAILS

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

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.