



AVAILABLE FOR SALE

2128 W. ONTARIO ST

PHILADELPHIA, PA 19140

EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

BRENDAN FLYNN
BFLYNN@FLYNNCO.COM
(215) 561-6565 X 152

MICHAEL GALLAGHER
MGALLAGHER@FLYNNCO.COM
(215) 561-6565 X 151

PROPERTY DESCRIPTION

The Flynn Company is pleased to offer 2128 W. Ontario St, in the Allegheny West section of North Philadelphia, for sale. The 25,193 SF parcel has 3 street frontages and is currently a vacant, gated lot. It is zoned RSA-5, which is primarily intended to accommodate attached and semi-detached houses on individual lots. The property is located just two blocks north of Allegheny Avenue/ Allegheny Station of Manayunk-Norristown Line.

Please contact Brendan Flynn or Michael Gallagher with any questions.

Property Address:	2128 W. Ontario St, Philadelphia, PA 19140
OPA Number:	112055500
Land SF:	25,193 SF
Building SF:	N/A
Street Frontages:	3
Frontage:	~227' along N. 22nd St, ~121' along Ontario St and 100' along Bellevue St
Zoning:	RSA-5, Residential Single Family Attached
Asking Price:	\$500,000



ZONING: RSA-5

RSA-5

Table 14-701-1: Dimensional Standards for Lower Density Residential Districts

Min. Lot Width	16 ft.
Min. Lot Area	Council Districts 1,2,3,7: 960 sq. ft. [2] Council Districts 4,5,6,8,9,10: 1,440 sq. ft. [2]
Max. Occupied Area	Intermediate: 75% Corner: 80% [3]
Min. Front Setback	Based on adjacent [4,5]
Min. Side Yard Width [6]	Detached, Intermediate Lot: 2/5ft. each Detached, Corner Lot: 5 ft. Semi-Detached: 5 ft.
Min. Rear Yard Depth	9 ft. [7]
Max. Height	38 ft.
Building Types	Detached, Semi-Detached, Attached



Accessory Dwelling Units in RSA-5

Permitted in historic structures or on lots 1,600 sq. ft or greater	Council Districts 1, 2, 3, 7
Permitted in historic structures only	Council Districts 4, 5, 8, 9
Not permitted	Council Districts 6, 10

RSA-5

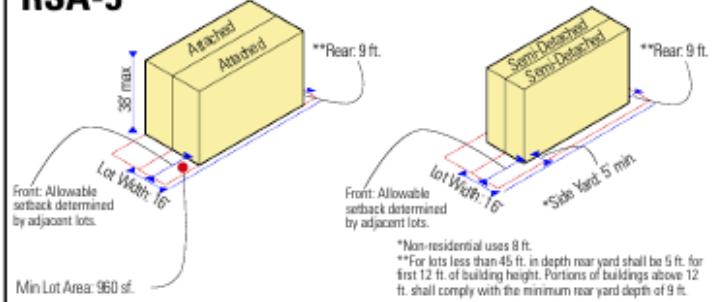


Table Notes:

- [2] In the RSA-5 district, a lot containing at least 1,600 sq. ft. of land may be divided into lots with a minimum lot size of 800 sq. ft., provided that: a. At least 75% of lots adjacent to the lot to be divided is 1,000 sq. ft. or less; b. Each of the lots created is used for one single-family attached home; and c. Each of the lots created meets the minimum lot width requirement of the zoning district.
- [3] In the RSA-5 and RSA-6 districts, buildings on lots equal to or less than 45 ft. in depth are exempt from the maximum occupied area requirement.
- [4] If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight ft. from the minimum distance between the front facades and the front lot line required by § 14-701(2)(b)[5] below; except this requirement shall not apply to corner lots.
- [5] In the RSA-5 and RSA-6 districts, front facades shall comply with the following: a. On any given street, the distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the greater distance between its front facade and its front lot line; and shall be no less than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot on such street with the lesser distance between its front facade and its front lot line. b. On any given street, if there is no principal building on an immediately adjacent lot, then the distance between the front facade and the front lot line shall match the distance between the front facade and the front lot line on the closest building to the subject property that is on the same blockface. If there is no such building, the minimum distance between the front facade and the front lot line shall be zero. c. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d).4 (Primary Frontage) shall be subject to the front facade requirements of (a) and (b) above.
- [6] Number of required yards/required width (ft). "Each" identifies that each yard must meet the required minimum size. Where each yard size is not identified, table identifies total required yard.
- [7] In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 7 ft.

LOCATION



CONTACT INFORMATION

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THE FLYNN COMPANY

WWW.FLYNNCO.COM | 1621 WOOD STREET, PHILADELPHIA, PA 19103 | 215.561.6565