

Zoning Permit

Permit Number ZP-2025-006901

LOCATION OF WORK 1258 S 45TH ST, Philadelphia, PA 19104-4410	PERMIT FEE \$1,871.00	DATE ISSUED 7/30/2025
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RM1	

PERMIT HOLDER 1258 S 45th St LLC	4710 Woodland Ave #4 Philadelphia , Pennsylvania 19143
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OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH THREE (3) ROOF DECKS (RESIDENTIAL USE ONLY) ACCESSED BY THREE (3) INDIVIDUAL ROOF DECK ACCESS STRUCTURES; FOR USE MULTI-FAMILY (NINE (9) DWELLING UNITS) HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN IN THE PLAN.

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

1258 S 45TH ST, Philadelphia, 19104-4410

ADDITIONAL USE DETAILS

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

NINE (9) 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.

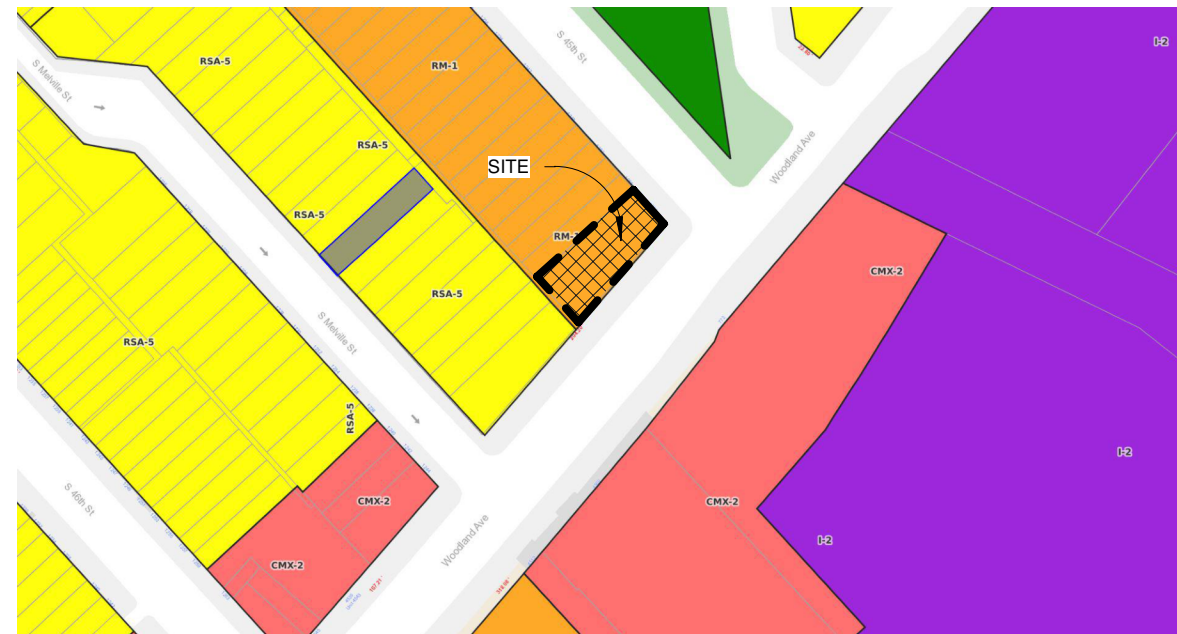
Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

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.

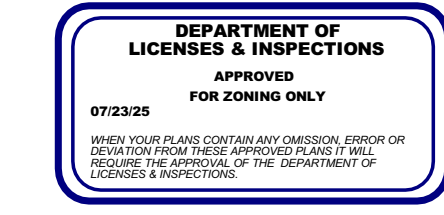
ZONING DATA		
RM-1 ZONING DISTRICT	REQUIRED / ALLOWED	PROPOSED
LOT WIDTH	16'-0" MIN.	38'-0" MIN. (EXISTING)
LOT AREA	1,440 SF	3,536.6 SF (EXISTING)
OCCUPIED AREA	80% MAX (3,149.2 SF)	3,123.76 SF (79.4%)
OPEN AREA	20% (290.4 SF MIN.)	812.85 SF (20.6%)
FRONT YARD (PRIMARY)	8'-0" MIN.	8'-0" MIN.
SIDE YARD WIDTH, EACH (S)	N/A	0'-0" (ATTACHED)
REAR YARD DEPTH	9'-0" MIN.	11'-0" PROPOSED
REAR YARD AREA	144 SF MIN.	144 SF MIN. PROPOSED
HEIGHT	38'-0" MAX	33'-9 1/8" PROPOSED (38'-0" MAX)
PROPOSED BUILDING INFORMATION		
PROPOSED RESIDENTIAL UNITS	(B) UNITS	(B) UNITS PROPOSED
BIKEWAY PARKING	N/A	NONE PROPOSED
STREET TREES	N/A	N/A
*PER SECTION 14-701.2(b)(4) "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."		
AND:		
(4) "IF THE PROPERTY IS BOUNDED BY TWO OR MORE STREETS, ONLY TH EPIPHANY FRONTAGES AS DESIGNATED IN SECTION 14-701.11 (b) (4) (PRIMARY FRONTAGE) SHALL BE SUBJECT TO THE FRONT FACADE REQUIREMENTS OF (a) ABOVE."		
NOTES:		
- GO TO VERIFY EXISTING ELEVATIONS IN THE FIELD AND NOTIFY ARCHITECT IF CONDITIONS DIFFER		
- ALL EGRESS/UTILITY WELLS ARE TO HAVE A GALV. MTL. WALKABLE REGRATE TO BE SET FLUSH WITH SIDEWALKS AT GRADE		
- PROPOSED TREES ARE SUBJECT TO REVIEW OF PARKS AND RECREATION DEPARTMENT & STREET DEPARTMENT		
- ALL ROOFDECKS AND BALCONIES TO HAVE A MINIMUM OF 42" TALL GUARDRAIL OR PARAPET		
- ALL PROJECTED GEOMETRY OVER THE RIGHT OF WAY SHALL BE A MINIMUM 10'-0" ABOVE GRADE		
- PLOT HOUSES ARE TO CONTAIN STAIRS AND LANDINGS ONLY		
- PROVIDE 6" TALL FENCE AT PROPERTY LINES IN REAR AND SIDE YARDS UNLESS OTHERWISE NOTED		
- STREET TREES, IF REQUIRED, SHALL HAVE A MINIMUM CALIPER OF 2" AND BE A SPACED AT A MINIMUM OF 15' APART		
- ANY UTILITIES SHOWN ARE FROM PUBLIC RECORD		
- CONTRACTOR SHALL CONTACT THE PENNSYLVANIA ONE CALL SYSTEM (1-800-245-1776) AT LEAST 3 WORKING DAYS BEFORE EXCAVATION		
- ALL SPOT ELEVATIONS ARE TAKEN FROM PUBLIC RECORD. MEASUREMENTS ARE SET ABOVE PHILADELPHIA DATUM (APP)		
- REFER TO CIVIL DRAWINGS FOR ACCURATE UTILITY LOCATIONS AND SPECIFICATIONS		
OVERLAY(S)		
MIN MIXED INCOME NEIGHBORHOODS OVERLAY DISTRICT		
14-533		
PA ONE CALL		
THE UNDERGROUND UTILITY LINE PROTECTION LAW (ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 AND ACT 159 IN JANUARY 2009)		
SERIAL NUMBER TBD		
LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN DEVELOPED 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 159 IN JANUARY 2009, CONTRACTORS MUST VERIFY LOCATIONS OF UNDERGROUND UTILITIES BY NOTIFYING FACILITY OWNERS THROUGH THE ONE CALL SYSTEM. 1-800-245-1776, NO LESS THAN 3, NOR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK.		



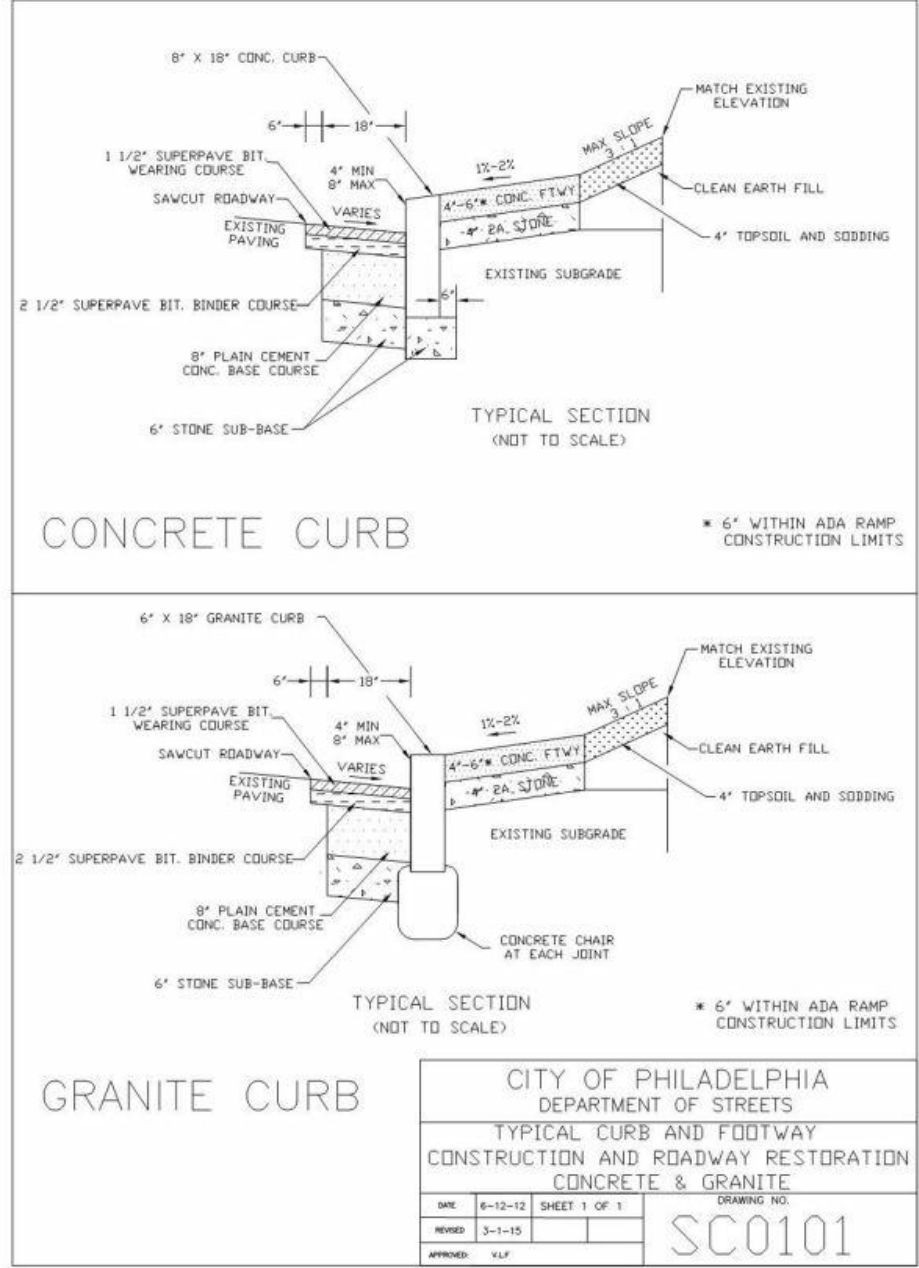
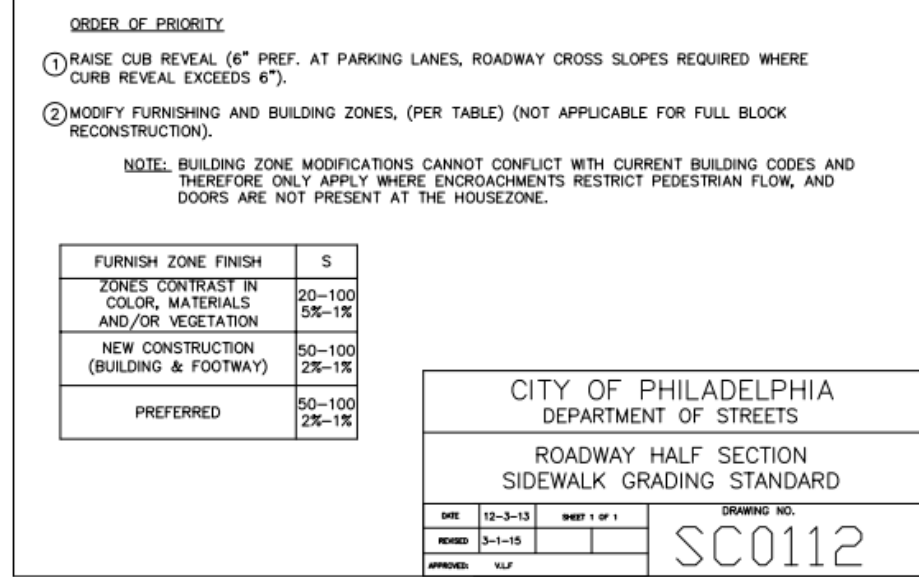
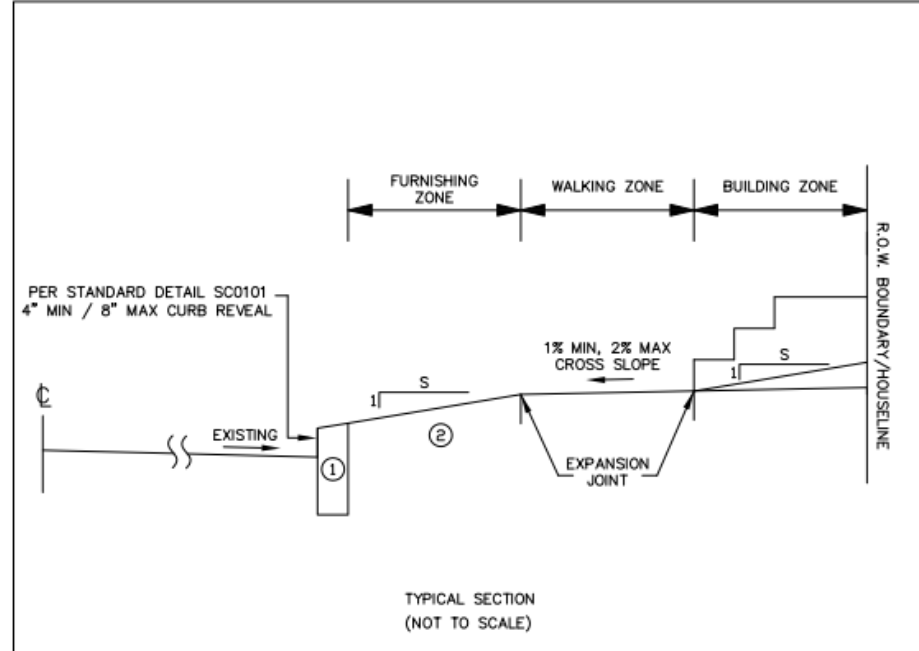
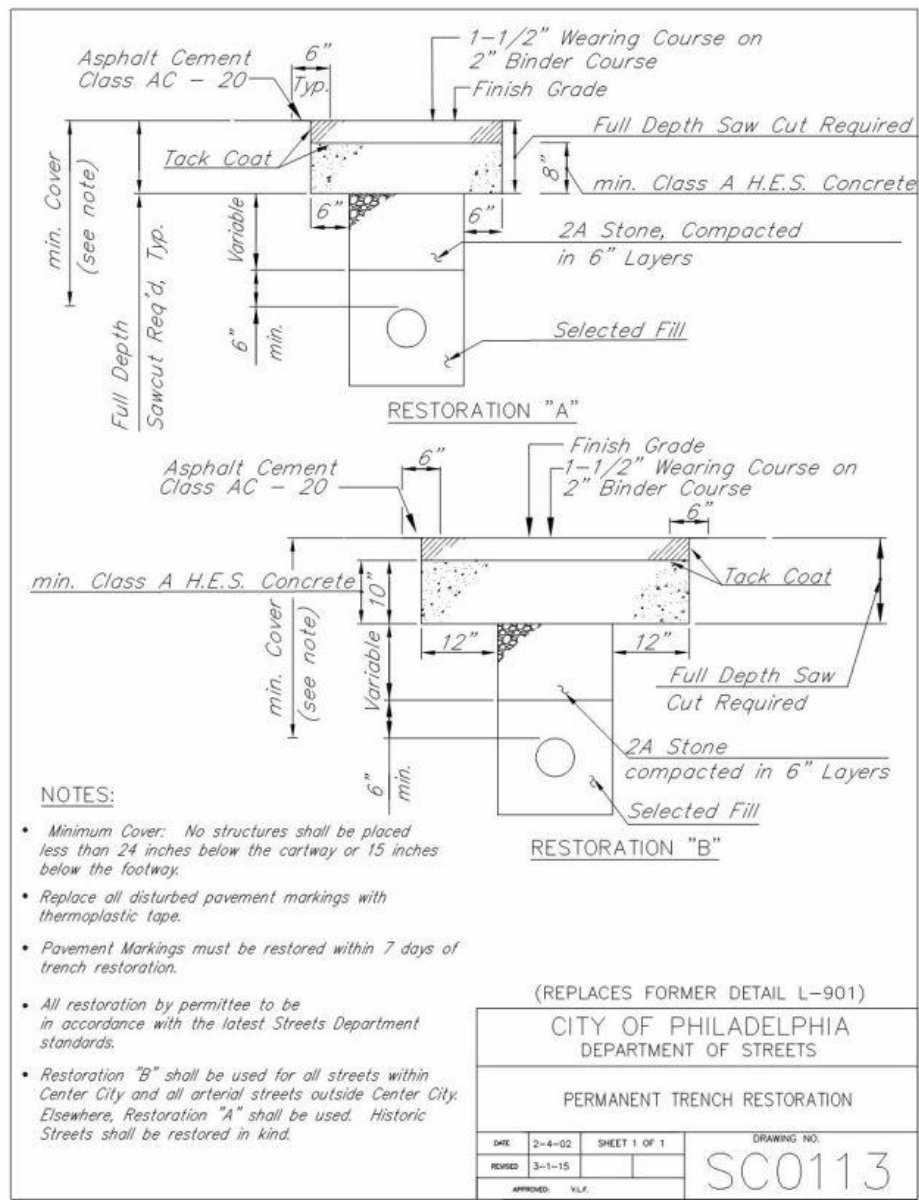
LOCATION PLAN - ZONING



LOCATION PLAN



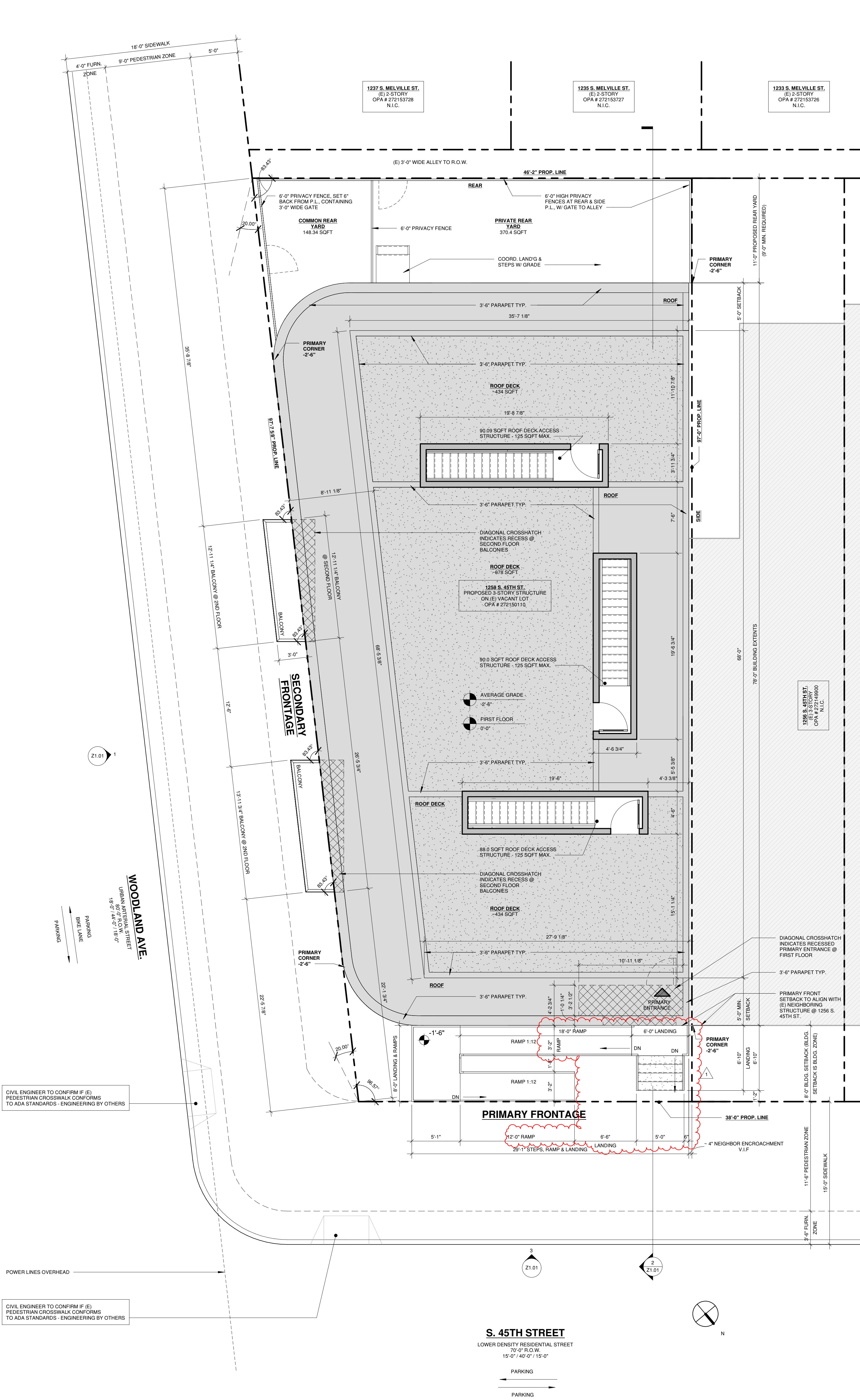
Approved by L&I: Chemozo Jung



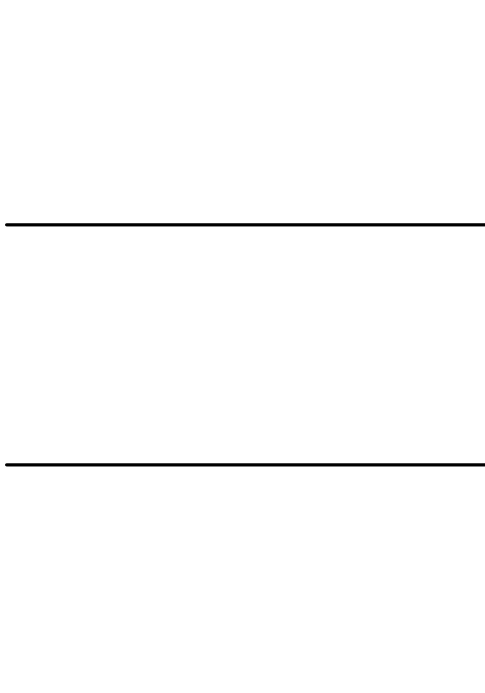
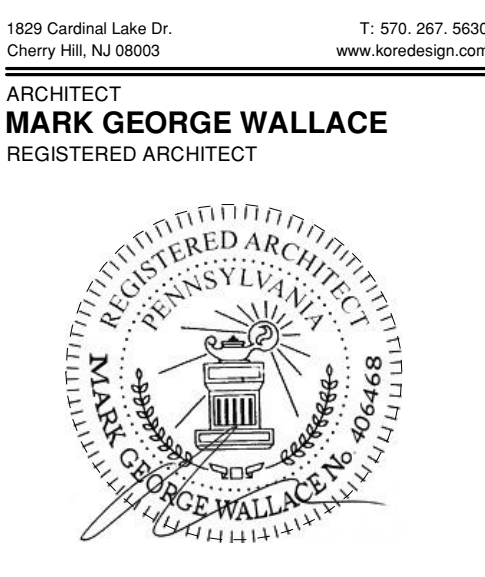
4 SITE DETAILS
SCALE: 1/4" = 1'-0"



3 EXISTING PHOTOS
SCALE: 1/4" = 1'-0"



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



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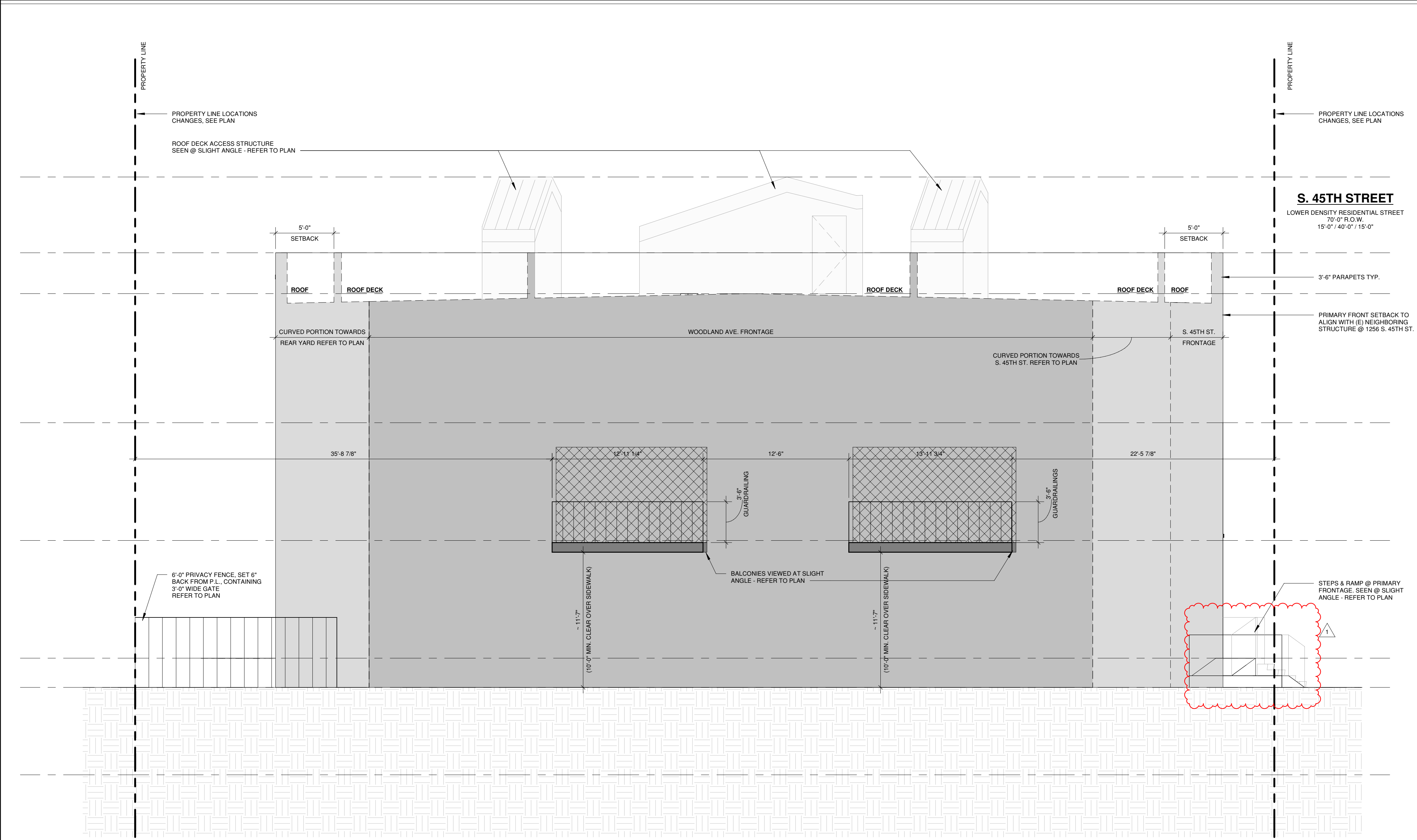
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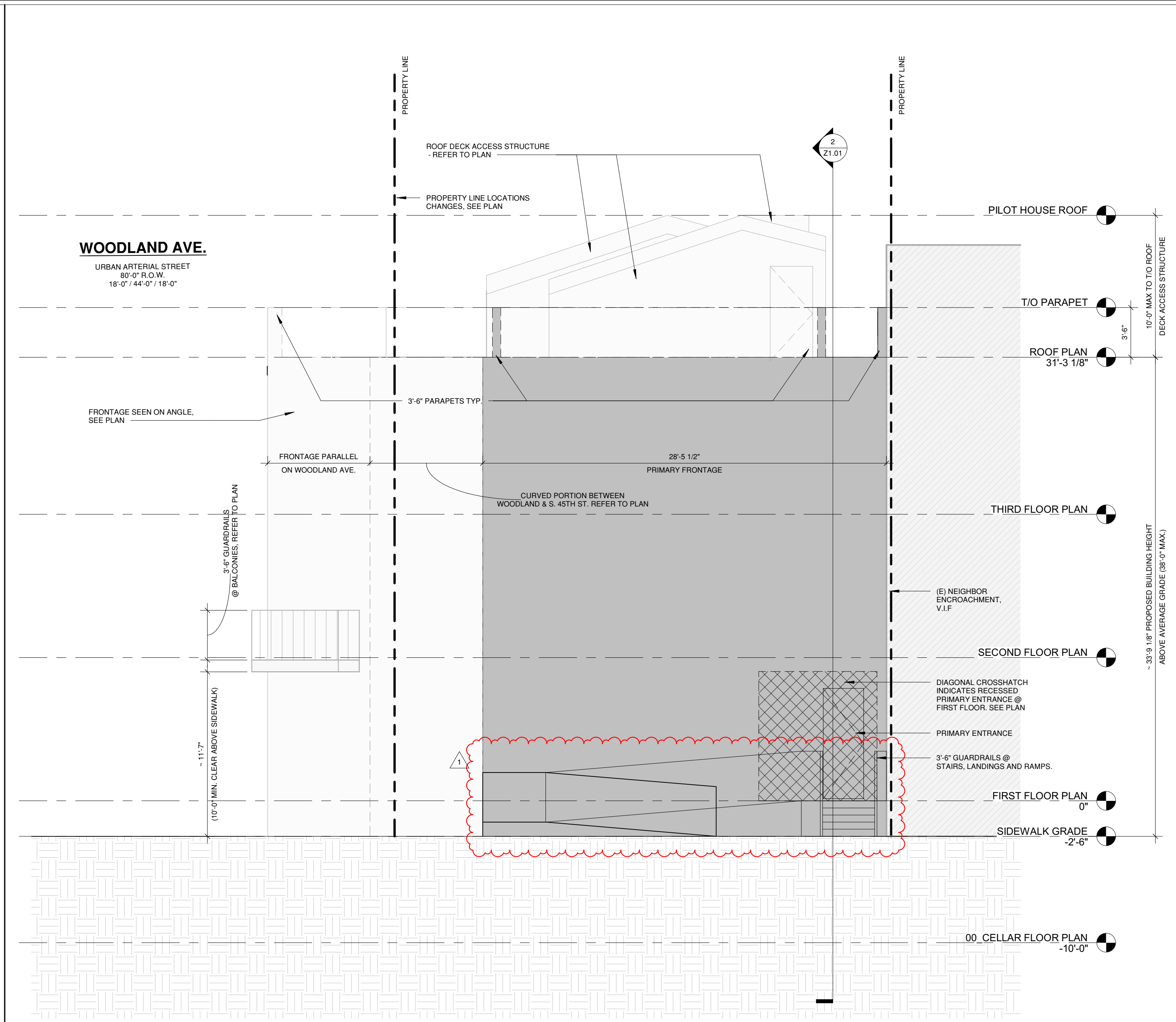
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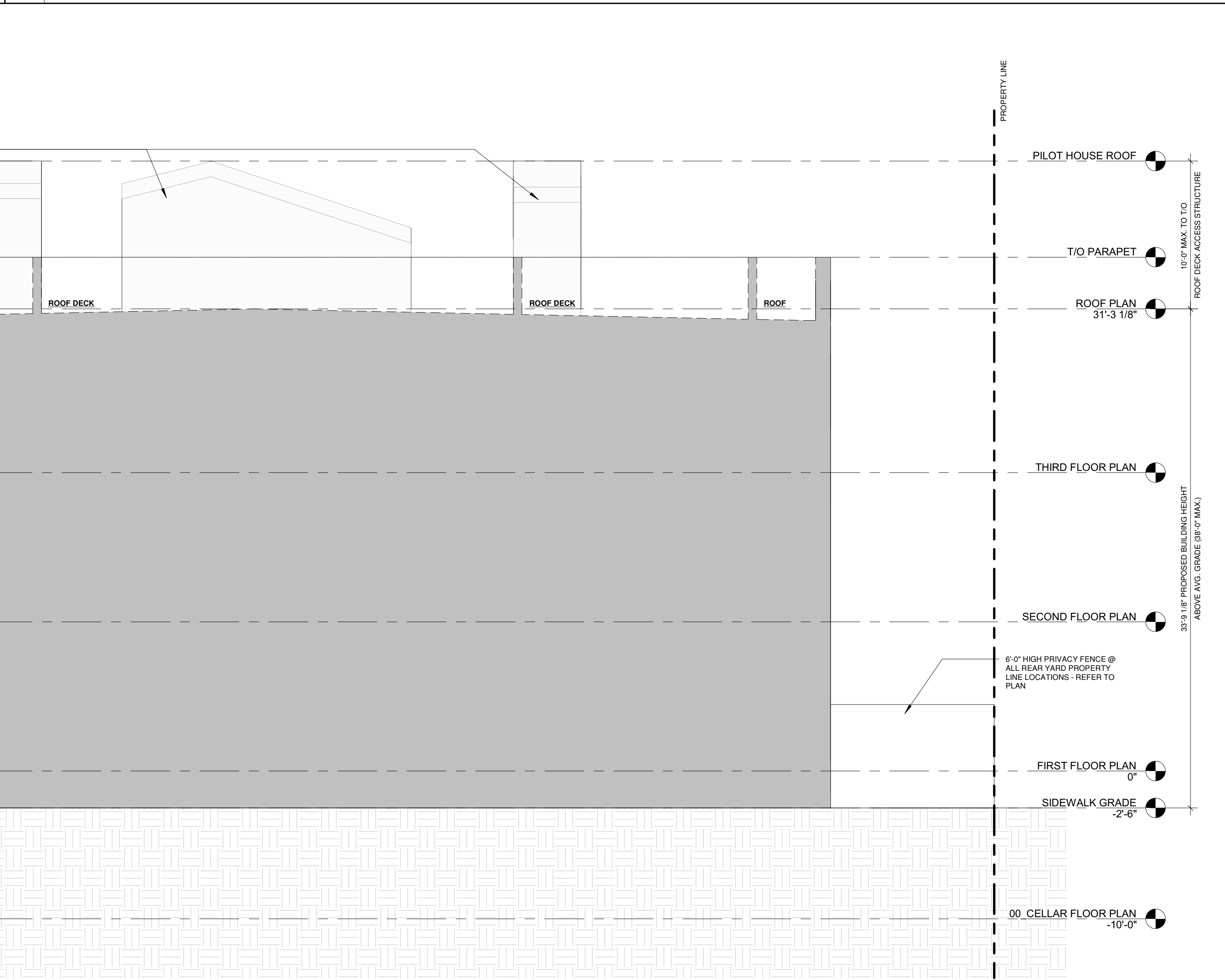
1 ZONING ELEVATION - WOODLAND AVE
SCALE: 3/16" = 1'-0"



3 ZONING ELEVATION - 45TH ST
SCALE: 3/16" = 1'-0"



2 ZONING SECTION
SCALE: 3/16" = 1'-0"



KORE

1425 Central Lake Dr.
Cherry Hill, NJ 08003
1-870-287-9600
www.koredesign.com

ARCHITECT
MARK GEORGE WALLACE
REGISTERED ARCHITECT

PROJECT

1258 S. 45TH ST.
PHILADELPHIA, PA, 19104

ISSUES/REVISIONS		
NO.	DESCRIPTION	DATE
0	ISSUE FOR ZONING	07/09/2025
1	ZONING RESPONSE	07/16/2025

DRAWING TITLE
ZONING ELEVATIONS

JOB NO. 25012
DRAWN BY: JMT
SCALE: 3/16" = 1'-0"
SHEET NO.

Z1.01