

**Notice of:**      ☐ Refusal      ☒ Referral

<b>Application Number:</b> ZP-2022-008633	<b>Zoning District(s):</b> CMX2.5	<b>Date of Refusal:</b> <b>8/16/2022</b>
<b>Address/Location:</b> 1201-19 N BROAD ST, Philadelphia, PA 19122-4007 (NEC GIRARD AVE THRU TO WATTS ST) Parcel (PWD Record)		<b>Page Number</b> Page 1 of 2
<b>Applicant Name:</b> Melanie Lacey DBA: KLEHR HARRISON HARVEY BRANZBURG	<b>Applicant Address:</b> Klehr Harrison 1835 Market Street Suite 1400 PHILADELPHIA, PA 19130 USA	

FOR THE ADDITION OF EXISTING TAKE-OUT RESTAURANT (EXPENSION OF EXISTING RESTAURANT) AND PARTIAL BUILDING DEMOLITIONS; FOR THE INSTALLATION OF A SIDE-BY-SIDE DRIVE THROUGH WITH 2 STAKING LANES, AND RELATED SITE IMPROVEMENTS, REMOVAL OF EXISTING ONE (1) ACCESSORY PARKING SPACE; FOR A TOTAL OF 40 ACCESSORY PARKING SPACES WITH REQUISITE LANDSCAPING ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED.

SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
TABLE 14-602-2	USES ALLOWED IN COMMERCIAL DISTRICT	FOR THE EXPENSION OF TAKE-OUT RESTAURANT, REQUIRES A SPECIAL EXCEPTION TO ZONING BOARD OF ADJUSTMENT

ONE (1) REFERRAL

**Fee to File Appeal:** \$300

NOTES TO THE ZBA:

SEE APPLICATION# 971222008; CALENDAR# 98-0090; ZBA GRANTED FOR THE DEMOLITION OF EXISTING RESTAURANT WITH DRIVE THRU AND THE ERECTION OF A ONE STORY RESTAURANT WITH DRIVE THRU WINDOW AND RETAIL FOOD STORE AND GAS STATION 32'X88'4" OVERHEAD CANOPY WITH SIX PROPOSED GAS DISPENSINERS AND THREE 10,000 GALLON STORAGE TANKS WITH TWO ACCESSORY FLATWALL SIGNS 3'5 ¾ 'X11'X2" FOR PROPOSED OBE STORY MC DONALD RESTAURANT AND TWO FLATWALL FOOD SHOP SIGNS 24 ½'X110'1" AND TWO GAS STATION AMOCO CANOPY SIGNS 19 ½" X 8'3", TWO FREE STANDING GOEL POST ID PRICE D/F/ ADJACENT SIGNS FOR GAS STATION AND MCDONALDS RESTAURANT ( 1300 SF EACH 25' HEIGHT TO TOP OF SIGN)WITH 7 DIRECTIONAL SIGNS, TWO RESERVED PARKING SIGNS, ONE MENU BOARD SIGN WITH NO LOGOS AND TWO P.O.P. SIGNS WITH NO LOGOS WITH PROVISIO: PER MEMO OF UNDERSTANDING BET. MCDONALDS, AMOCO FOR THE BENEFIT OF THE MEMBER OF THE COMMUNITY LIVING AND OR WORKING IN THE VICINITY OF BOARD AND GIRARD; ALL TRASH STORED IN AN EXCLOSED AREA WITHIN THE PROPERTY LINE; COMMERCIAL TRASH PICK-UP; PER MCDONALD LETTER DATED ON 10/7/98

SEE APPLICATION# 67653; CALENDAR# 83-7262; ZBA THE ERECTION OF A DRIVE THRU WITH MENU BOARD WITH SPEAKER PANEL AND RELOCATION OF PARKING AREA AND PLAYLAND ACCESSORY TO AN EXISTING RESTAURANT ON 11/10/83.



CHELI DAHAL  
PLANS EXAMINER

8/16/2022  
DATE SIGNED

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Parcel Owner:

FRANCHISE REALTY, INTERSTATE CORP



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