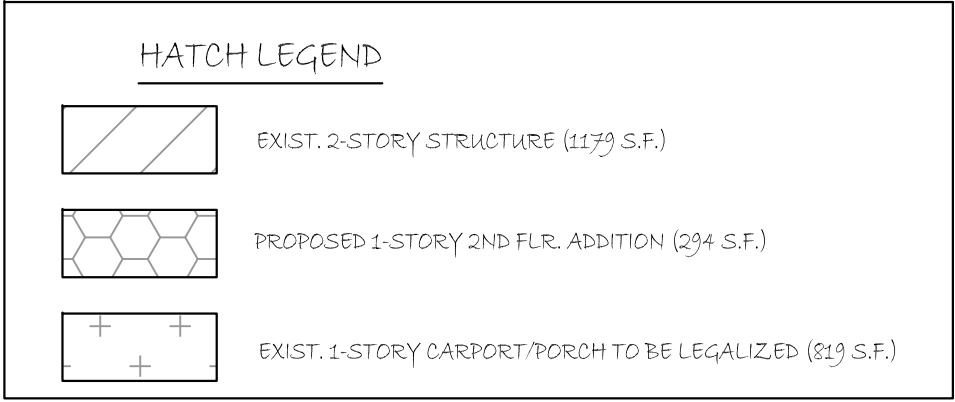


ZONING CODE FOR THE CITY OF PHILADELPHIA RSA-3 DISTRICT SUMMARY FOR PROPERTY 1813 CHANDLER STREET		
APPLICABLE REGULATIONS	PERMITTED / REQUIRED	EXIST. / PROPOSED
PERMITTED USE BY RIGHT	RESIDENTIAL, SINGLE	SINGLE FAMILY
LOT WIDTH	25'-0"	51'-0" (EXIST)
LOT AREA	2,250 S.F.	5,546 SQ. FT. = 100% Total Lot Area (EXIST)
OPEN AREA	NOT LESS THAN 50%	2,292 SQ. FT. = 41.3% Open
OCCUPIED AREA	BUILDING MAY OCCUPY NO MORE THAN 50%	3,254 SQ. FT. = 58.7% Covered
FRONT YARD SETBACK	8'-0"	37'-9" TO EXIST. 2-STORY STRUCTURE
REAR YARD SETBACK	15'-0"	0'-0" TO CARPORT, 19'-6" TO PROPOSED ADDITION
SIDE YARD SETBACK	(2) @ 8'-0" EACH	0'-0" (@ CARPORT/PORCH ROOF) & 8'-1"
HEIGHT REGULATIONS	38'-0" MAX.	+/-26'-0" GRADE TO T.O. MAIN ROOF PEAK (EXIST) 20'-0" GRADE TO T.O. PROPOSED 2ND FLR. ADDITION ROOF 10'-0" GRADE TO T.O. CARPORT/PORCH ROOF)



PROPOSED ADDITIONS TO SINGLE FAMILY HOME

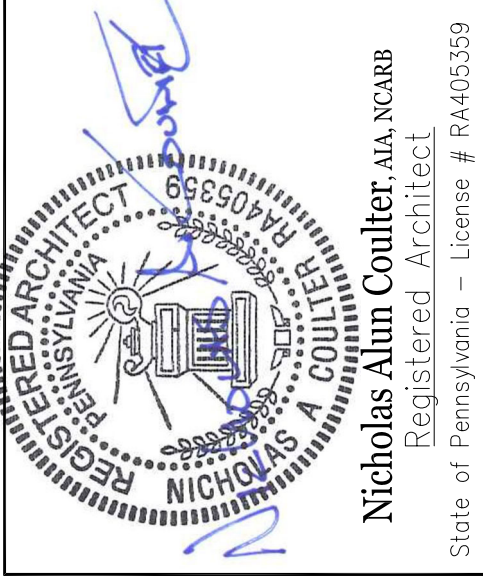
EXISTING 2-STORY SINGLE FAMILY RESIDENCE W/ CELLAR TO REMAIN

PROPOSED LEGALIZATION OF (1) ACCESSORY PARKING SPACE IN REAR YARD

PROPOSED LEGALIZATION OF 1-STORY REAR & SIDE UNENCLOSED CARPORT/PORCH ROOF ADDITIONS

PROPOSED REAR 1-STORY 2ND FLOOR ADDITION (UNCONDITIONED SPACE BELOW @ 1ST FLOOR)

1813 CHANDLER STREET, PHILADELPHIA, PENNSYLVANIA



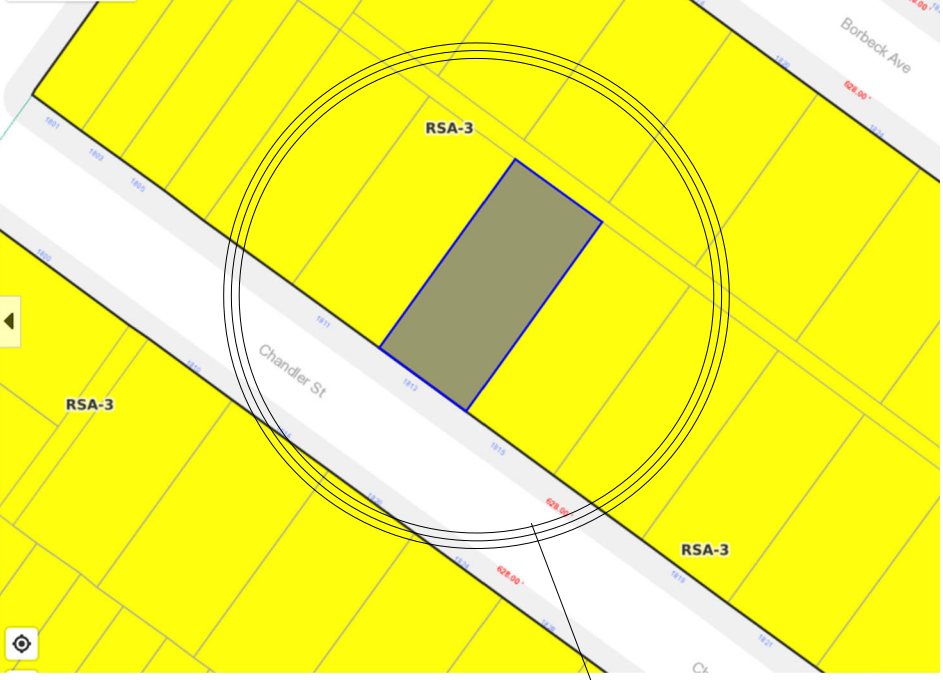
PROJECT	EXIST. SINGLE FAMILY HOME - PROPOSED ADDITION(S)
DWG. TITLE	EXIST. SINGLE FAMILY HOME - PROPOSED ADDITION(S) 1813 CHANDLER STREET PHILADELPHIA, PENNSYLVANIA ZONING PLAN & ELEVATIONS

REVISIONS:

DRAWN BY: LD
CHECKED BY: HK
DATE: 5/12/2025
SCALE: AS NOTED

JOB No: CHANDLER
FILE: CHANDLER

Z-1



ZONING MAP - RSA-3 ZONING

PROJECT ADDRESS:
1813 CHANDLER STREET



PHOTO 1



PHOTO 2



PHOTO 3

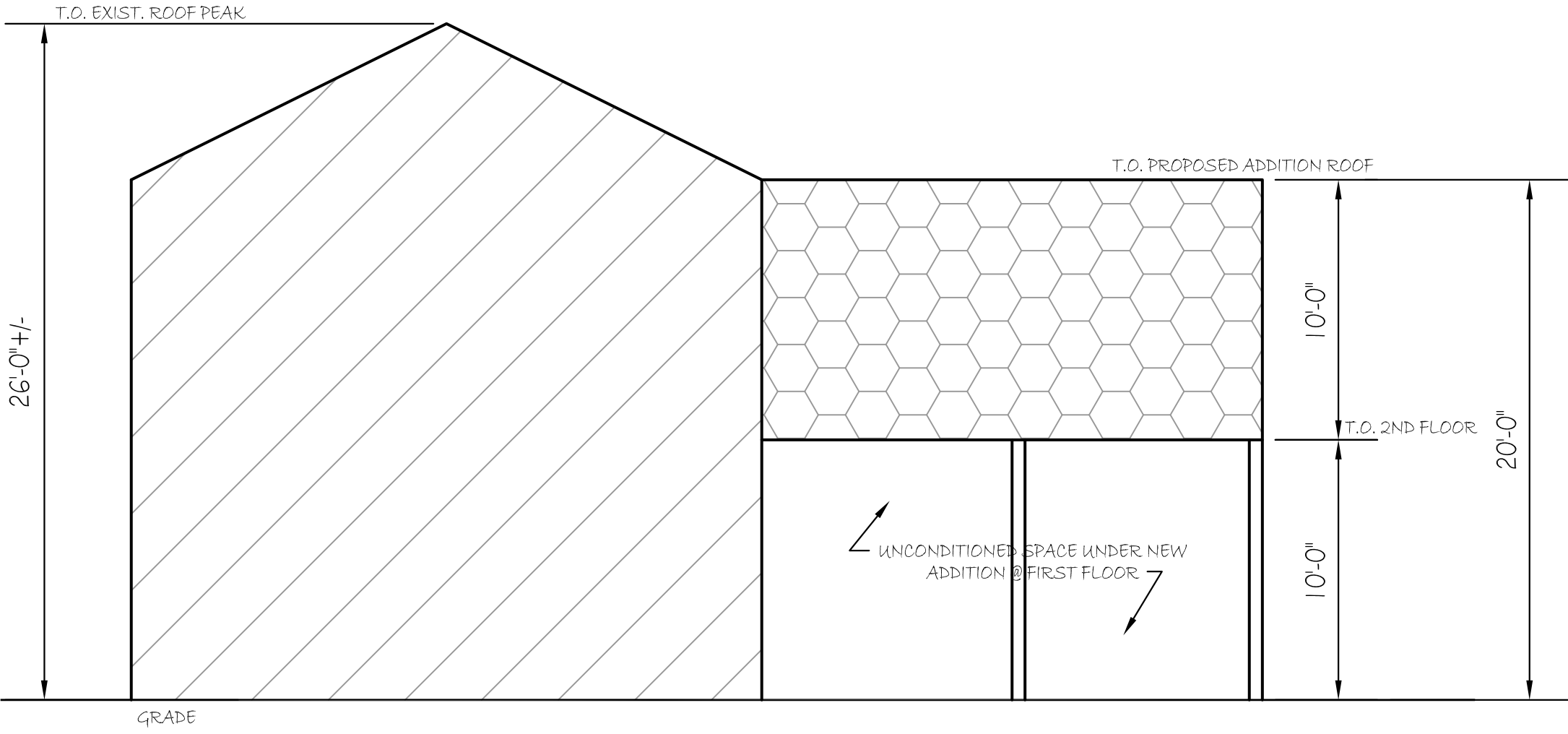


PHOTO 4

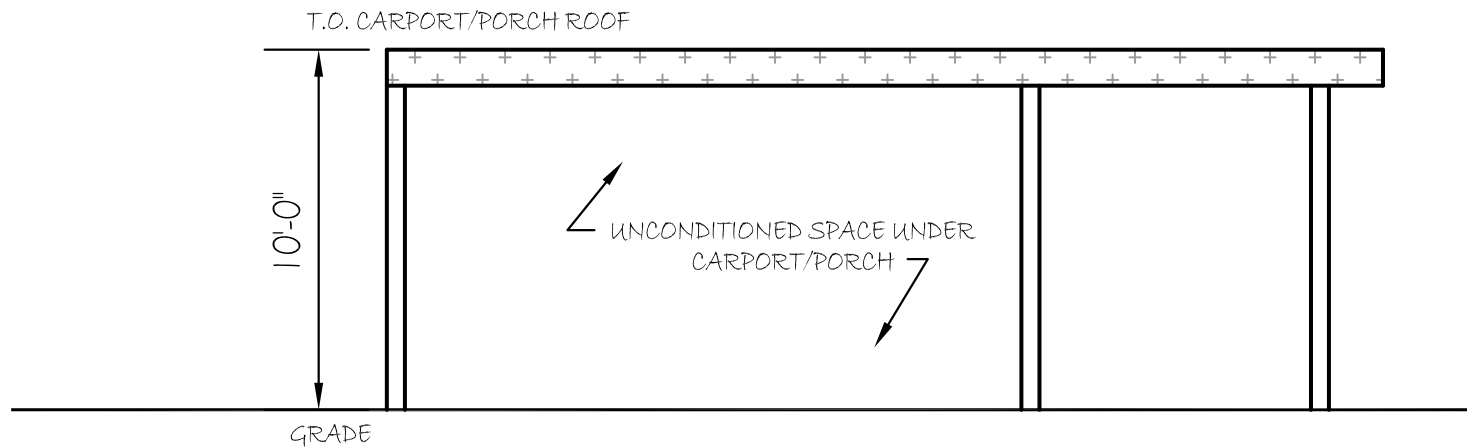
PROPOSED LEGALIZATION OF EXISTING 1-STORY UNCONDITIONED CARPORT & PORCH ROOF ADDITION(S)



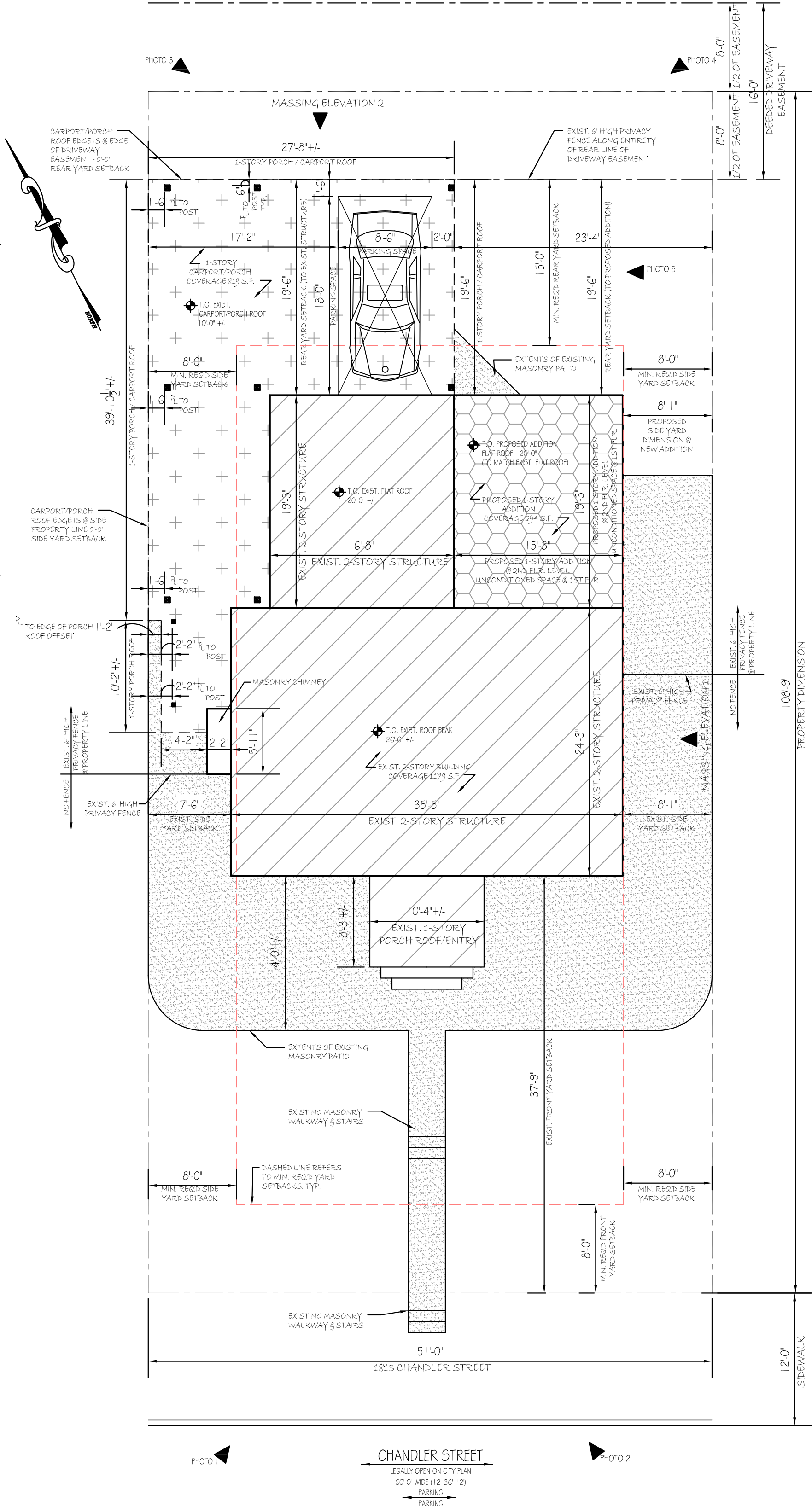
PHOTO 5



2 MASSING ELEVATION 1
SCALE: 3/16"=1'-0"



3 MASSING ELEVATION 2
SCALE: 3/16"=1'-0"



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

NOTE: ZONING SITE PLAN PREPARED BY ICA DESIGN ASSOCIATES, INC. (ICAD) FOR THE PURPOSES OF LOCATING & LEGALIZING EXISTING UNENCLOSED CARPORTS & PORCHES. THE USE OF THIS SITE PLAN SHALL BE LIMITED TO THE PURPOSES MENTIONED ABOVE ONLY & SHALL NOT BE CONSIDERED AS A SURVEY. PROPERTY LINE INSTRUMENT.