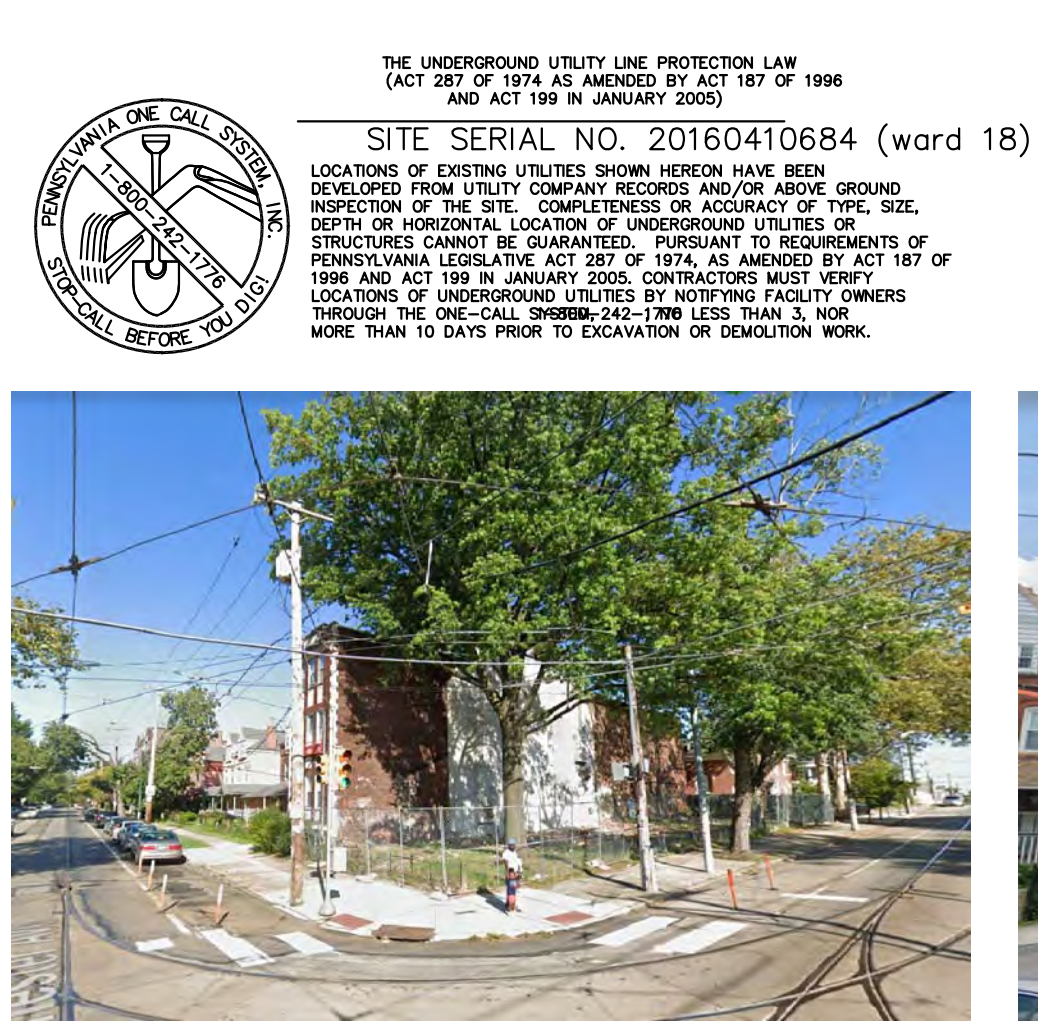
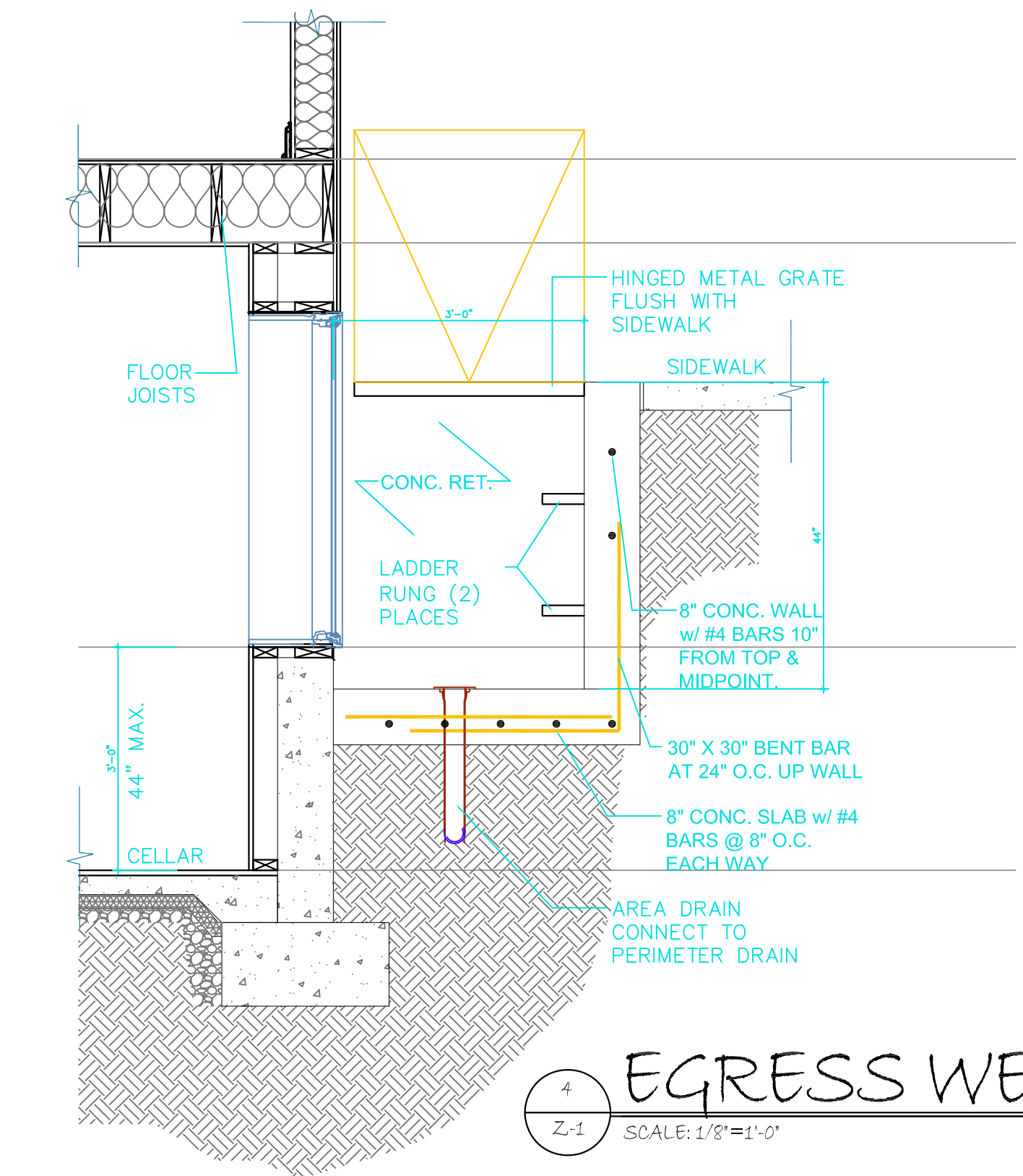
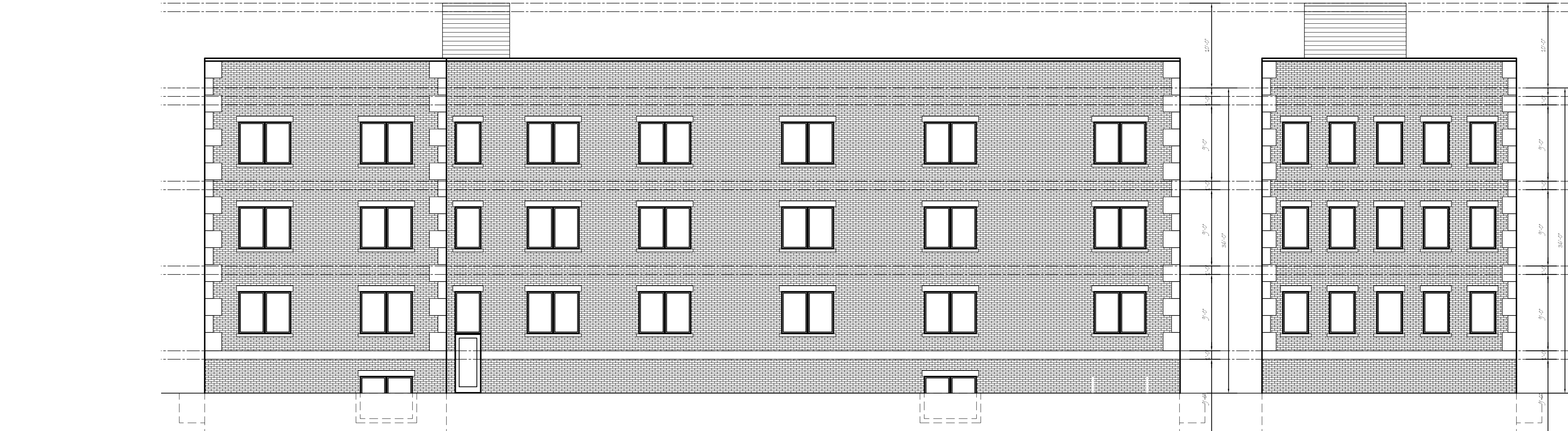


ZONING CODE FOR THE CITY OF PHILADELPHIA RTA-1 DISTRICT SUMMARY FOR PROPERTY 4820 CHESTER AVENUE ZONING PLAN		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL	MULTI FAMILY RESIDENTIAL
LOT WIDTH	25'-0"	30'-0"
LOT AREA	2250	4050 SQ. FT. = 100% Total Lot Area
OPEN AREA	NOT LESS THAN 50%	1292 SQ. FT. = 31.9% OPEN
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 50%	2758 SQ. FT. = 68.1% BUILDING
FRONT YARD SETBACK	8'-0"	0'-0"
SIDE YARD SETBACK	N/A	0'-0"
REAR YARD SETBACK	15'-0" MINIMUM	20'-0"
HEIGHT REGULATIONS	38'-0" MAX.	NOT TO EXCEED 38'-0" MAX.
UNITS	2	(12) UNITS



PROPOSED MULTI-FAMILY RESIDENCE

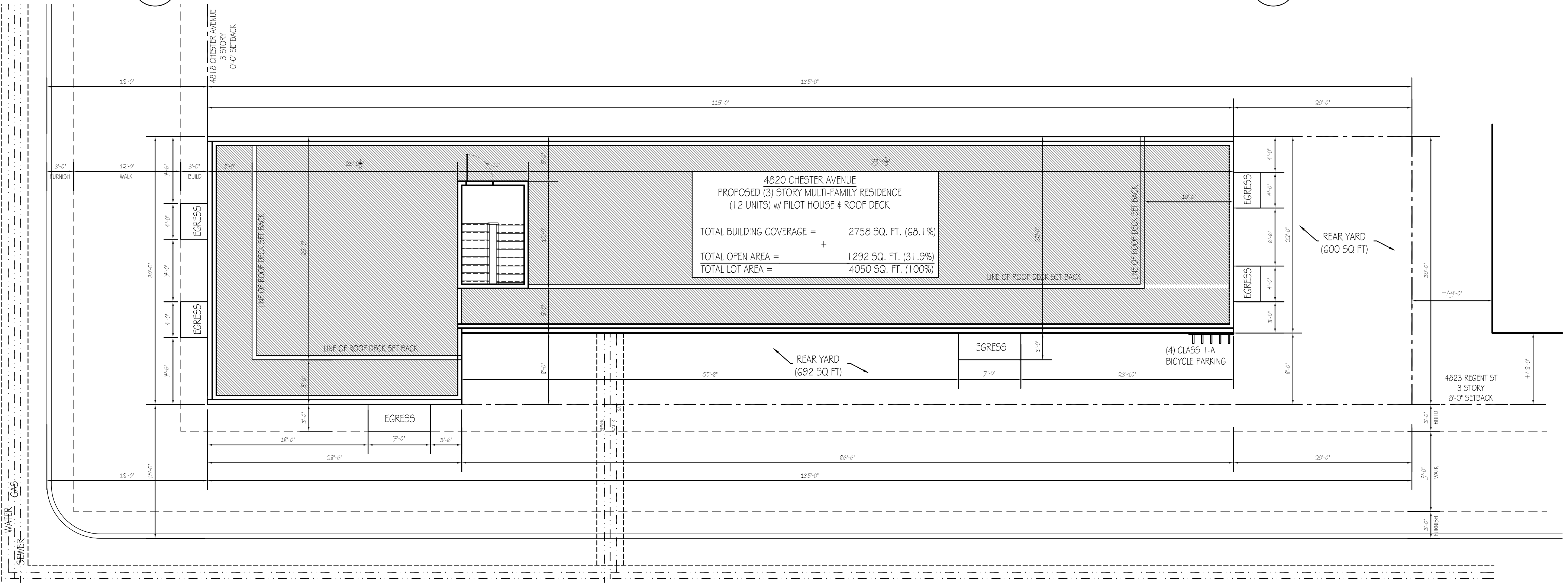
4820 CHESTER AVENUE, PHILADELPHIA, PENNSYLVANIA
PROPOSED (3) STORY MULTI-FAMILY FAMILY RESIDENCE w/ PILOT HOUSE & ROOF DECK



2 SIDE ELEV
SCALE: 1/8"=1'-0"

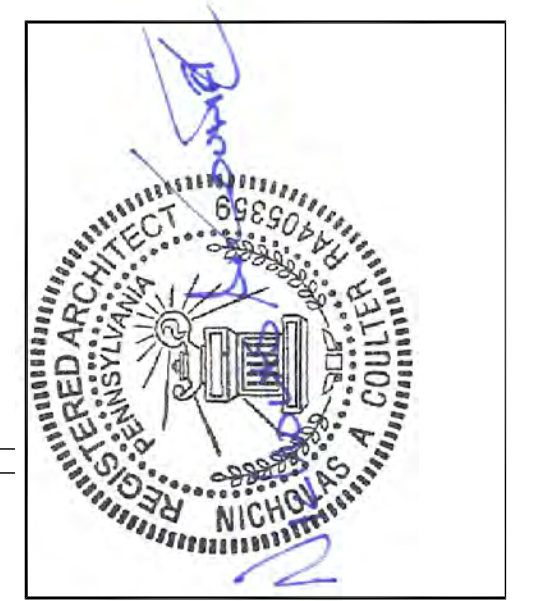
1 FRONT ELEV
SCALE: 1/8"=1'-0"

CHESTER STREET
80' ROW [18'-44'-18"]
LEGALLY OPEN - ON CITY PLANS
LOCAL STREET



49TH STREET
70' ROW [15'-40'-15"]
LEGALLY OPEN - ON CITY PLANS
LOCAL STREET

3 ZONING PLAN
SCALE: 1/8"=1'-0"



PROJECT: PROPOSED MULTI FAMILY RESIDENCE
4820 CHESTER AVENUE
PHILADELPHIA, PENNSYLVANIA

DWG. TITLE: ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: HK
CHECKED BY: HK
DATE: 2021-10-12
SCALE: AS NOTED

JOB No: 4820 CHESTER
FILE: 4820 CHESTER

Z-1

4820 CHESTER AVE

RENDERINGS



4820 CHESTER AVE

RENDERINGS

