

Sample Feasibility Analysis



Philadelphia's Collaborative Interface between the Private Sector & City Government

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Re: Due Diligence Feasibility Assessment

Thank you again for engaging Pritzker Law Group regarding your real estate needs. Specifically, we have been asked to address the feasibility of subdividing the Property located at [REDACTED] and building two sets of twins in the front on Gates and two sets of twins in the rear of the property fronting Wright Street.

As such, we have examined and outlined the following: (1) general research into current conditions of Property, including Property records, permits/licenses, and Councilmanic District; (2) research into relevant portions of the zoning code to uncover use, dimensional, and subdivision potential of Property; and (3) research into the ability to utilize the Property after subdivision of Property. Below please find an assessment based on my review of the Property in consideration of the foregoing.

1. General Research into Current Conditions of Property, including Property Records, Permits/Licenses and Councilmanic District.

[REDACTED] Street (the "Property") is located in a Residential Single-Family Attached-3 ("RSA-3") zoning district. The Property's formal OPA address is [REDACTED] Street. The Property is located on an intermediate lot and has two (2) street frontages, one on [REDACTED] and the other on [REDACTED]. The Property is also directly adjacent to the following zoning districts: RSA-3 and RSA-5. Additionally, the Property is located in the Fourth Councilmanic District, governed by Councilman Curtis Jones.

According to the Office of Property Assessment ("OPA"), the Property is currently owned by [REDACTED], who purchased the Property on February 21, 2008 for \$415,000. The Property has a land area of 18,488 square feet and has an improvement area of 2,510 square feet. According to the OPA, as of 2019, the Property's market value is assessed at \$400,700 up from \$314,000 in 2018.

Our research has uncovered that there are currently no zoning permits in the zoning archives.

2. Use, dimensional and subdivision potential of the Property.

As previously mentioned, the Property is located in an RSA-3 zoning district. Uses permitted as-of-right (without the need for a variance) in an RSA-3 zoning district are as follows: Single-Family, Passive Recreation, Family Day Care, Religious Assembly, Safety Services, Transit Station, Community Garden, Market or Community-Supported Farm. This Property is currently mostly vacant land with one structure on the lot.

As for the dimensional standards for subdivision, a lot located in a RSA-3 zoning district may be subdivided so long as it is subdivided into lots with a minimum lot size of 2,250 sq. ft. The subdivided lots also provide the following:

1. Minimum lot width of 25 ft.
2. Minimum front setback of 8 ft.
3. Minimum open area of 50% of lot size.
4. Maximum building height of 38 ft.

You have stated that you desire to build two sets of twins on the front ([REDACTED] Street frontage) and back ([REDACTED] Street frontage). Twins are considered semi-detached building types under the Philadelphia Code. In addition to the above lot requirements, semi-detached building types also require the following standards:

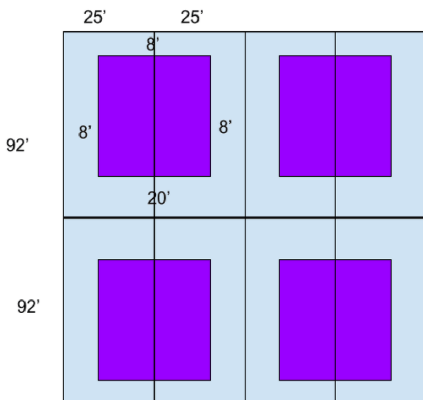
1. Minimum side yard width of 8 ft.

2. Minimum rear yard of 20 ft.*

*15 feet minimum setback if single-family, all other requirements are the same.

According to ATLAS, the Property's lot dimensions are 100 ft. wide by 185.09 ft. deep. This would create a lot square footage of 18,509, but for purposes of calculations, we will utilize OPA's value of 18,488 sq. ft. By square footage minimums, you would be able to divide the lot into 8 separate parcels. In addition, at 100 ft. wide, you would be able to meet the minimum lot width requirements for 4 parcels with frontages on Gates Street, and 4 parcels with frontages on Wright Street.

The subdivided parcels would be approximately 25 feet wide by 92 feet deep. If you are building as-of-right, therefore meeting each minimum setback, you could build the two sets of twins on each frontage at approximately 34 feet wide by 64 feet deep. I have provided below a sketch of the subdivision building under the as-of-right requirements.



4. Conclusion and Additional Considerations

Based on the above, the Property does meet the requirements for subdivision under the Zoning Code for RSA-3 to allow for a subdivision up to 8 parcels, and allowing for two sets of twins on each frontage. All relocations of lines, e.g. Subdivision, do require approval from the Philadelphia Planning Commission, which we can assist you with.

One additional concern at this time is regarding the status of [REDACTED] Street as an open access street. While, [REDACTED] Street is partially paved, and currently has access parking across from the back of the property, we will want to confirm with Philadelphia's Streets Department to make sure.

Please be aware that all conclusions, suggestions and considerations above are based on a limited review of the zoning history of the Property, information you provided, and the City's records, and should not be adhered to as a strict determination of the requested information above. Again, we would be more than happy to discuss any of the information listed above in more detail.

Thanks again for the opportunity!

Sincerely,

Rachael Pritzker