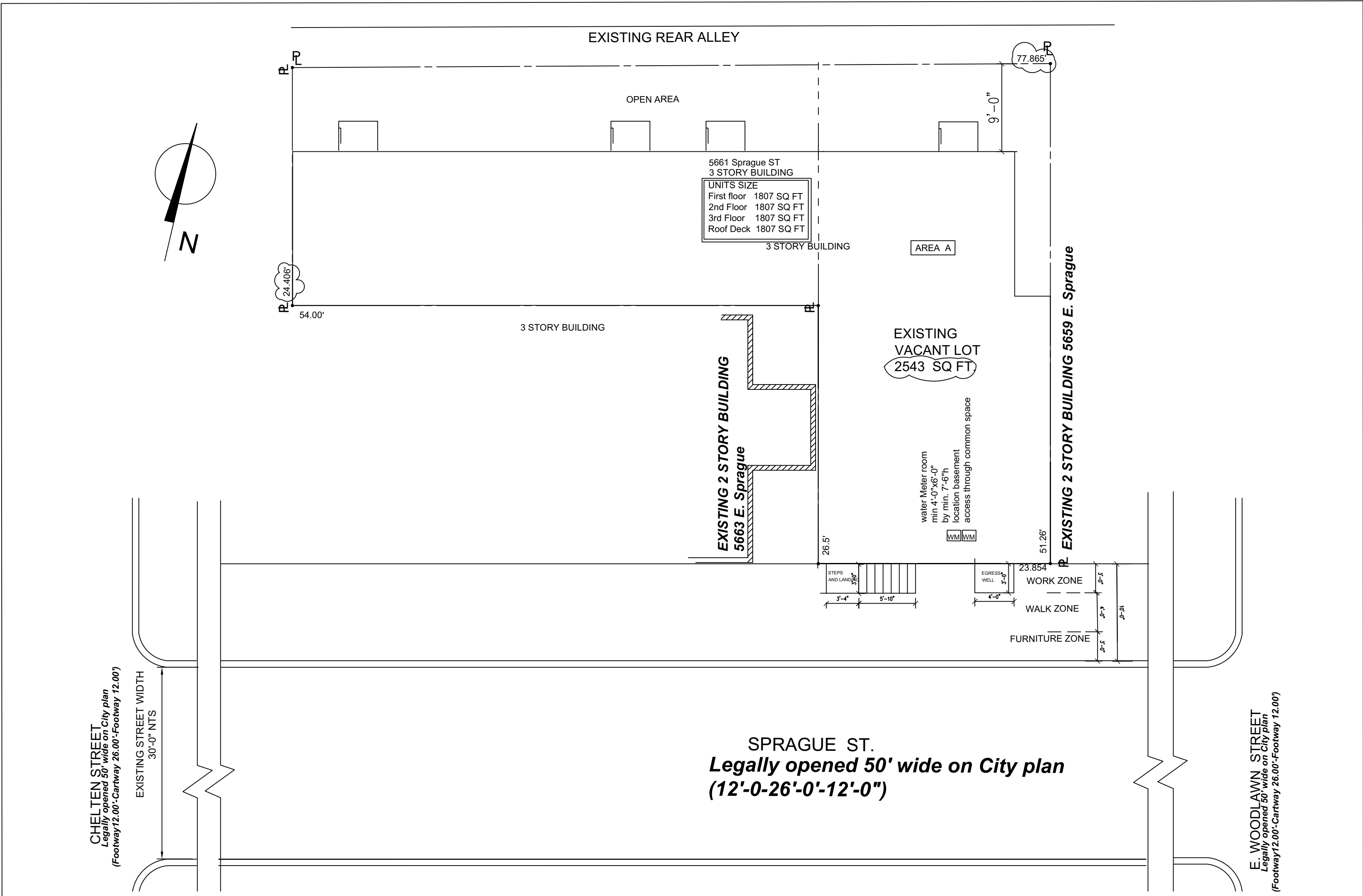
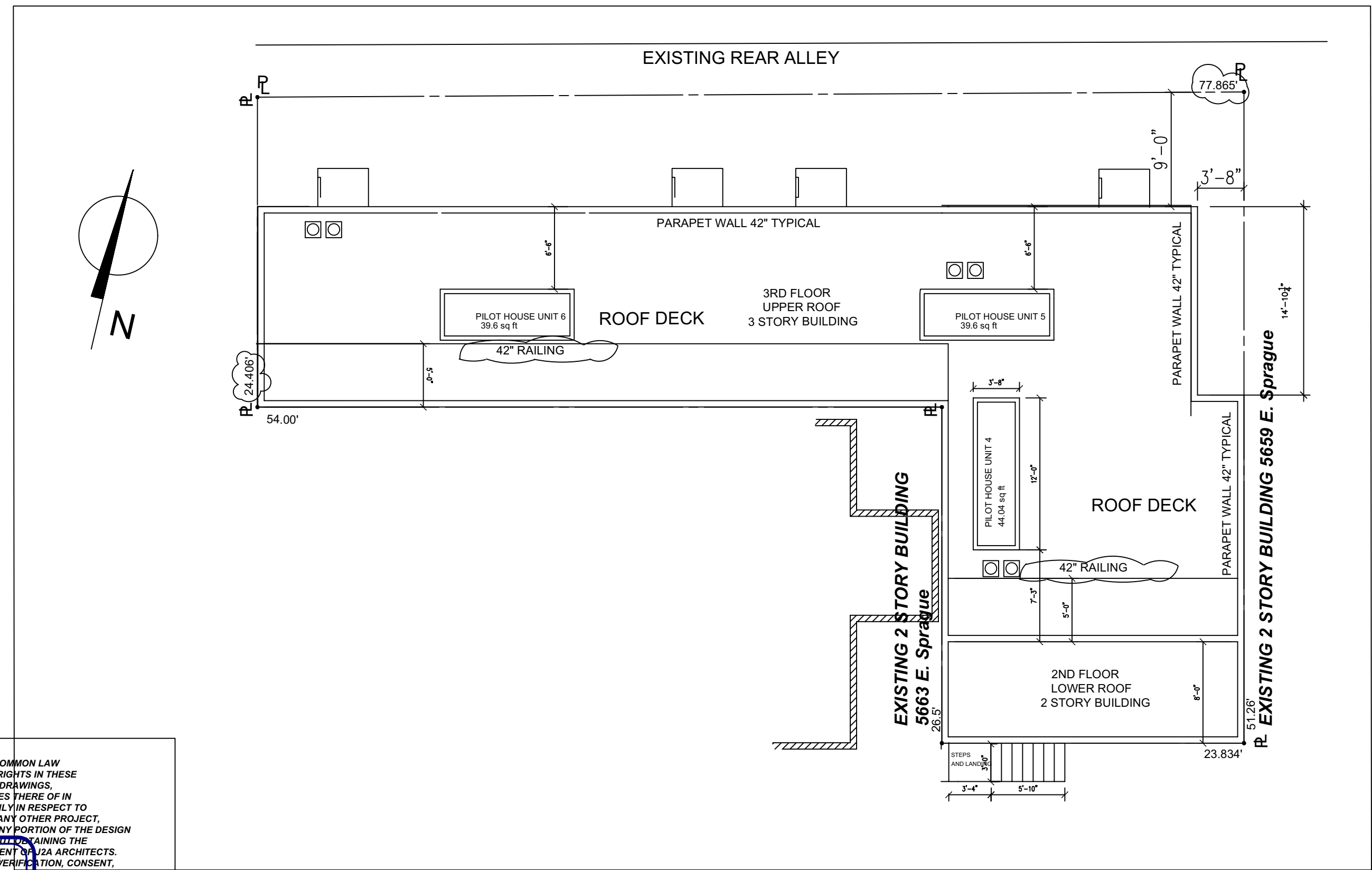
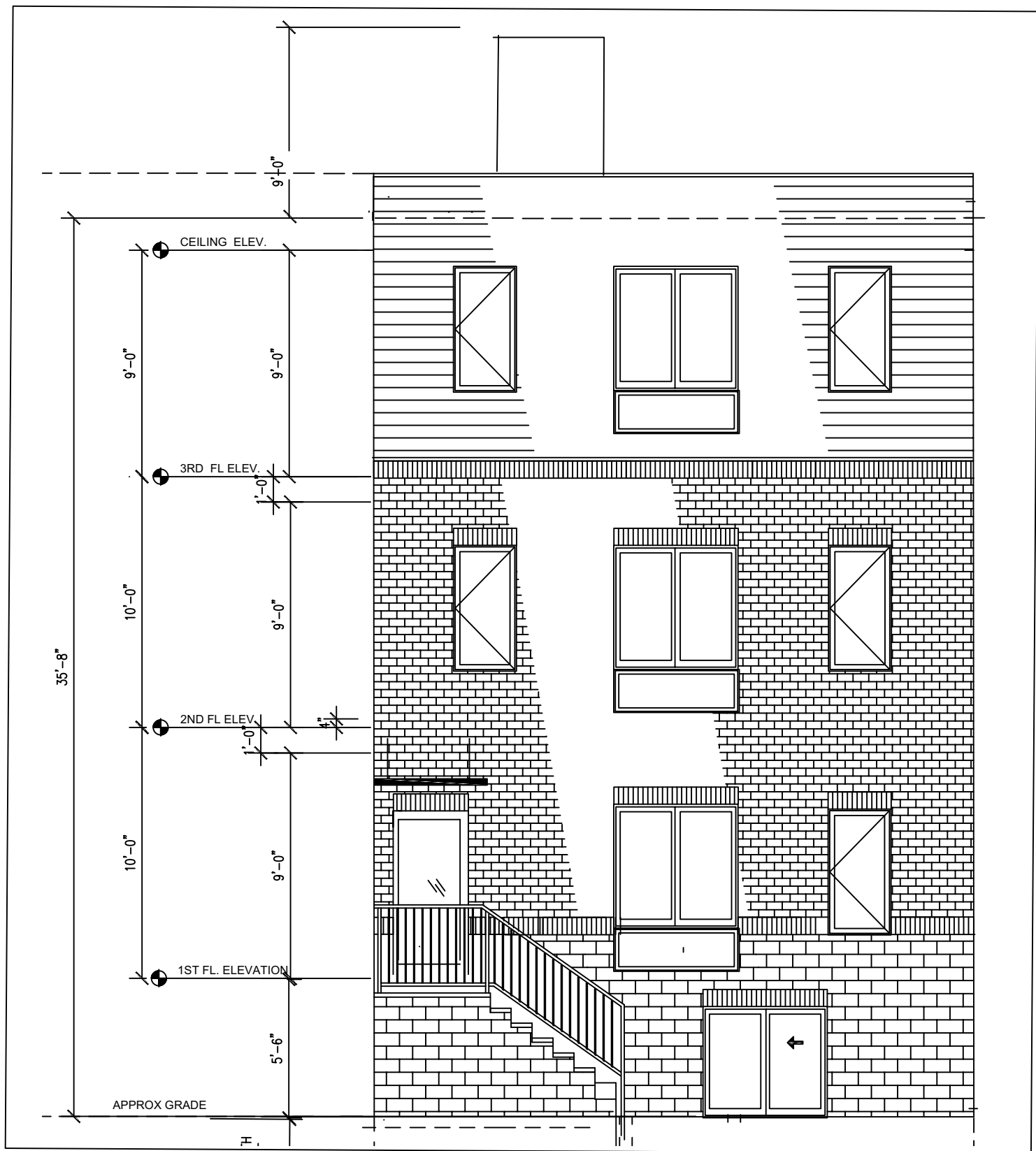




Zoning Site Plan



Roof Plan



Building Elevation

ZONING SUMMARY
Zoning District Residential MULTI USE RM-1

Existing Use: Vacant lot
Proposed Use 6 UNIT RESIDENTIAL BUILDING

Zoning Requirements
Front Yard AREA A N/A AREA B N/A
Side Yard 5' if used
Rear Yard 9'
Allowable building height 38'-0" Actual 37'-6" TOP OF ROOF

CODE ANALYSIS
Zoning District Residential MULTI FAMILY RM-1
Actual lot size 2543 sq ft
Number of units allowed 6 units
Overlay district NIS N/A
EDO N/A

Existing Use: Vacant lot

Proposed Use 6 UNIT BUILDING
PARKING 0 Spaces Required

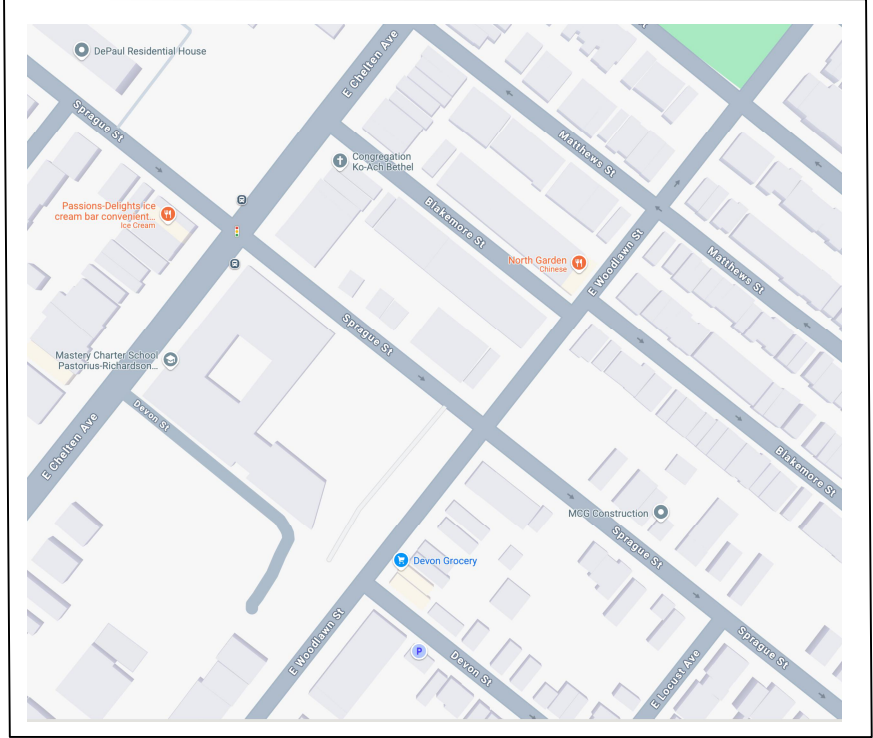
Open area required 25% 2543 X .25 sq ft required 636.25
757.21 SQ FT PROVIDED

Occupied area of lot 75% 2543 sq ft REQUIRED 1907.25 SQ F
1785.67 PROVIDE

Floor Area Ratio FAR No limit
ROOF DECK 1807

1. DEVELOPER OWNER WILL COMPLY WITH ALL PHILADELPHIA REGULATIONS PERTAINING TO PROPER ABANDONMENT AND OR REUSE OF WATER SERVICE LINES AND SEWER LATERALS. PROOF OF ABANDONMENT AND OR WATER DISCONTINUANCE MUST BE PROVIDED UPON REQUEST. OWNER TO BE RESPONSIBLE FOR ALL FUTURE MAINTENANCE OF ALL WATER AND SEWER SERVICES.
2. THERE WILL BE NO PROPOSED UTILITY EASEMENT
3. THERE WILL BE NO PROPOSED CRANE
4. THERE WILL BE NO PROPOSED STOCK PILE
5. THERE WILL BE NO PROPOSED CONSTRUCTION SITE ENTRANCE

General Notes



Location Map



Street View South



Street View North

5661 Sprague St.
Philadelphia, Pa

j2a

ARCHITECTS
13 FARM AVE WILMINGTON DELAWARE 19810
715 S. 3RD PHILADELPHIA, PA 302.373.6345

The contractor is responsible for confirming and correlating all quantities and dimensions, contractor shall upon discovery, immediately notify Architect of any discrepancies. The contractor is responsible for selecting fabrication processes and techniques of construction, coordinating his work with that of all other trades, and performing his work in a safe, satisfactory and workmanlike manner. Contractor and subs shall be aware of all on-site conditions prior to submittal of bids.

ZONING PLAN

REVISION

NO DATE

8.28.25 REVISED
9.2.25 REVISED

DATE

SCALE AS NOTED

PLOT

DRAWN BY C.S.

APPROVED BY



Project #

Sheet No.

Z-1

COPYRIGHT
J2A ARCHITECTS EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND ALL OTHER PROPRIETARY RIGHTS IN THESE PLANS AND DESIGN. ALL DESIGN ELEMENTS, DRAWINGS, SPECIFICATIONS, AND DOCUMENTS AND COPIES THERE OF IN WHOLE OR PART ARE AND SHALL BE USED ONLY IN RESPECT TO THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, NOR ARE THE DOCUMENTS, THE DESIGN OR ANY PORTION OF THE DESIGN TO BE ASSIGNED, LOANED, REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF J2A ARCHITECTS. ANY REUSE WITHOUT WRITTEN PERMISSION OF J2A ARCHITECTS, OR ADAPTATION BY J2A ARCHITECTS FOR THE SPECIFIC PURPOSE INTENDED, WILL BE AT THE USER'S RISK WITHOUT LIABILITY OR LEGAL REMEDY. J2A ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGES, LOSSES, AND EXPENSES ARISING THEREFROM OR RESULTING THEREFROM.

Approved by C.S. Jancuska

Zoning Permit

Permit Number ZP-2025-008290

LOCATION OF WORK 5661 SPRAGUE ST, Philadelphia, PA 19138-1737 5661 sprague	PERMIT FEE \$821.00	DATE ISSUED 10/28/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 5661 SPRAGUE ST LLC	107 GARDNER ST 5661 SPRAGUE ST LLC PHILADELPHIA PA 19116
--------------------------------------	--

OWNER CONTACT 1 Joseph Jancuska	j2aarchitects@comcast.net
------------------------------------	---------------------------

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
--

APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLAN

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-2025-008290

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

5661 SPRAGUE ST Philadelphia, PA 19138-1737

ADDITIONAL USE DETAILS

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

6 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 available from 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 building permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of building permit issuance.