

**ADDRESS: 2141 ST JAMES ST**

Proposal: Legalize demolition of stone site wall; construct stairs and fencing

Review Requested: Final Approval

Owner: Ben Sabagh

Applicant: Ben Sabagh

History: 1923; English Village; Spencer Roberts, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Significant 2/8/1995

Staff Contact: Meredith Keller, meredith.keller@phila.gov

**OVERVIEW:** The property at 2141 St. James Street is significant in the Rittenhouse Fidler Historic District as a prominent corner building of the 1920s English Village development. The building fronts St. James Street; its west elevation extends along 22nd Street, and its rear is highly visible from both S. 22<sup>nd</sup> Street and Chancellor Street, the latter of which dead ends behind the English Village properties.

At its 9 December 2016 meeting, the Historical Commission approved an application to construct a rear addition “with a revised, sloped and lowered roofline” to replace a non-historic vestibule. The application originally included a rear deck, which was removed from the scope by the applicant prior to the Historical Commission meeting. No work was proposed to the rear stone site wall.

Following the Historical Commission approval, the property owner obtained an EZ Permit from the Department of Licenses and Inspections without the required review and approval by the Historical Commission for an expanded scope which included removal of the historic masonry site wall at the rear of the property, which was not part of the scope approved by the Historical Commission during its 2016 review. Acknowledging its error in issuing the permit without Historical Commission approval, the Department of Licenses and Inspections revoked the permit and issued a violation for the demolition of the wall on 7 March 2019. The rear exterior of the property remains unchanged since the date the violation was issued; the stone wall has not been reconstructed, the addition has not been built, and thus a raised rear door lacks steps down to grade.

The Streets Department is currently installing an ADA ramp in the sidewalk at the southeast corner of 22<sup>nd</sup> and Chancellor Streets, which includes the area where the wall was removed.

This application proposes to legalize the demolition of the stone site wall and to construct two wrought iron staircases and to enclose the rear courtyard area with metal fencing and a gate.

**SCOPE OF WORK:**

- Legalize removal of historic stone site wall;
- Construct two wrought iron staircases to basement and first-story; and
- Enclose rear courtyard with metal fencing and gate.

**STANDARDS FOR REVIEW:**

The Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines include:

- *Standard 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

- The demolition of the stone site wall destroyed historic materials that characterize the property and the English Village development. The work does not comply with Standard 9, and the site wall should be reconstructed to its original appearance.
- The proposed wrought iron staircases and fencing along Chancellor Street are compatible with the property and would not impact its historic integrity. The work satisfies Standard 9.

**STAFF RECOMMENDATION:** Denial of the legalization of the demolition of the stone site wall; approval of the wrought iron staircases and fencing along Chancellor Street but not along 22<sup>nd</sup> Street, where the stone wall was located, with the staff to review details, pursuant to Standard 9.

**MAPS & IMAGES:**



Figure 1: 2020 aerial showing 2141 St. James Street. Source: Atlas.



Figure 2. October 2021 photo showing current conditions and in-progress work by the Streets Department.





Figure 3: View of 2141 St. James Street from May 2020, showing the demolished site wall and removed vestibule. Source: Google.



Figure 4: June 2018 photo showing the stone wall prior to its removal. Source: Cyclomedia.

# ***HERE'S THE PLAN, LLC***

541 Street Road, 2<sup>nd</sup> floor  
Southampton, PA 18966  
Office: 215-355-1262 Fax: 215-355-2502  
herestheplanllc@gmail.com

October 14, 2021

Reference: 2141 Saint James Street, Philadelphia, PA

To whom it may concern,

This letter is to address the installation of a new rear yard exterior stairway and landing. The owner of this single family 2 story masonry corner building has removed an existing exterior masonry wall and exterior wood framed structure without approval from the Philadelphia Historic Commission. Violations have been issued as follows:

**CASE NUMBER: 675434**

Violation number: 211959784 - 14-1005(1) dated March 6, 2019

NO PERSON SHALL ALTER OR DEMOLISH A HISTORIC BUILDING, STRUCTURE, SITE, OR OBJECT, OR ALTER, DEMOLISH, OR CONSTRUCT ANY BUILDING, STRUCTURE, SITE, OR OBJECT WITHIN A HISTORIC DISTRICT, NOR ALTER OR DEMOLISH A HISTORIC PUBLIC INTERIOR PORTION OF A BUILDING OR STRUCTURE WITHOUT FIRST OBTAINING A BUILDING PERMIT. APPROVAL OF THE HISTORIC COMMISSION IS REQUIRED PRIOR TO OBTAINING A BUILDING PERMIT.

Case number: 696985

Violation number: 211968386 - A-301.1/64 dated July 23, 2019

A ZONING PERMIT IS REQUIRED FOR THE CONSTRUCTION, ERECTION, REMOVAL, DEMOLITION, OR CHANGE IN EXTERIOR DIMENSION OF ANY STRUCTURE.

A building permit has been applied for through the Eclipse system.

Permit number: RP-2021-014865 applied for on September 24, 2021

Any further questions may be addressed to the above referenced phone number.

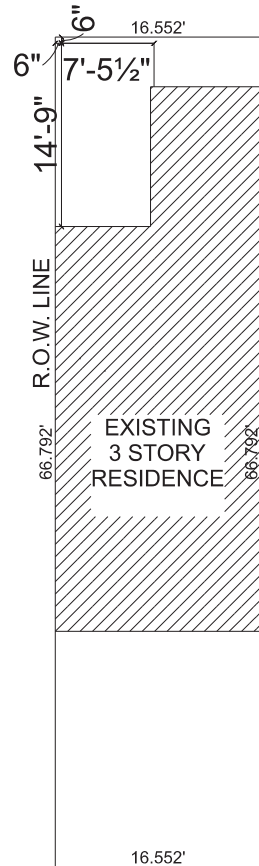
Sincerely,

**Ron Arrighy**  
Managing Partner

SOUTH 22ND STREET

CHANCELLOR STREET

EXISTING CURB LINE  
EXISTING SIDEWALK



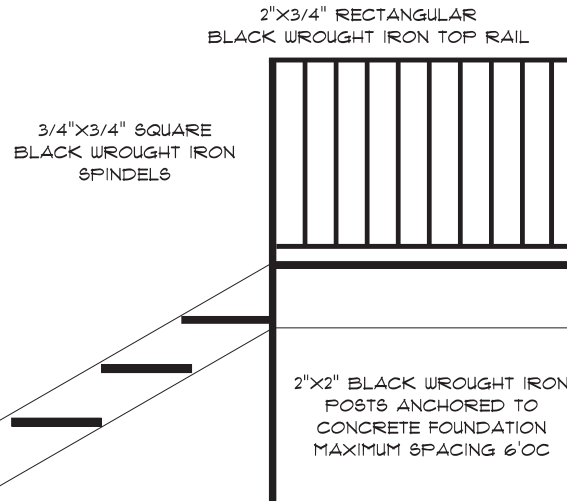
ADJACENT  
PARCEL/  
EXISTING  
3 STORY  
DWELLING

EXISTING  
3 STORY  
RESIDENCE

ST. JAMES PLACE

## PROPOSED SITE PLAN

1" = 10'

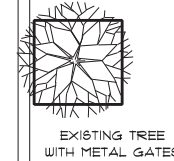


BLACK WROUGHT IRON OPEN RISER STEPS,  
STRINGERS, LANDING AND FRAMEWORK

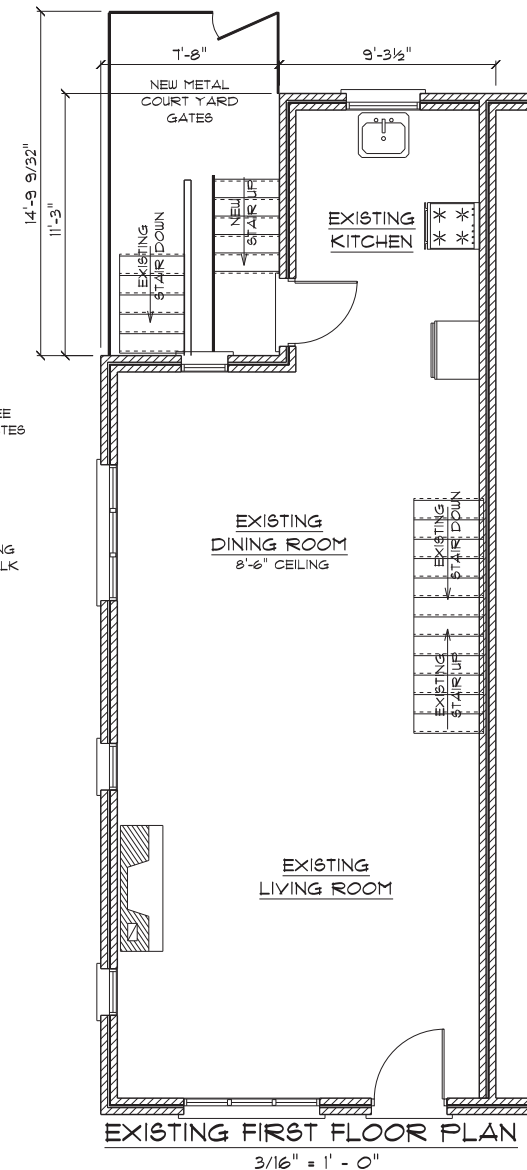
TREADS, RISERS & HANDRAILS  
SHALL BE IN COMPLIANCE WITH  
THE 2015 INTERNATIONAL RESIDENTIAL CODE

## STAIR & RAILING DETAILS

NOT TO SCALE



EXISTING  
SIDEWALK



## EXISTING FIRST FLOOR PLAN

3/16" = 1' - 0"

NEW EXTERIOR STAIR & GATES for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

**Here's The Plan, LLC**

541 Street Road, Southampton, PA 18966

Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

EXISTING FLOOR PLANS

AUGUST 11, 2021

PAGE 1



REAR ELEVATION

3/16" = 1' - 0"



NEW STAIR  
LANDING  
AND RAILINGS

LEFT SIDE ELEVATION

3/16" = 1' - 0"



EXISTING FRONT ELEVATION

3/16" = 1' - 0"

NEW EXTERIOR STAIR & GATES for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

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NEW ELEVATIONS WITH NEW STAIR & LANDING

AUGUST 11, 2021

PAGE 2



REAR ELEVATION  
WITH GATES  
3/16" = 1' - 0"



LEFT SIDE ELEVATION  
WITH GATES  
3/16" = 1' - 0"



EXISTING  
FRONT ELEVATION  
3/16" = 1' - 0"

NEW EXTERIOR STAIR & GATES for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

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NEW ELEVATIONS WITH STAIR & YARD GATES

AUGUST 11, 2021

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## **DOCUMENTATION PROVIDED BY PHC STAFF:**

1. Notice of Violation
2. Historical Commission meeting minute, 9 December 2016
3. December 2016 application to construct rear addition





CITY OF PHILADELPHIA  
DEPARTMENT OF  
LICENSES AND  
INSPECTIONS

Central District  
990 Spring Garden St, 7th Floor  
Philadelphia, PA 19123  
Office: 215-685-3786  
Email : Central\_Inspections@phila.gov

INITIAL NOTICE OF VIOLATION AND ORDER

SABAGH B. BEN  
2141 ST JAMES ST  
PHILADELPHIA PA 19103

L&I Case Number: 675434

Date of Notice: 03/07/2019

RECEIVED  
BOARD OF L&I REVIEW  
2019 APR - 8 A  
DEPARTMENT OF  
LICENSES AND INSPECTIONS

**Property in Violation: 2141 ST JAMES ST EXTERIOR SIDE**

Dear Sir/Madam,

On 03/06/2019 the Department of License and Inspections conducted an inspection/investigation of the above property and found it in violation of the Philadelphia Code. The results of the inspection are included in the violation section below. A re-inspection will be conducted on or about 04/12/2019 to determine compliance with this order.

If you have any questions regarding this notice please contact Inspector Giovanni Caputo (giovanni.caputo@phila.gov) or the District Office noted above.

**YOU ARE ORDERED TO CORRECT THE FOLLOWING VIOLATIONS PRIOR TO THE NEXT  
REINSPECTION DATE INCLUDED ON THIS NOTICE**

**VIOLATIONS:**

No person shall alter or demolish a historic building, structure, site, or object, or alter, demolish, or construct any building, structure, site, or object within a historic district, nor alter or demolish a historic public interior portion of a building or structure without first obtaining a building permit. Approval of the Historic Commission is required prior to obtaining a building permit.

**Location: EXTERIOR**

**RIGHT TO APPEAL**

You have the right to appeal these violations within thirty (30) days of the Date of this Notice or five (5) days for Unsafe or Imminently Dangerous violations. Appeals must be submitted in writing on approved forms to the Boards Administration Unit 11th floor Municipal Services Building 1401 John F Kennedy Blvd Philadelphia PA 19102. The appeal form can be downloaded from the L&I website at [www.phila.gov/li](http://www.phila.gov/li). If you have any questions call (215) 686-2427.

PLEASE NOTE: TO APPEAL FIRE CODE VIOLATIONS ONLY, designated by an "F" prefix, you will need to file a FIRE CODE VIOLATION APPEAL with the Board of Safety and Fire Prevention.



CITY OF PHILADELPHIA  
DEPARTMENT OF  
LICENSES AND  
INSPECTIONS

Central District  
990 Spring Garden St, 7th Floor  
Philadelphia, PA 19123  
Office: 215-685-3786  
Email : Central\_Inspections@phila.gov

### INITIAL NOTICE OF VIOLATION AND ORDER

L&I Case Number: 675434

The appeal form and directions can be downloaded from the Fire Department website by going to [www.phila.gov/fire](http://www.phila.gov/fire) and clicking on FORMS.

### **PENALTIES AND FEES**

Fines shall be imposed from the date of this notice and shall be assessed in the amount of \$150 to \$2000 per violation each and every day the violation remains uncorrected.

Your failure to correct the violations may result in the revocation or suspension of certain licenses and permits. Your failure to correct the violations may also result in the City filing a legal action against you to obtain compliance, an injunction, and the imposition of fees and fines.

Failure to comply with the terms of this Notice will result in an automatic assessment of reinspection fees in accordance with Section 901 of the Philadelphia Administrative Code. \$100.00 will be imposed on the second failed reinspection, \$200.00 on the third failed reinspection, and \$350.00 for the fourth and any subsequent failed inspections.

RECEIVED  
BOARD OF L&I REVIEW  
2019 APR - 8 A 9:18  
DEPARTMENT OF  
LICENSES AND INSPECTIONS



**THE MINUTES OF THE 652<sup>ND</sup> STATED MEETING OF THE  
PHILADELPHIA HISTORICAL COMMISSION**

**FRIDAY, 9 DECEMBER 2016  
ROOM 18-029, 1515 ARCH STREET  
BOB THOMAS, CHAIR**

**PRESENT**

Robert Thomas, AIA, chair  
Emily Cooperman, Ph.D.  
Michael Fink, Department of Licenses & Inspections  
Antonio Fiol-Silva, AICP, FAIA, LEED AP BD+C  
Anuj Gupta, Esq.  
Steven Hartner, Department of Public Property  
John Mattioni, Esq.  
Dan McCoubrey, AIA, LEED AP BD+C  
Rachel Royer, LEED AP BD+C  
R. David Schaaf, RA, Philadelphia City Planning Commission  
Betty Turner, M.A.

Jonathan Farnham, Executive Director  
Randal Baron, Historic Preservation Planner III  
Kim Broadbent, Historic Preservation Planner II  
Meredith Keller, Historic Preservation Planner I

**ALSO PRESENT**

Tim Shaaban, Urban Space Development  
Christopher Stromberg, S2 Design  
Ben Sabagh  
Paul Steinke, Preservation Alliance for Greater Philadelphia  
Kevin McDonnell, Hanson General Contracting  
Patrick Grossi, Preservation Alliance for Greater Philadelphia  
Kevin Rasmussen, Rasmussen/Su  
Kathy Dowdell  
Carlos Lopez  
H. Ahada Stanford, Commerce Department

### **CALL TO ORDER**

Mr. Thomas called the meeting to order at 9:00 a.m. Commissioners Cooperman, Fink, Fiol-Silva, Gupta, Hartner, Mattioni, McCoubrey, Royer, Schaaf, and Turner joined him.

### **MINUTES OF THE 651<sup>ST</sup> STATED MEETING OF THE PHILADELPHIA HISTORICAL COMMISSION**

**ACTION:** Ms. Turner moved to adopt the minutes of the 651<sup>st</sup> Stated Meeting of the Philadelphia Historical Commission, held 10 November 2016. Ms. Cooperman seconded the motion, which passed unanimously.

### **THE REPORT OF THE ARCHITECTURAL COMMITTEE, 15 NOVEMBER 2016**

Dan McCoubrey, Chair

### **CONSENT AGENDA**

Mr. Thomas introduced the consent agenda, which included applications for 2141 St. James Street and 1645 Spring Garden Street. Mr. Thomas asked if any Commissioners had comments on the Consent Agenda. None were offered. Mr. Thomas asked if anyone in the audience had comments on the Consent Agenda. None were offered.

**ACTION:** Ms. Cooperman moved to adopt the recommendation of the Architectural Committee for the application for 2141 St. James Street and 1645 Spring Garden Street. Mr. McCoubrey seconded the motion, which passed unanimously.

### **AGENDA**

#### **ADDRESS: 2141 ST JAMES ST**

Proposal: Reconstruct rear vestibule with deck

Review Requested: Final Approval

Owner: John James

Applicant: Ben Sabagh

History: 1923; English Village; Spencer Roberts, architect

Individual Designation: None

District Designation: Rittenhouse Fidler Residential Historic District, Significant, 2/8/1995

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval of an addition with a revised, sloped and lowered roofline, and denial of the deck and modification to the second-floor window, pursuant to Standard 9.

**OVERVIEW:** This application proposes to construct an addition on a tertiary façade of this house in English Village. The Historical Commission has approved other visible additions on adjacent properties on the rear. The owner has security concerns about the space behind his garden wall. He would also like to have a larger vestibule to store his bicycle, which he uses for commuting. The proposal involves removing a later addition in this location and adding a new larger addition and roof deck. The addition would be partially hidden with the retention of the existing stone garden wall. It would have a stone base and stucco walls to match the house. The deck would sit on the addition and use an existing window opening for access. The staff recommends that the door to the deck be made to look more like the French doors it would replace, particularly in terms of the proportion of the glass.

**ACTION:** See Consent Agenda

**ADDRESS: 113-15 ARCH ST**

Proposal: Construct additions

Review Requested: Final Approval

Owner: 113 Arch Street Development, LLC

Applicant: Tim Shaaban, Urban Space Development

History: 113 Arch St, 1915; 115 Arch, 1890

Individual Designation: 8/5/1976

District Designation: Old City Historic District, Contributing, 12/12/2003

Staff Contact: Randal Baron, randal.baron@phila.gov, 215-686-7660

**ARCHITECTURAL COMMITTEE RECOMMENDATION:** The Architectural Committee voted to recommend approval of the revised design, provided:

1. the applicant works with the staff on the restoration of the front and rear facades,
2. the staff reviews the color of the new addition for approval,
3. the staff confirms the invisibility of the proposed addition from the public right-of-way with mock-ups, and
4. the removal of structural walls is limited to that shown on the revised drawings.

**OVERVIEW:** This application proposes to construct three stories of additions and decks on top of these two individually designated, historic structures that also contribute to the Old City Historic District. The additions will be visible from an alley at the rear. A garage entrance will be located on the alley at the rear, in place of existing windows. The historic multi-light windows at the rear will be replaced with windows of a different material and configuration. On the Arch Street, the doorways of 115 Arch Street will be cut down and several new doors without the historic appearance installed. Little information has been provided regarding the new windows or doors.

**DISCUSSION:** Mr. Baron presented the application to the Historical Commission. Developer Tim Shaaban represented the application.

Mr. Shaaban provided revised drawings that showed the stair house set back farther on the roof on 113 Arch Street. Mr. Baron explained that he visited the site to review a mock-up on the roof following the Architectural Committee meeting. He showed photographs of the mock-up, which demonstrated that the proposed addition on 115 Arch Street would be somewhat visible from Arch Street. Mr. Baron also noted that the mock-up indicated that the addition would be visible at the rear from Front Street across the parking area behind the Smythe Stores building. Mr. Thomas clarified that Front Street runs along I-95 in this area. Mr. Baron agreed and noted that no houses face Front Street in this area. Mr. Baron concluded that the design still needs to be revised to reduce the visibility from Arch Street. He reported that the developer has indicated a willingness to work with the staff to adjust the design of the addition to reduce its visibility from the public right-of-way.

Mr. McCoubrey stated that, in general, the revised plan complies with the Committee's recommendation. He noted that it is important that the applicant continue to work with the staff to reduce the visibility of the addition from Arch Street. He agreed that the extension of the party wall in salvaged brick is acceptable.

Mr. Fiol-Silva stated that the submitted sightline study shows that the addition will not be visible from Arch Street when viewed head on, but may be visible when viewed at an angle. He stated that he found that oblique visibility of the addition acceptable. He added that it is important that

# **2141 ST JAMES PLACE**

Construct Rear Additions

**9 December 2016**

**Final Review**

**Revised**

**Consent**



# APPLICATION FOR BUILDING PERMIT

APPLICATION # \_\_\_\_\_

(Please complete all information below and print clearly)



CITY OF PHILADELPHIA  
DEPARTMENT OF LICENSES AND INSPECTIONS  
MUNICIPAL SERVICES BUILDING – CONCOURSE  
1401 JOHN F. KENNEDY BOULEVARD  
PHILADELPHIA, PA 19102  
For more information visit us at [www.phila.gov/li](http://www.phila.gov/li)

ADDRESS OF PROPOSED CONSTRUCTION:

2141 St. James PL

APPLICANT:

Ben Sabagh

COMPANY NAME

PHONE # (215) 431-2444 FAX #

PROPERTY OWNER'S NAME:

John James / Ben Sabagh

PHONE #

FAX #

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE

Here's the Plan LLC.

ARCHITECT/ENGINEERING FIRM:

1105 Barnes Rd / Southampton, PA

PHONE # (215) 355-1262 FAX # (215) 355-2502

CONTRACTOR:

CONTRACTING COMPANY:

PHONE #

FAX #

APPLICANT'S ADDRESS:

4088 Balwynne Park Rd  
Phila, PA 19131

LICENSE #

E-MAIL:

DeeVaarLLC@gmail.com

PROPERTY OWNER'S ADDRESS:

Same as above

Gmail.com

ARCHITECT/ENGINEERING FIRM ADDRESS:

1105 Barnes Rd  
Southampton, PA 18966

LICENSE #

E-MAIL:

HeresthePlanLLC@gmail.com

CONTRACTING COMPANY ADDRESS:

LICENSE #

E-MAIL:

USE OF BUILDING/SPACE

Vestibule / Roof Deck

ESTIMATED COST OF WORK

\$ 75,000

BRIEF DESCRIPTION OF WORK:

To Replace the Vestibule & Build a new Deck

TOTAL AREA UNDERGOING CONSTRUCTION:

square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

# OF NEW SPRINKLER HEADS (suppression system permits only):

LOCATION OF SPRINKLERS:

# OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only):

LOCATION OF STANDPIPES:

IS THIS APPLICATION IN RESPONSE TO A VIOLATION?

☐ NO

☒ YES

VIOLATION #:

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE:

DATE:

10.31.16

## Randal Baron

---

**From:** Ben Sabagh [ben.sabagh@gmail.com]  
**Sent:** Wednesday, November 30, 2016 10:28 AM  
**To:** Randal Baron  
**Subject:** 2141 St James

Dear Randy

I would like to change the Building permit to vestibule only. As per our comity meeting I no longer propose the deck and would like to instead propose my last design that was reviewed and agreed by the architectural Comity.

Thank you

--

**Ben Sabagh**

(215) 431-2444 Direct  
(215) 909-9660 Fax  
[Ben.Sabagh@Gmail.com](mailto:Ben.Sabagh@Gmail.com)

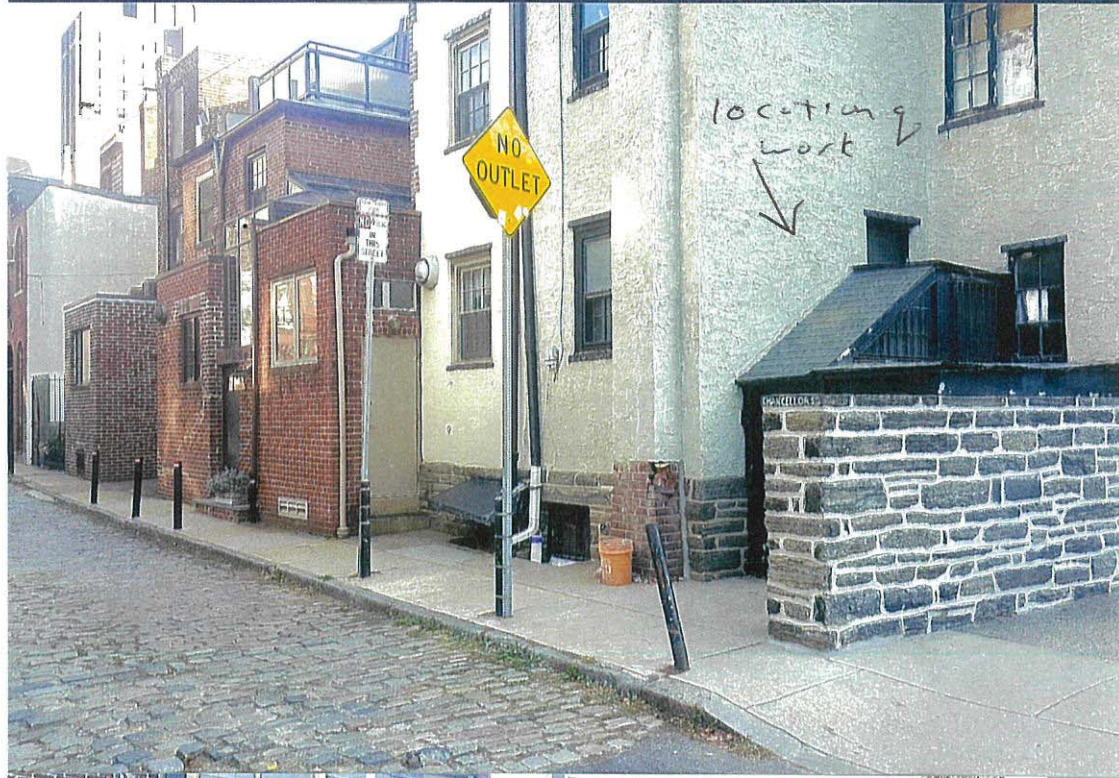
### CONFIDENTIALITY NOTICE

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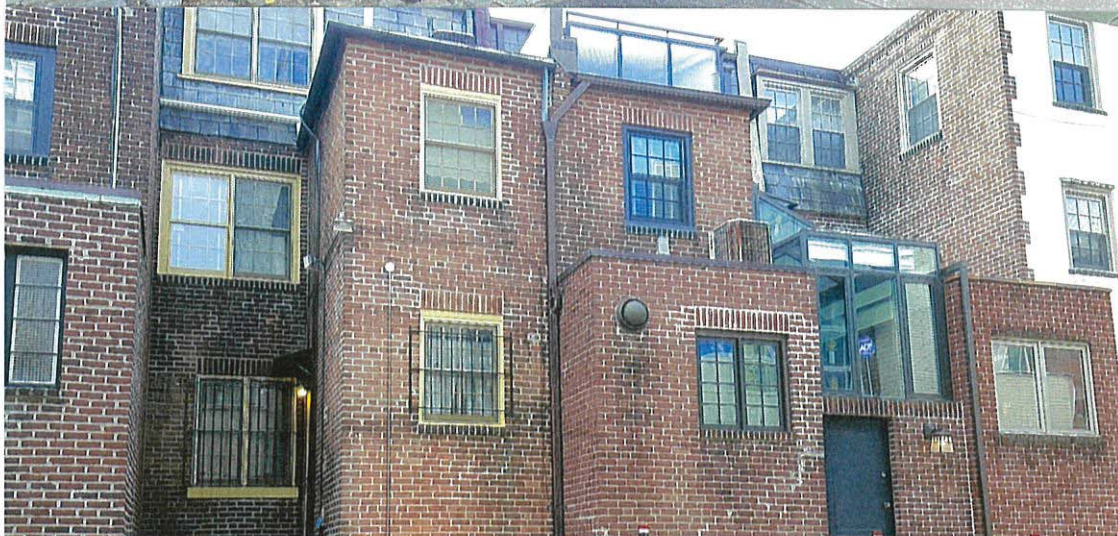


2141 ST  
James

location  
of  
work



other rear  
addition →  
on row







EXISTING  
REAR ELEVATION  
3/16" = 1' - 0"



EXISTING  
LEFT SIDE ELEVATION  
3/16" = 1' - 0"



EXISTING  
FRONT ELEVATION  
3/16" = 1' - 0"

NEW VESTIBULE & ROOF DECK for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

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1105 Banes Road, Southampton, PA 18966

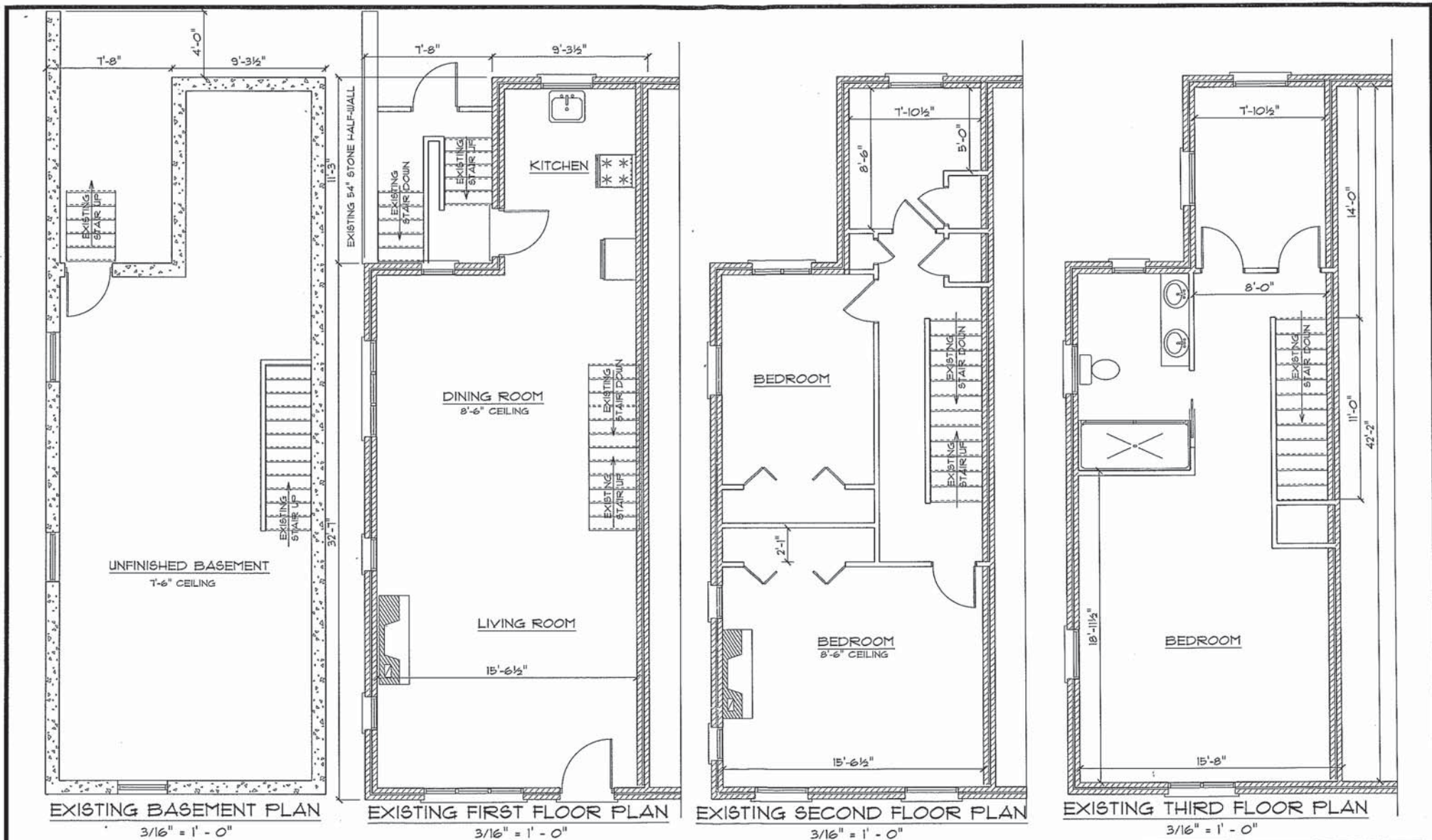
Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

EXISTING ELEVATIONS

NOVEMBER 1, 2016

PAGE 2





NEW VESTIBULE & ROOF DECK for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

**Here's The Plan, LLC**

1105 Baner Road, Southampton, PA 18966

Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

EXISTING FLOOR PLANS

NOVEMBER 1, 2016

PAGE 1





PROJECT SCOPE INCLUDES REPLACEMENT OF  
NEW REAR CORNER ENTRY VESTIBULE  
AND SECOND FLOOR ROOF DECK  
TO REPLACE THE EXISTING REAR VESTIBULE STRUCTURE

NEW VESTIBULE & ROOF DECK for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

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1105 Banes Road, Southampton, PA 18966

Office: 215-355-1262 Fax: 215-355-2502 Email: herestheplanllc@gmail.com

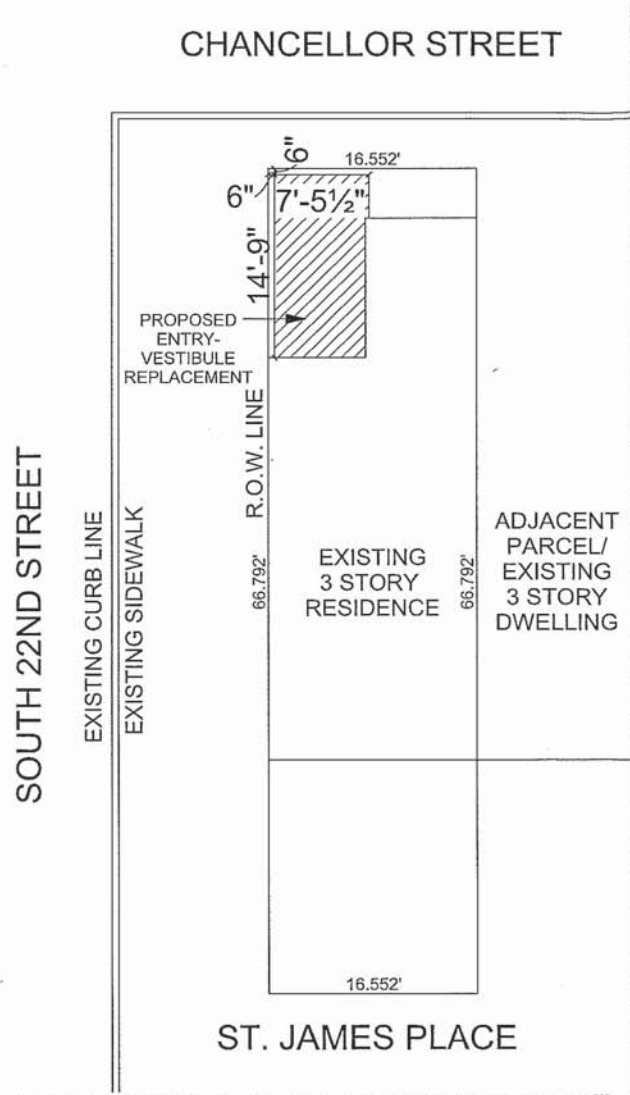
NEW ELEVATIONS WITH  
REAR ROOF DECK

NOVEMBER 1, 2016

PAGE 4







**2141 ST. JAMES PLACE  
PHILADELPHIA, PA**

LOT SIZE	1,105.5SF
EXISTING 3 STORY SINGLE FAMILY DWELLING	645SF
NEW VESTIBULE	77SF
REAR YARD AREA	383.5SF
OPEN SPACE	34.7%

ZONE	RSA-5
FRONT YARD	
REAR YARD	> 9' OR 20%
SIDE YARDS	5'
MIN. OPEN AREA	30%
MAXIMUM HEIGHT	38'

**PROPOSED SITE PLAN**

1" = 10'

NEW VESTIBULE & ROOF DECK for  
THE EXISTING 3 STORY ATTACHED SINGLE FAMILY DWELLING  
2141 ST. JAMES PLACE  
PHILADELPHIA, PA

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SITE PLAN

NOVEMBER 1, 2016

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