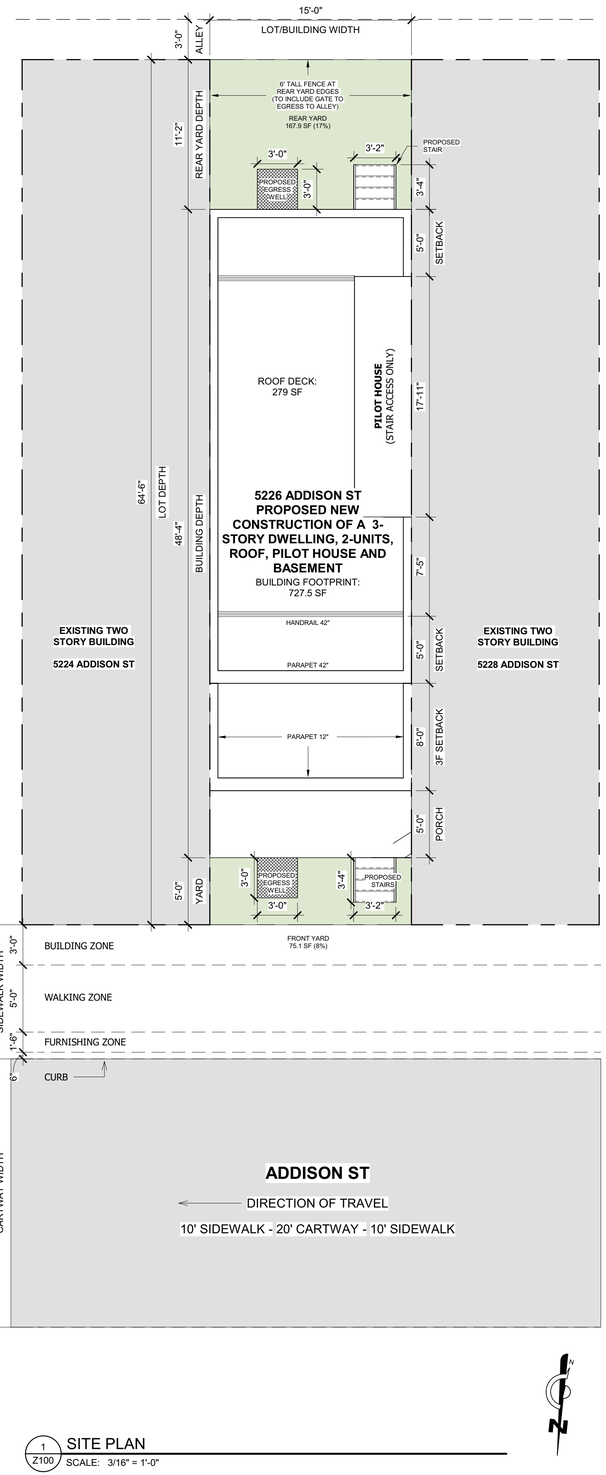
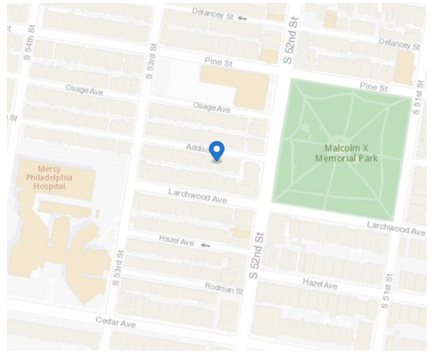
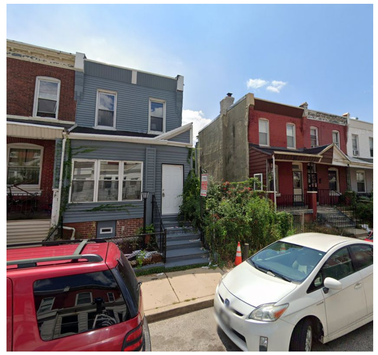


1 Z100 SITE PLAN
SCALE: 3/16" = 1'-0"





Assessed Legal Description: 175' W 52 ST 15'X64'6"

Abbreviated Legal Description: 15' X 64' 6"

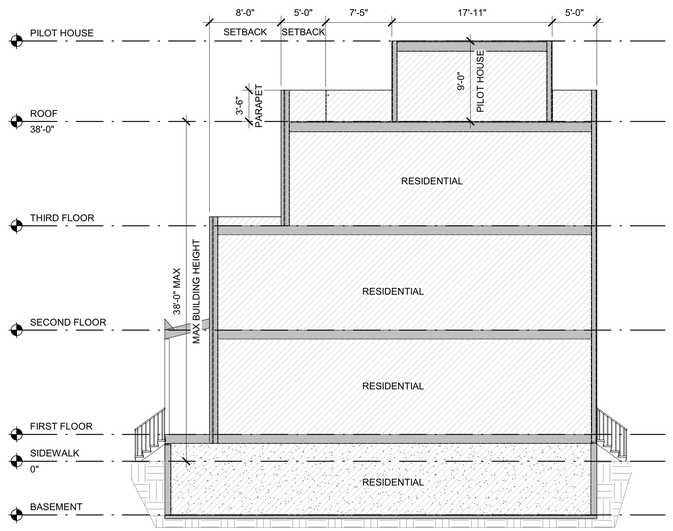
Actual Legal Description for Premises: 5226 ADDISON ST

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected,

SITUATE on the Southerly side of Addison Street at the distance of 175 feet Westwardly from the Westerly side of 52nd Street,

CONTAINING in frontage on Addison Street 15 feet and extending of that width in length or depth Southwardly between parallel lines at right angles to Addison Street 64 feet 6 inches to a certain 3 feet wide alley.

BEING the same premises which Cynthia Y. Mountcastle, Administratrix of the Estate of William Kingsboro, dec'd and Elaudine Kingsboro by Deed dated 10/29/1977 and recorded 01/09/1978 at Philadelphia in Deed Book DCC 1565 - 304 granted and conveyed unto George E. Lockhart in fee.



2 Z100 BUILDING SECTION
SCALE: 1/8" = 1'-0"

Property Schedule

Parcel No.	Address	Area
602143800	5226 ADDISON ST	970 SF

RM-1
PREVIOUS DISTRICT NAME - R8/9/10/10B/18/19

PERMITTED BUILDING TYPE
DETACHED; SEMI-DETACHED; ATTACHED

USES PERMITTED AS OF RIGHT:
SINGLE-FAMILY; TWO-FAMILY; MULTI-FAMILY; PASSIVE RECREATION; FAMILY DAY CARE, RELIGIOUS ASSEMBLY; SAFETY SERVICES; TRANSIT STATION; COMMUNITY GARDEN; MARKET OR COMMUNITY-SUPPORTED FARM

	REQUIRED	PROPOSED
LOT DIMENSIONS		
MIN. LOT WIDTH (FT)	16 FT	15'-0" (EXISTING)
MIN. LOT AREA (SQ FT)	1440 SQ FT	970 SF (EXISTING)
MIN. OPEN AREA (% OF LOT)	INTERMEDIATE:25%, CORNER 20%	243 SF (25%)
FRONT SETBACK		
MINIMUM (FT)	BASED ON SETBACK OF ABUTTING LOTS	5'-0"
MINIMUM SIDE YARD WIDTH (6), PERMITTED RESIDENTIAL USES AS SET FORTH IN 14-701		
SIN. OR 2-FAMILY DETACHED, INTERMEDIATE (FT)	2/5 EACH	
SIN.- OR 2-FAMILY DETACHED, CORNER (FT)	5 FT	
SINGLE- OR TWO-FAMILY SEMI- DETACHED (FT)	5 FT	
MULTI-FAMILY, DETACHED (FT)	2/5 EACH	
MULTI-FAMILY SEMI- DETACHED CORNER LOT (FT)	8 FT	
MULTI-FAMILY SEMI- DETACHED (FT)	12 FT	
MINIMUM SIDE YARD WIDTH (6) PERMITTED NONRESIDENITAL USES AS SET FRONT IN 14-701		
INTERMEDIATE (FT)	2/12 EACH	
CORNER (FT)	12 FT	
REAR YARD		
MIN. DEPTH (FT)	9 FT	11'-2"
MIN. AREA (FT)	144 SF	167.9 SF
HEIGHT		
MAXIMUM (FT)	38 FT	38'-0"
OPEN SPACE SQUARE FOOTAGE		
REAR YARD (SQ FT)	144 SF	167.9 SF
FRONT YARD (SQ FT)		75.1 SF
COURT (SQ FT)		
BUILDING FOOTPRINT (SQ FT)		1317 SF
BUILDING USE		
		RESIDENTIAL

STREETS DEPARTMENT
RIGHT OF WAY

STREET BREAK-DOWN: ADDISON ST

10' SIDEWALK - 20' CARTWAY - 10' SIDEWALK = 40 FT WIDE

	ENCROACHMENT TYPE	DIMENSION
	PROPOSED / EXISTING	ENCROACHMENT
STAIRS / STEPS		NA
WINDOW WELL		NA
BAY WINDOW		NA
MAXIMUM ENCROACHMENT ALLOWED: 3'-0"		

ZONING APPROVAL STAMP

APPROVED
FOR ZONING ONLY
04/06/22
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS IT WILL REQUIRE THE APPROVAL OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
Applied Electronically by L&I User:

BUILDING APPROVAL STAMP

PLATO STUDIO
PLATO MARINAKOS, JR. ARCHITECT, LLC
www.plato-studio.com
107 S 2nd Street
4th Floor
Philadelphia, PA 19106
267-866-0930 OFFICE
267-866-0931 DIRECT
plato@plato-studio.com

REGISTERED ARCHITECT PENNSYLVANIA PLATO A. MARINAKOS JR. RA014150

ARCHITECT SEAL MUST BE IN RED INK

OWNER

DEEVAAR LLC.

ONE CALL #: 20220951857

Know what's below. Call before you dig.

ISSUED BY:
PLATO A. MARINAKOS JR ARCHITECT, LLC
FOR " APPROVAL" BY OUR CLIENT AND CUSTOMER

CLIENT IS REQUIRED TO **CHECK (X)** ONE BOX ONLY
☐ APPROVED AS IS
☐ APPROVED AS NOTED

CLIENT SIGNATURE _____ **DATE** _____

NAME (PLEASE PRINT) _____

KINDLY RETURN ALL DRAWINGS FOR THE COMPLETE BUILDING, SIGNED AND DATED TO OUR OFFICE LOCATION.

REV	DATE	DESCRIPTION
	01-14-22	Submission Zoning

5226 ADDISON ST

ZONING

Project number	N/A
Date	04-05-2022
Drawn by	AM
Checked by	Checker

Z100

Scale: As indicated

4/5/2022 12:41:18 PM

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