

RSA-2 Zoning Analysis			
Category	Regulation	Philadelphia Zoning Code Reference	Comments
Building Type	Detached buildings permitted	14-602(3)	The zoning district allows for detached structures
Uses Allowed / Maximum Allowed Multifamily Unit Count	Single family residential is allowed	14-602(3)	Single family use proposed and allowed
Minimum Open Area / Maximum Occupied Area of Lot	Max. Occupied Area: 40%	14-701(2)	1,961 sf (16.6%) existing occupied area; 2,042 sf (15.2%) proposed occupied area
Front Setback	Min. Front Setback: 15'	14-701(2)	29' - 5" & 23' - 1 3/4" existing; no alteration proposed
Side Setback	Min. Side Setback: 6'	14-701(2)	19' - 2 1/4" existing; no alteration proposed
Rear Setback / Rear Yard Depth	Min. Rear Yard Setback: 20'	14-701(2)	75' - 10" existing; existing Garage in rear yard with 0' setback; proposed addition to garage in rear yard
Maximum Building Height	Max. Building Height: 38'	14-701(2)	+/- 30' exist'g; no alteration proposed / +/- 10' - 9" exist'g garage height; proposed 20' - 6" garage height

Area Schedule (Zoning)		
Name	Area	%
Existing Building	1,638 SF	12.2%
Garage	323 SF	2.4%
Proposed Overhang	81 SF	0.6%
Occupied	2,042 SF	15.2%
Yard	11,356 SF	84.8%
Open	11,356 SF	84.8%
Total Lot	13,399 SF	100.0%



View along Ardleigh St



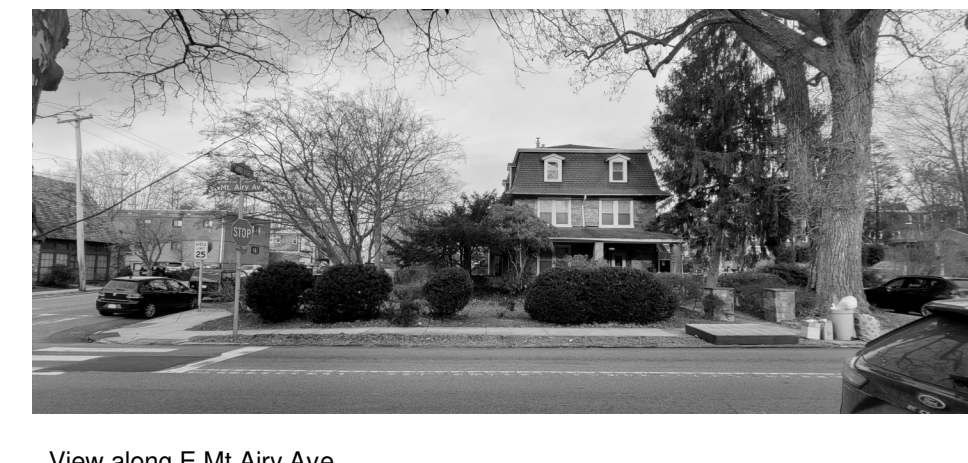
View of Ardleigh St



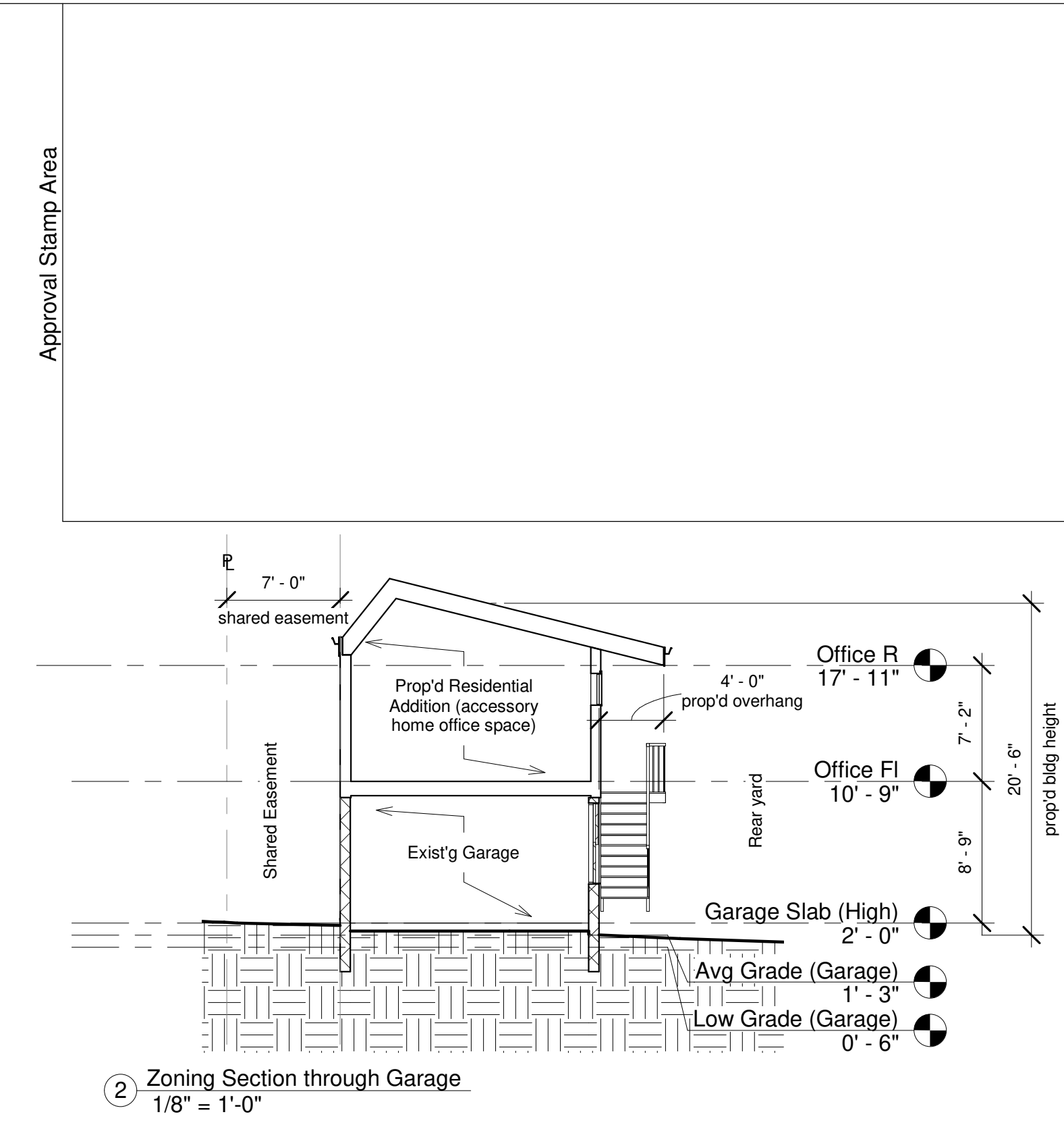
View along Ardleigh St



View of Ardleigh St



View along E Mt Airy Ave



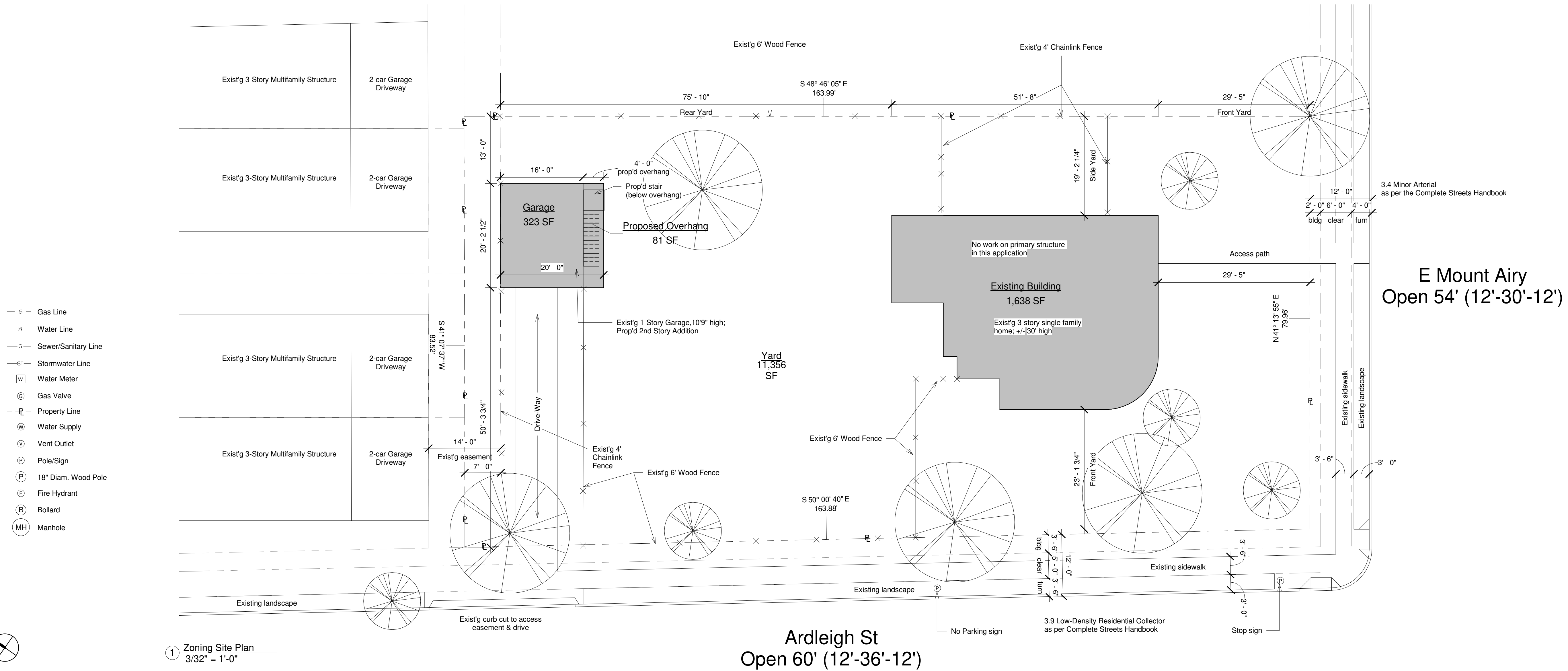
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Stamps

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MEP Engineer	



No.	Description	Date
	Zoning Permit Submission	8/15/222

Zoning	
Project number	202201-27
Date	8/15/2022
Z001	
Scale	As indicated