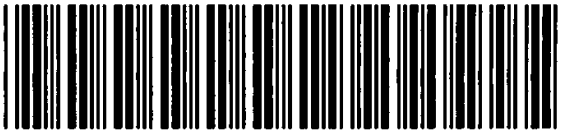
BOX NUMBER:



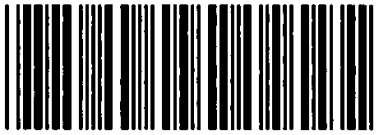
0000001228

02301

JOHN F KENNEDY

BLV

HANSEN NUMBER:



364024

00BREAK00

Kennedy Blvd. 13'-25'-4'-25'-13' & 23rd St. 12'-26'-12'

C **APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY (Street and House Number) N. W. Cor. John F. Kennedy Blvd. (2301 +) and 23rd St.

situated on 2301-61 J.F.K. BLVD side Street

at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches.

If lot is irregular in shape, give deed description below:

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS
MAR 14 1969
PERMIT ISSUANCE

APPLICATION NO.	97384 H
DISTRICT DESIGNATION	C5 Com
ZONING MAP NO. / SUB.	4A
F. A. VOL. PL. / WARD	
PREVIOUS APPLICATION	94197F
CALENDAR NO.	69-0271
ZONING REFUSED	3-17-69
USE REFUSED	3-17-69
APPEAL	
APP. GRANTED / CERT.	4-28-69 VA 170+171
APP. REFUSED / CERT.	
REF. TO B. OF A.	3-17-69
REF. GRANTED / CERT.	4-28-69 Ex 25
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Construction of new hotel having 840 dwelling units

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 16623C
DATE 5-19-69
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE
NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING FRONT	SIDE	REAR	PROPOSED NEW BUILDING FRONT (JFK Blvd.)	REAR (23rd St.)
In Feet				235.61'+or-	456.6'+or-
In Stories				23 +or+	30 levels plus 5 level revolving structure

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Vacant Ground		

FLOOR NO. PROPOSED USE OF NEW BUILDING

From 23rd St:47 car public garage(below grade),1st level-lobby,2nd level-mechanical & general storage,3rd level-laundry services&lobby,4th level-food services & retail service&commercial stores,5th level-kitchens&ballroom,6th level-lobby,7th level-conf. rooms&bar-lounge&display area,8th level-mechanical,9th thru 23rd levels-guest rooms, 24th level-mechanical&guest rms.,25th level-health club&guest rms.,26th thru 29th levels-guest rms.,30th level-mechanical penthouse,then a 4 level revolving structure consisting of mechanical, food service, cocktail lounge, restaurant and bar levels plus penthouse.

	ADDRESS	PHONE
OWNER Schuylkill Property Group		
ARCHITECT OR ENGINEER		
CONTRACTOR		
APPLICANT Schuylkill Property Group	c/o Morton S. Klaus 1100 Four Penn Center Plaza Philadelphia, Pennsylvania 19103	LO9-3700

81-16 (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations and additional plans when required.

"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 any permit for which this application is made, the owner shall be made aware of all the 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."

Schuylkill Property Group

By: Morton S. Klaus

(Applicant Sign Here)

Morton S. Klaus, Atty. for Applicant

LAW OFFICES

BLANK, ROME, KLAUS & COMISKY

FOUR PENN CENTER PLAZA

PHILADELPHIA, PA. 19103

215 LOCUST 9-3700

CABLE: BLARKA

August 12, 1969

Mr. Edmund Cummins, Chief
Permit Issuance Section
Department of Licenses and
Inspections
Public Service Concourse
Municipal Services Building
Philadelphia, Penna. 19107

Drexel Plaza (Century 21) -
Premises N.W. Cor. 23rd & JFK Blvd.

Dear Mr. Cummins:

Pursuant to your request, I have enclosed copies of correspondence with the Philadelphia Department of Streets and the Pennsylvania Department of Highways regarding approval of the traffic engineering aspects of the subject project. The final plans requested in the enclosed letters are now being prepared and will shortly be filed with the Pennsylvania Department of Highways.

Very truly yours,

William G. Schwartz

WILLIAM G. SCHWARTZ

WGS:mab
Enclosures

8/12/69 - Hold until 8/26/69 for pilot plan w/ Traffic Engineering Stamp — EJ

RECEIVED
DEPT. LICENSES &
INSPECTIONS
AUG 12 1969
CHIEF
PERMIT ISSUANCE SECTION

CITY OF PHILADELPHIA

ART COMMISSION
1329 City Hall Annex, Philadelphia, Pa. 19107
MRS. ANN A. MILLER, Executive Director
MUnicipal 6-4470

August 14, 1969

Mr. Edmund J. Cummins, Chief
Permit Issuance Section
Department of Licenses and Inspections
Public Service Concourse
Municipal Services Building
Philadelphia, Pennsylvania

Re: Submission #177-69
Century 21
(Drexel Plaza)
Proposed Hotel and Garage
John F. Kennedy Boulevard
from 20th to 24th Streets

Dear Mr. Cummins:

At its August 6, 1969 meeting the Art Commission reviewed preliminary plans for the above submission.

At the review session it was indicated to the Commission that a skeletal plan for the Hotel and Area of Refuge had been submitted to the Department of Licenses and Inspections and a zoning permit issued for the same.

The Commission would like to know if this information is correct and if it is we would like to have copies of any plans for this complex that have been reviewed and approved by Zoning.

Thank you.

RECEIVED
DEPT. LICENSES & INSPECTIONS
AUG 18 1969
CHIEF
PERMIT ISSUANCE SECTION

Very truly yours,

Ann A. Miller

Ann A. Miller
Executive Director

AAM:lr

cc: Mr. Frank Antico

8/18/69 – Plans to be completed to-day and submitted to State Highway for approval – Tick. to 8/25/69. – EJC

CAL. 69-0271

NOTICE OF DECISION		CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107	
APPLICATION NO. 97384-H	CERTIFICATE NO. VA-170 & 171 EX-25	DATE OF DECISION 4/28/69	BOARD OF ADJ. APPEAL NO. AP-386 & 387 &EX-48
APPLICANT Schuylkill Property Group c/o William Schwartz,Esq.		ADDRESS Rm. 1100 - Four Penn Center Plaza	
OWNER Schuylkill Property Group		ADDRESS Rm. 1100 - Four Penn Center Plaza	
ATTORNEY William G. Schwartz,Esq.		ADDRESS Rm. 1100 - Four Penn Center Plaza	
LOCATION OF PROPERTY 2301 Kennedy Blvd. N.W Cor. 23rd St.			

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided to

- [x] GRANT A VARIANCE
- [ ] GRANT A CERTIFICATE
- [ ] REFUSE A VARIANCE
- [ ] REFUSE A CERTIFICATE

All variances or certificates granted herein are subject to the following conditions:

1. A permit must be obtained from the Department of Licenses and Inspections, Public Service Concourse, Municipal Services Building, within one calendar year from the date of this decision.
2. All construction must be in accordance with plans approved by the Zoning Board of Adjustment.
3. A new application and a new public hearing will be required for failure to comply with all of the foregoing conditions.
4. Further conditions:

RECEIVED
DEPT. LICENSES &
INSPECTIONS
MAY 7 1969
CHIEF
PERMIT ISSUANCE SECTION

(TWO USE REG. & ZONING PERMIT) EC

By order of the BOARD OF ADJUSTMENT

C. DeLores Tucker

C. DELORES TUCKER

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.

81-200 (Rev. 4/65)

OAL. 69-0271

NOTICE OF DECISION	CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107

APPLICATION NO.	CERTIFICATE NO.	DATE OF DECISION	BOARD OF ADJ. APPEAL NO.
97384-H	VA-170 & 171 EX-25	4/28/69	AP-386 & 387 &EX-48

APPLICANT Schuylkill Property Group c/o William Schwartz,Esq.	ADDRESS Rm. 1100 - Four Penn Center Plaza
OWNER Schuylkill Property Group	ADDRESS Rm. 1100 - Four Penn Center Plaza
ATTORNEY William G. Schwartz,Esq.	ADDRESS Rm. 1100 - Four Penn Center Plaza
LOCATION OF PROPERTY 2301 Kennedy Blvd. N.W Cor. 23rd St.	

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- [ ] GRANT A CERTIFICATE
- [ ] REFUSE A VARIANCE
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3. A new application and a new public hearing will be required for failure to comply with all of the foregoing conditions.
4. Further conditions:

RECEIVED
DEPT. LICENSES &
INSPECTIONS
MAY 7 1969
CHIEF
PERMIT ISSUANCE SECTION

(TWO USE REG. & ZONING PERMIT) EC

By order of the BOARD OF ADJUSTMENT

C. DeLores Tucker

C. DELORES TUCKER

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91-200 (Rev. 4/65)

CAL. 69-0271

NOTICE OF DECISION	CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107

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97384-H	VA-170 & 171 EX-25	4/28/69	AP-386 & 387 &EX-48

APPLICANT Schuylkill Property Group c/o William Schwartz,Esq.	ADDRESS Rm. 1100 - Four Penn Center Plaza
OWNER Schuylkill Property Group	ADDRESS Rm. 1100 - Four Penn Center Plaza
ATTORNEY William G. Schwartz,Esq.	ADDRESS Rm. 1100 - Four Penn Center Plaza
LOCATION OF PROPERTY 2301 Kennedy Blvd. N.W Cor. 23rd St.	

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- [ ] GRANT A CERTIFICATE
- [ ] REFUSE A VARIANCE
- [ ] REFUSE A CERTIFICATE

All variances or certificates granted herein are subject to the following conditions:

1. A permit must be obtained from the Department of Licenses and Inspections, Public Service Concourse, Municipal Services Building, within one calendar year from the date of this decision.
2. All construction must be in accordance with plans approved by the Zoning Board of Adjustment.
3. A new application and a new public hearing will be required for failure to comply with all of the foregoing conditions.
4. Further conditions:

THIS IS NOT A PERMIT

(TWO USE REG. & ZONING PERMIT) EC

By order of the BOARD OF ADJUSTMENT

C. DeLores Tucker

C. DELORES TUCKER

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Philadelphia County within 30 days from the date of this decision.

81-200 (Rev. 4/65)

REFERRAL TO ZONING BOARD OF ADJUSTMENT

APPLICATION NUMBER: 97384-H 3/17/69

DISTRICT: "C-5" Commercial

PLATE: 4-A

TO ZONING BOARD OF ADJUSTMENT
ROOM 410, MUNICIPAL SERVICES BUILDING

Application Number 97384-H is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT
Schuylkill Property Group -- c/o William Schwartz

ADDRESS
Room 1100 - Four Penn Center Plaza - 16th & John F. Kennedy Blvd. (19103)

PHONE

LOCATION OF PROPERTY
NW/cor. 23rd Street & Kennedy Blvd. (2301 + Kennedy Blvd.)

PROPOSED USE
Public Parking Garage (47) cars.

REMARKS
This use requires a certificate from the Zoning Board of Adjustment.

Use & Zoning Refused.

FPA/ert

SIGNATURE
Frank P. Antico
FOR THE COMMISSIONER

81-376 (Rev. 1/65)

REFERRAL TO ZONING BOARD OF ADJUSTMENT

APPLICATION NUMBER: 97384-H 3/17/69

DISTRICT: "C-5" Commercial

PLATE: 4-A

TO ZONING BOARD OF ADJUSTMENT
ROOM 410, MUNICIPAL SERVICES BUILDING

Application Number 97384-H is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT
Schuylkill Property Group -- c/o William Schwartz

ADDRESS
Room 1100 - Four Penn Center Plaza - 16th & John F. Kennedy Blvd. (19103)

PHONE

LOCATION OF PROPERTY
NW/cor. 23rd Street & Kennedy Blvd. (2301 + Kennedy Blvd.)

PROPOSED USE
Public Parking Garage (47) cars.

REMARKS
This use requires a certificate from the Zoning Board of Adjustment.

Use & Zoning Refused.

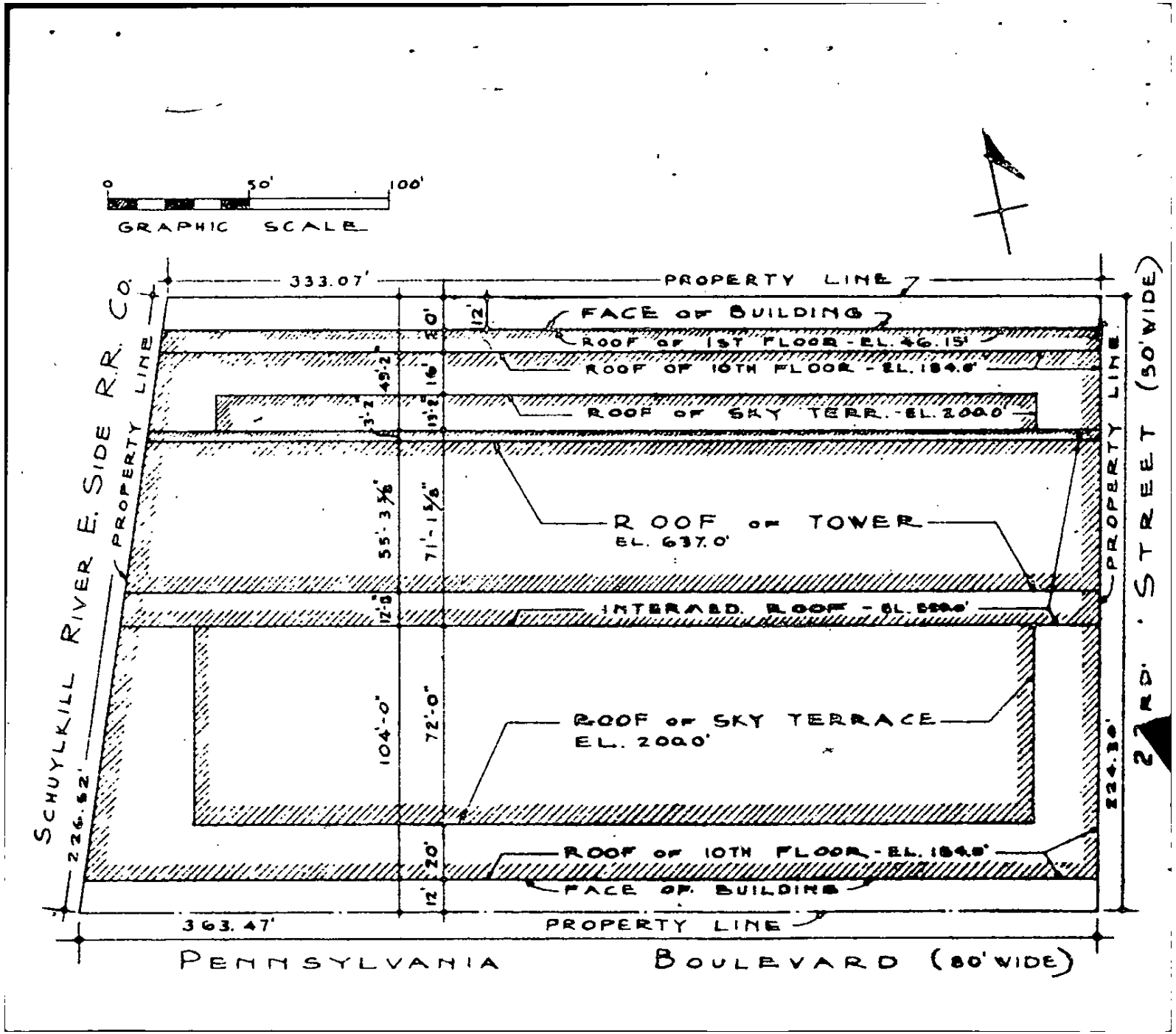
FPA/ert

SIGNATURE

Frank P. Orlando

FOR THE COMMISSIONER

81-376 (Rev.1/65)


0
50'
100'
GRAPHIC SCALE
333.07'
PROPERTY LINE
FACE OF BUILDING
ROOF OF 1ST FLOOR - EL. 46.15'
ROOF OF 10TH FLOOR - EL. 184.8'
ROOF OF SKY TERR. - EL. 2000'
ROOF OF TOWER
EL. 637.0'
INTERMED. ROOF - EL. 550.0'
ROOF OF SKY TERRACE
EL. 2000'
ROOF OF 10TH FLOOR - EL. 184.8'
FACE OF BUILDING
363.47'
PROPERTY LINE
PENNSYLVANIA BOULEVARD (80' WIDE)
SCHUYLKILL RIVER E. SIDE R.R. CO.
PROPERTY LINE
226.62'
PROPERTY LINE
224.30'
2ND. STREET (50' WIDE)
20'
12'
49'-2"
16'
3'-2"
13'-2"
55'-3 3/8"
71'-1 5/8"
12'-8"
104'-0"
72'-0"
20'
12'

PETITION OF APPEAL

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 410 MUNICIPAL SERVICES BUILDING

LOCATION OF PROPERTY (For Z.B.A. Use Only)
N.W. Cor. 23rd St. & Kennedy Blvd.
(2301+ Kennedy Blvd.)
69-0271

SEND NOTICES TO: Morton S. Klaus, Esq. — ADDRESS: 1100 Four Penn Center Plaza

ATTORNEY (If any): Morton S. Klaus, Esq. — ADDRESS: 1100 Four Penn Center Plaza

OWNER / LESSEE / AGENT (Appellant): Schuylkill Property Group — ADDRESS: 1100 Four Penn Center Plaza, 16th & John F. Kennedy Blvd.

PERSON FILING THIS APPEAL: Morton S. Klaus, Esq.

IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST:

APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN [X] REFUSAL [ ] GRANTING OF PERMIT FOR

erection of a 35 story hotel.

STATE OBJECTIONS TO ACTION OF DEPARTMENT OF LICENSES & INSPECTIONS

The granting of the requested variance would obviate an unnecessary hardship which exists and would not be contrary to public interest.

RECEIVED
MAR 20 1969
ZONING
Board of Adjustment

RECEIVED
DEPT. LICENSES & INSPECTIONS
MAR 28 1969
CHIEF
PERMIT ISSUANCE SECTION

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to penalties as may be prescribed by law or ordinance.

SCHUYLKILL PROPERTY GROUP
By: Morton S. Klaus (Signature)
MORTON S. KLAUS, ATTY. FOR APPELLANT

FOR ZONING BOARD USE ONLY

CALENDAR NO.	TIME SET FOR PUBLIC HEARING	RECEIPT NO.	L. & I. APPLIC. NO.
69-0271	[ ] 9:30 A.M. [X] 1:30 P.M.	27-76249	97384 H
ON (Date) Tuesday, April 8, 1969	IN 603-City Hall Annex Juniper & Filbert	APPEAL FEES 32.00	DATE OF APPEAL 3/20/69

- AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS
- YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD

Catherine E. Jones

81-49 (Rev. 5/67)

ZONING SECTION - LICENSES & INSP.

November 19, 1970

William G. Schwartz, Esq.
1100 Four Penn Center Plaza
Philadelphia, Pa. 19103

Zoning file - EJ

IN RE: CAL. NO. 70-0271
Appl. No. 97384-H
Premises: 2301 J.F. Kennedy Blvd.
(NWC 23rd Street

Dear Mr. Schwartz:

The Zoning Board of Adjustment has determined that it will not accept your appeal in its present form.

Since more than one (1) year has elapsed on the face of the Zoning Board of Adjustment approval, it is, therefore, necessary for you to file a new application, secure a new refusal and appeal same to the Zoning Board of Adjustment.

The Board will be pleased to grant you an accelerated hearing to minimize the inconvenience.

Very truly yours,

Alex Sovavitacola
Chairman
Zoning Board of Adjustment

HWK:me
cc/ Permit Issuance Section

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING	APPLICATION DATE 3/14/69	APPLICATION NO. 97384-H
		DATE OF REFUSAL 3/17/69	(4-A)

LOCATION
NW/cor. 23rd St. & Kennedy Blvd. (2301 + Kennedy Blvd.), is in a "C-5" Commercial District.

APPLICANT Schuylkill Property Group c/o William Schwartz

ADDRESS Room 1100 - Four Penn Center Plaza 16th & John F. Kennedy Blvd. - 19103

THE APPLICATION FOR A REFERENCE, ZONING, & USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
ZONING:	The application is for the erection of a (35) story Hotel (size and location to be as shown in the application).	proposed ~~PROPOSED~~	required ~~REQUIRED~~
	Yards with legally required windows	4 ft. 6 in. - West line.	50 ft. 0 in.
	(Wall facing lot line which is not a street line).	6 ft. 2 in. - North line	50 ft. 0 in.
USE:	The application is for a Hotel having a gross floor area of approximately (1,100,000) square feet and proposing (840) dwelling units, commercial uses, public parking (47) slots, (4) off-street loading spaces and providing no accessory off-street parking; whereas a Hotel having a gross floor area of approximately (1,100,000) square feet and proposing (840) dwelling units shall provide (5) off-street loading spaces, and at least (588) parking spaces for the occupants of the Hotel.		
REMARKS:	ONE (1) ZONING REFUSAL. ONE (1) USE REFUSAL. & ONE (1) REFERENCE TO ZONING BOARD OF ADJUSTMENT.		

NOTE TO ZBA--APPLICANT MUST SUBMIT TO THE ZONING SECTION PLANS APPROVED BY TRAFFIC ENGINEERING AND PLANS WITH CITY PLANNING SUB-DIVISION STAMP BEFORE, ZONING BOARD OF ADJUSTMENT HEARING.

FPA/ert

Signed _____
Plan Examiner

Signed Frank P. Cantor
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For ~~partial demolition of Existing Building~~ and erection of ~~Addition~~, structure, garage, ~~accessory to a~~ _____ ~~single family dwelling with accessory~~ _____ ; ~~garage~~, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, VA 170+171 + EX 25

USE

For ~~extension of~~ Erection of Hotel 840 units + Commercial uses + Public Garage ~~single family dwelling with accessory~~, _____ , garage, ~~size and location, equipment and capacity as shown in the application~~, to include use of new construction ~~for~~ _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, VA 170+171+EX 25 granted 4-28-69 — 4 Loading Spaces — No off Street Parking

Issued by Use Zoning Reference #15 5-19-69 Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT	TYPE OF PROPERTY ☐ Corner ☐ Attached ☐ Semi-Detached ☐ Detached

DWELLING ☐ Yes ☐ No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No	UNDER WHAT PROVISION

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED

ZONING PERMIT	USE PERMIT
☐ Grant ☐ Refuse ☐ Refer ☐ Not Required	☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

"C" APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR – CITY HALL ANNEX

NOTE:
The requirements for this permit are in addition to all others required by law or regulation.
The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:
2301 Pennsylvania Boulevard
(Street and House Number)
situated on North side of Pennsylvania Boulevard Street
at the distance of 0 feet 0 inches from West side
of 23rd Street
Front 363 feet 5-5/8 inches. Depth 224 feet 3-5/8 inches.

If lot is irregular in shape, give deed description below:

Area of site is 78,112 square feet.
See plot plan for dimensions of site.

Application No.	94197F
District Designation	D-Com
Zoning Map No.	4A Sub.
F. A. Vol. Pl.	2/112 Ward
Previous Application	No
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

This space for Official Stamp
(Do not write in this space)

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
ZONING PERMIT
No. 81322
ISSUED 5-26-61

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
USE REGISTRATION
PERMIT No. 103259
ISSUED 5-26-61

14-34156

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

To construct a 60 story Apartment-Hotel and Office Building with a 1,000 car basement garage. Structure will be of first class

~~EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION~~

construction of steel and concrete. Building will contain 1,000 apartments, offices, and commercial space, which will include a Theatre, Swimming Pools and Cabanas, Health Club, Restaurant-Catering, Supper Club, Commissary, Candy Shop, Bakery, Valet-Laundry, Beauty Shop, Barber Shop, Flower Shop, Drug Store and Department Store.

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet	0	0	0	600	626	628
In Stories	0	0	0	60	63	63

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Lot	Same	In Use

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Basmt Levels	None	1,000 Car Garage, Receiving & Service
1st to 8th incl.		Lobby, Offices and Commercial.
10th and 11th		Swimming Pools, Commercial
12th to 60th		Apartments

Additional use information, if required

Owner Golden City Address Phone
Architect ~~Contractor~~ Samuel L. Oshiver & Assoc. Address 1425 Walnut Street Phone LO 3-1914

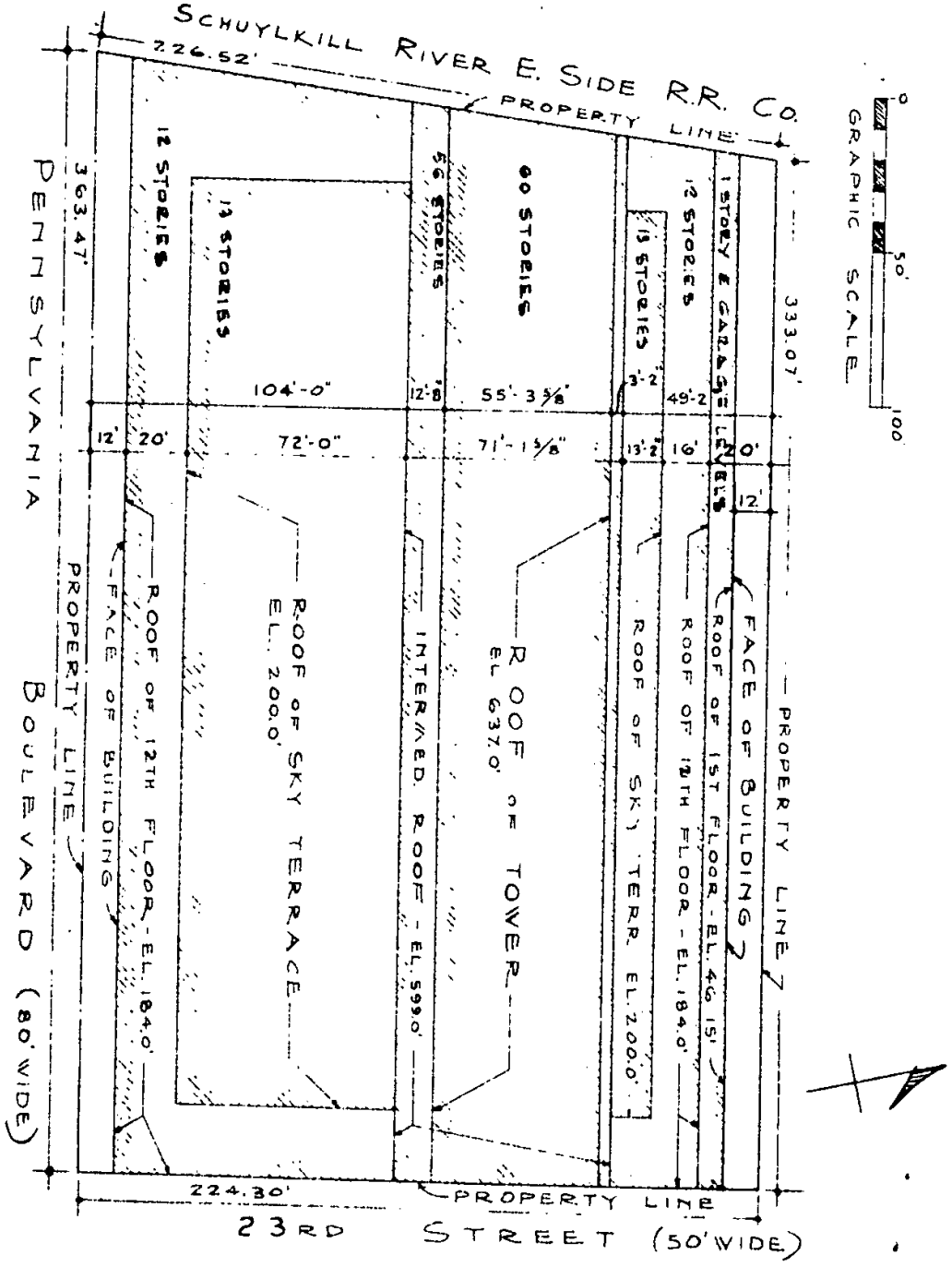
81-16 (Rev.

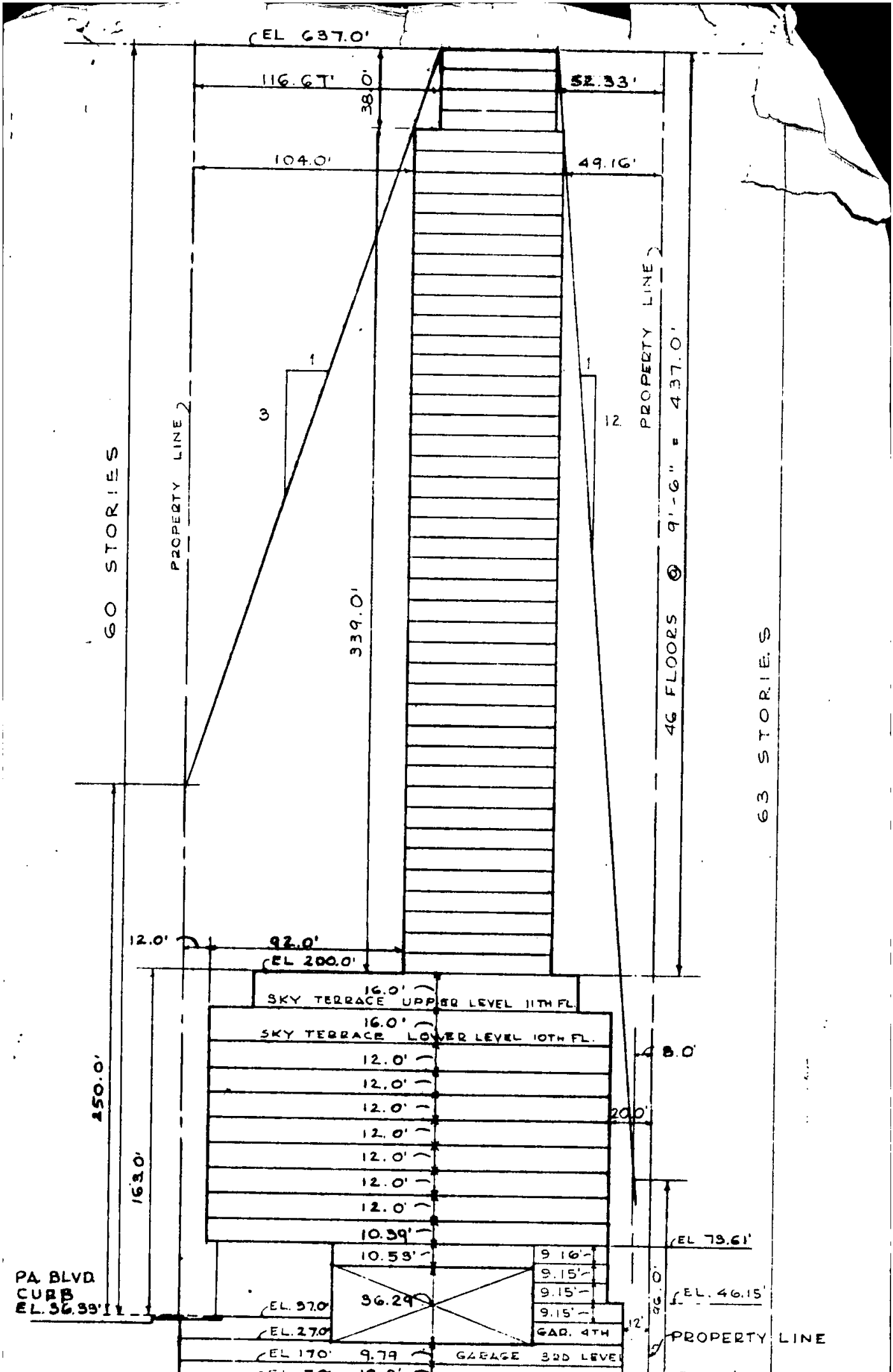
DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. 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 Sign Here)


SCHUYLKILL RIVER E. SIDE R.R. CO.
226.52'
PROPERTY LINE
GRAPHIC SCALE
0
50'
100
PENNSYLVANIA BOULEVARD (80' WIDE)
363.47'
12 STORIES
13 STORIES
56 STORIES
60 STORIES
12 STORIES
13 STORIES
1 STORY & GARAGE LEVELS
333.07'
104'-0"
12'-8"
55'-3 5/8"
3'-2"
49'-2"
12'
20'
72'-0"
71'-1 5/8"
13'-2"
16'
20'
12'
ROOF OF SKY TERRACE
EL. 200.0'
INTERMED. ROOF - EL. 599.0'
ROOF OF TOWER
EL 637.0'
ROOF OF SKY TERR. EL. 200.0'
ROOF OF 12TH FLOOR - EL. 184.0'
ROOF OF 1ST FLOOR - EL. 46.15'
FACE OF BUILDING
ROOF OF 12TH FLOOR - EL. 184.0'
FACE OF BUILDING
PROPERTY LINE
PROPERTY LINE
224.30'
PROPERTY LINE
23RD STREET (50' WIDE)


EL 637.0'
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38.0'
52.33'
104.0'
49.16'
PROPERTY LINE
437.0'
9'-6" = 46 FLOORS
63 STORIES
60 STORIES
PROPERTY LINE
339.0'
12.0'
92.0'
EL 200.0'
16.0'
SKY TERRACE UPPER LEVEL 11TH FL.
16.0'
SKY TERRACE LOWER LEVEL 10TH FL.
8.0'
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12.0'
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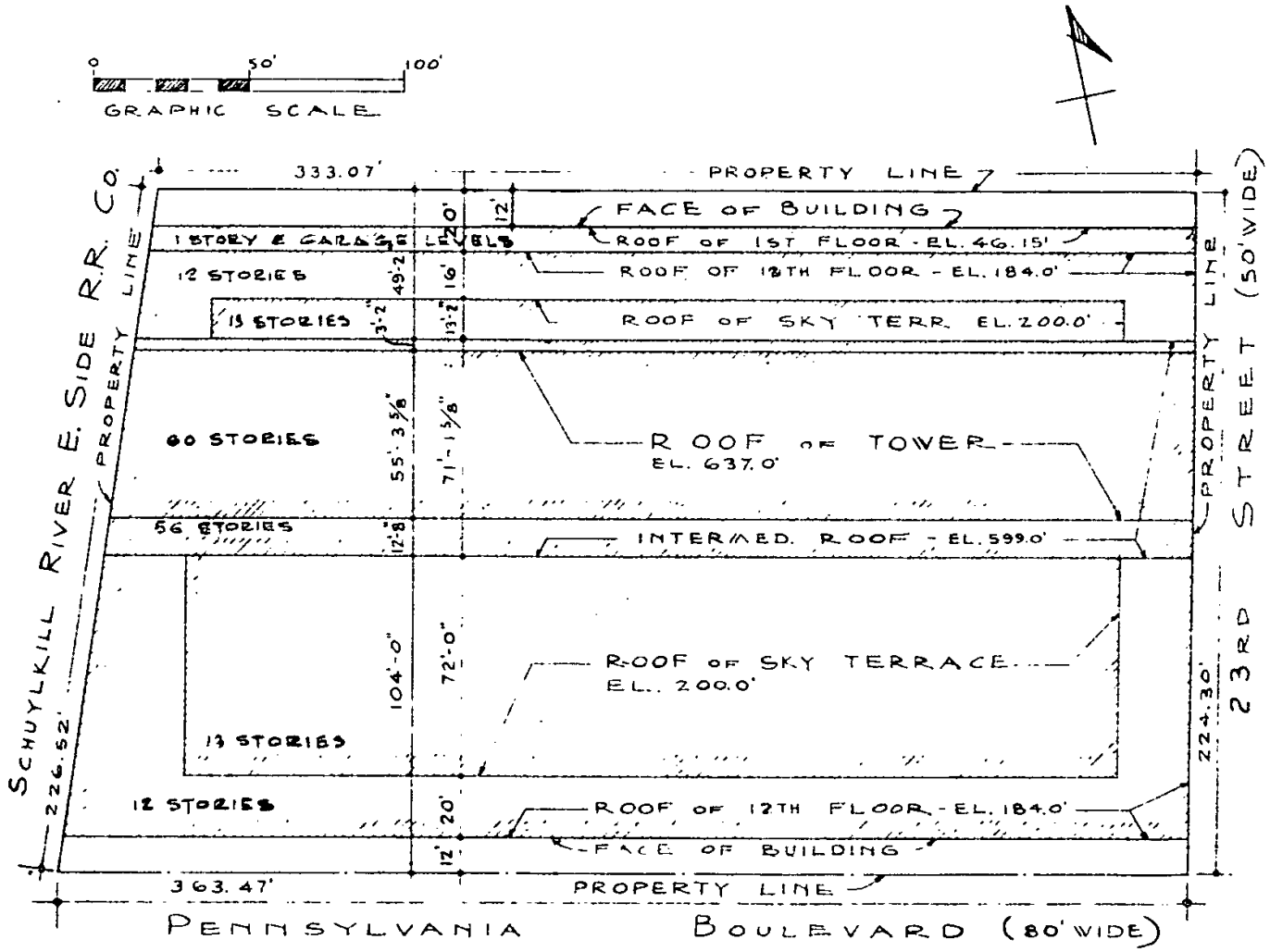
12.0'
12.0'
10.39'
10.53'
20.0'
250.0'
163.0'
EL 73.61'
9.16'
9.15'
9.15'
9.15'
36.29
EL. 46.15'
96.0'
PA. BLVD.
CURB
EL. 36.39'
EL. 37.0'
EL. 27.0'
12'
GAR. 4TH
PROPERTY LINE
EL 17.0'
9.79
GARAGE 3RD LEVEL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100'
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PROPERTY LINE
FACE OF BUILDING
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12'
49'-2"
16'
3'-2"
13'-2"
55'-3 5/8"
71'-1 5/8"
12'-8"
104'-0"
72'-0"
20'
12'

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____Applicant Address_____

The permit applied for in Application No._____is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Signed_____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For ~~partial demolition of Existing Building and~~ erection of ~~Addition~~, structure, ~~garage, accessory to a~~ _____ ~~single family dwelling with accessory~~ _____; garage, size and location, as shown in the application. ~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

USE 1000 fam, offices, commercial space, theater, Recreation plots, Health club, Restaurant, [illegible]

For extension of ~~Supportable, Commissary, Garage, Store, Bakery~~ ~~single family dwelling with accessory,~~ _____, garage, ~~size and location, equipment and capacity as shown in the application,~~ to include use of new construction for _____

~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

1-2 = ✓. —

1-7-4 = ✓. —

Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

TYPE OF PROPERTY: ☐ Corner ☐ Attached ☐ Semi-detached ☐ Detached

DWELLING: ☐ Yes ☐ No | HOW MANY FAMILIES? | HOW MANY STORIES?

USE APPLIED FOR | ACCESSORY | TO WHAT USE?

AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						

IS USE PERMITTED IN THIS DISTRICT? ☐ Yes ☐ No | UNDER WHAT PROVISION?

IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED?

ZONING PERMIT ☑ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☑ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination 4-26-61 | Examiner (Signature)

INSPECTOR'S REPORT

INSPECTOR_____

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
Second Floor - City Hall Annex

"C" APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:
2301 Pennsylvania Boulevard
(Street and House Number)
situated on North side of Pennsylvania Boulevard Street
at the distance of 0 feet 0 inches from West side
of Twenty Third Street
Front 363 feet 5-5/8 inches. Depth 224 feet 3-5/8 inches.

If lot is irregular in shape, give deed description below:

Area of site is 78,112 square feet.

See plot plan for dimensions of site

Application No.	14527H.
District Designation	C-4 Com
Zoning Map No.	4A Sub.
F. A. Vol. Pl.	Ward 2-112
Previous Application	94197F
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

This space for Official Stamp
(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

To construct a 60 story Apartment-Hotel and Office Building with a 1,000 car basement Garage. Structure will be of first class construction of steel and concrete. Building will contain 1,000 apartments, offices, and commercial space, which will include a Theatre, Swimming Pools and Cabanas, Health Club, Restaurant-Catering, Supper Club, Commissary, Candy Shop, Bakery, Valet-Laundry, Beauty Shop, Barber Shop, Flower Shop Drug Store and Department Store.

Hold for [illegible] any appeal

10-23-62

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet	0	0	0	600	626	628
In Stories	0	0	0	60	63	63

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Lot	Same	In Use

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Bsm't Levels		1,000 Car Garage, Receiving and
1st to 8th incl.		Service Lobby, Offices and
10th and 11th	None	Commercial, Swimming Pools,
12th to 60th		Commercial Apartments

Additional use information, if required

Owner Golden City Address Phone
Architect or Engineer Samuel I. Oshiver & Assoc. Address 1425 Walnut Street Phone LO 3-1914
Contractor Address Phone

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

I hereby certify that I am the owner or his authorized agent qualified to make out this application and that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

(Applicant Sign Here)

"C" APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
SECOND FLOOR – CITY HALL ANNEX

NOTE:
The requirements for this permit are in addition to all others required by law or regulation.
The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.

Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:
2301 Pennsylvania Boulevard
(Street and House Number)
situated on North side of Pennsylvania Boulevard Street
at the distance of 0 feet 0 inches from West side
of Twenty Third Street
Front 363 feet 5-5/8 inches. Depth 224 feet 3-5/8 inches.

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See plot plan for dimensions of site

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District Designation	
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Appeal	
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App. Refused	Cert.
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STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet	0	0	0	600	626	628
In Stories	0	0	0	60	63	63

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Parking Lot	~~Same~~	~~In Use~~

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
Bsmt Levels 1st to 8th incl. 10th and 11th 12th to 60th	None	1,000 Car Garage, Receiving and Service Lobby, Offices and Commercial, Swimming Pools, Commercial Apartments

Additional use information, if required

Owner or Engineer Golden City Samuel I. Oshiver & Assoc Address 1425 Walnut Street Phone 10 3-1914

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK.
SHOW ALL LOT LINES AND DIMENSIONS.
SHOW ALL STREETS AND ALLEYS BOUNDING PROPERTY.
SHOW DISTANCES FROM BUILDING TO LOT LINES, AND TO OTHER BUILDINGS ON SAME LOT.
DRAW ELEVATIONS AND ADDITIONAL PLANS WHEN REQUIRED.

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. 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 Sign Here)

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____ Applicant Address_____

The permit applied for in Application No._____ is hereby refused because the provisions of the Philadelphia Zoning Ordinance have not been complied with in the following particulars:

Signed_____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a _____ single family dwelling with accessory _____; garage, size and location, as shown in the application.
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

For extension of _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

TYPE OF PROPERTY: ☐ Corner ☐ Attached ☐ Semi-detached ☐ Detached

DWELLING: ☐ Yes ☐ No | HOW MANY FAMILIES? | HOW MANY STORIES?

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AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
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" - garage						
Garage - inner dimensions						

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IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED?

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

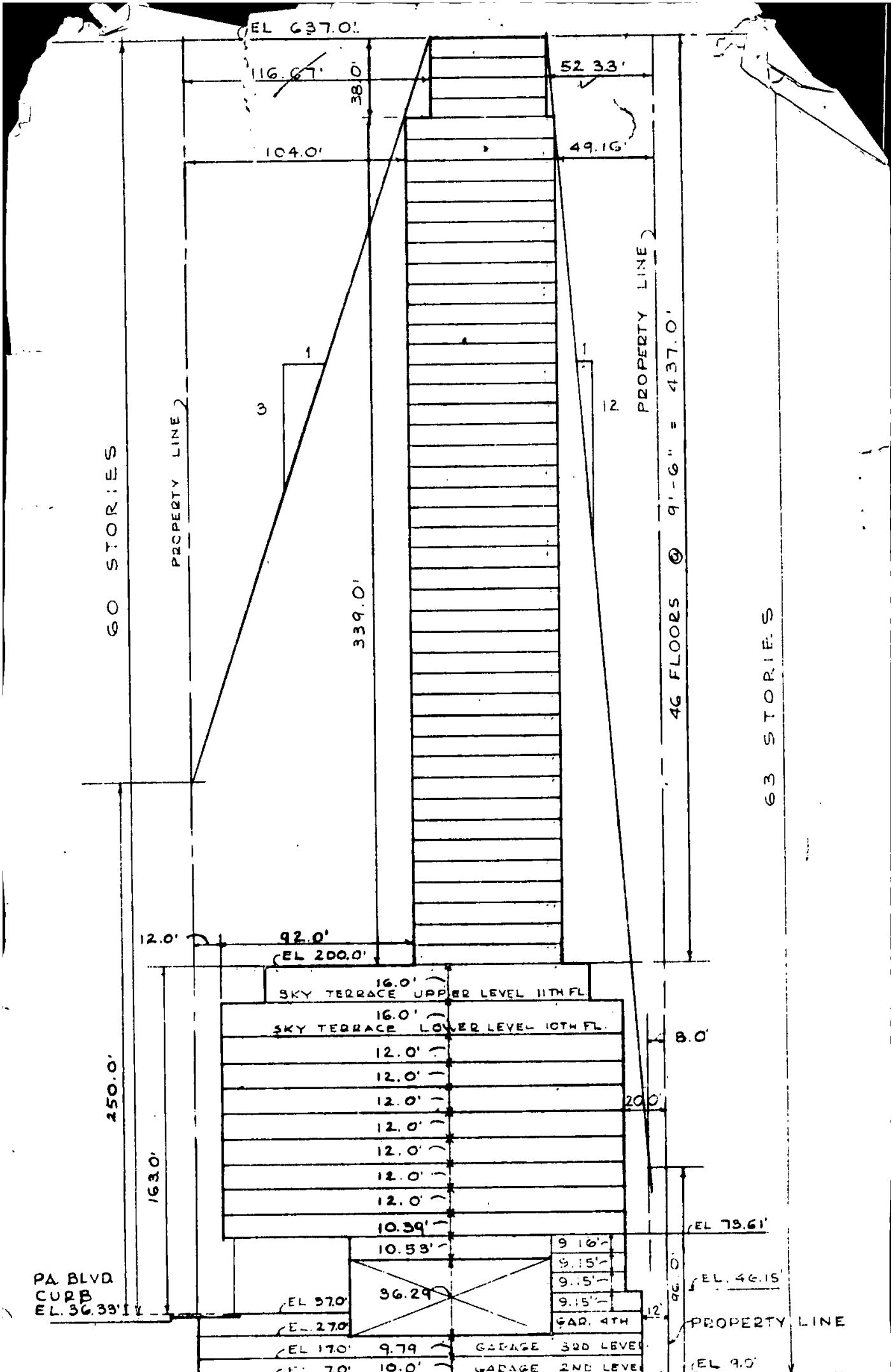
REMARKS:

Date of Examination | Examiner *(Signature)*

INSPECTOR'S REPORT

INSPECTOR_____

Date of Inspection_____


EL 637.0'
116.67'
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49.16'
1
3
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PROPERTY LINE
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60 STORIES
339.0'
46 FLOORS @ 9'-6" = 437.0'
63 STORIES
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EL 200.0'
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SKY TERRACE UPPER LEVEL 11TH FL
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EL 27.0'
12'
PROPERTY LINE
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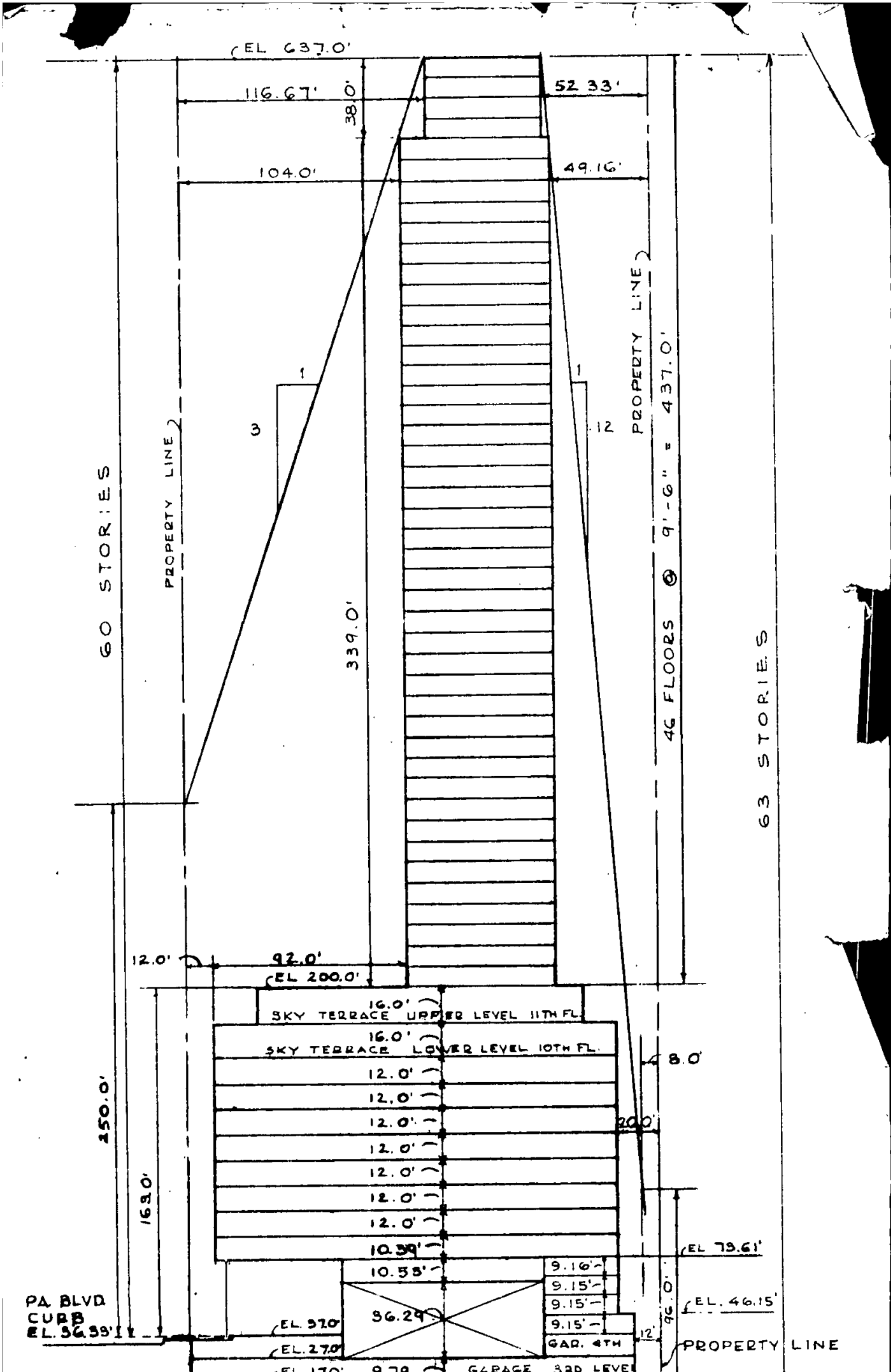
9.79
GARAGE 3RD LEVEL
EL 7.0'
10.0'
GARAGE 2ND LEVEL
EL 9.0'

ALL THAT CERTAIN piece or parcel of land SITUATE in the Ninth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the westerly line of 23rd Street (50 feet wide) at the distance of 73 feet 1 inch measured southwardly along said westerly line of 23rd Street from its point of intersection with the southerly line of Arch Street (72 feet wide), produced westwardly; and extending thence South 11 degrees 21 minutes West along said westerly line of 23rd Street 224 feet 3-5/8 inches to a point in the northerly line of Pennsylvania Boulevard (80 feet wide); thence North 78 degrees 59 minutes West along said northerly line of Pennsylvania Boulevard 363 feet 5-5/8 inches to a point in the easterly right-of-way line of the Schuylkill River East Side Railroad Company; thence North 19 degrees 3 minutes 29 seconds East along the said easterly right-of-way line 226 feet 6-1/4 inches to a point; and South 78 degrees 59 minutes East the distance of 333 feet 0-7/8 inches to the point or place of beginning; CONTAINING 78,112 square feet, United States Standard.

ALL THAT CERTAIN piece or parcel of land SITUATE in the Ninth Ward of the City of Philadelphia, County of Philadelphia and Commonwealth of Pennsylvania, bounded and described as follows: BEGINNING at a point in the westerly line of 23rd Street (50 feet wide) at the distance of 73 feet 1 inch measured southwardly along said westerly line of 23rd Street from its point of intersection with the southerly line of Arch Street (72 feet wide), produced westwardly; and extending thence South 11 degrees 21 minutes West along said westerly line of 23rd Street 224 feet 3-5/8 inches to a point in the northerly line of Pennsylvania Boulevard (80 feet wide); thence North 78 degrees 59 minutes West along said northerly line of Pennsylvania Boulevard 363 feet 5-5/8 inches to a point in the easterly right-of-way line of the Schuylkill River East Side Railroad Company; thence North 19 degrees 3 minutes 29 seconds East along the said easterly right-of-way line 226 feet 6-1/4 inches to a point; and South 78 degrees 59 minutes East the distance of 333 feet 0-7/8 inches to the point or place of beginning; CONTAINING 78,112 square feet, United States Standard.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CURB
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GARAGE 3RD LEVEL

CITY OF PHILADELPHIA

DEPARTMENT OF STREETS
840 Municipal Services Building
Philadelphia, Pa. 19107

DAVID M. SMALLWOOD
Commissioner

July 8, 1969
69 7621

William G. Schwartz, Esquire
Blank, Rome, Klaus and Comisky
Four Penn Center Plaza
Philadelphia, Pennsylvania 19103

RE: CENTURY 21 PROJECT - PEDESTRIAN AND VEHICULAR EASEMENT

Dear Mr. Schwartz:

This will acknowledge your letter of July 1, 1969, on the subject easement.

This matter has been reviewed and approved by the Pennsylvania Department of Highways from a traffic stand point, but they will require detailed plans indicating the modifications of the bridge at the intersection of the northwest corner of John F. Kennedy Boulevard and Twenty-third Street, prior to giving final approval. Apparently some 18 feet of the bridge wingwall and parapet will be affected.

Accordingly, will you please send two sets of these plans to this office and we will direct them to the appropriate state office.

For your information, we enclose copy of Department of Highway letter in this matter.

Very truly yours,

James W. McPhillips
Chief Engineer and Surveyor

Enclosure

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF HIGHWAYS

200 Radnor Chester Road
St. Davids, Penna.
June 23, 1969

IN REPLY REFER TO

Philadelphia County
L.R. 67005 Parallel
JFK Boulevard

Mr. James W. McPhillips
Chief Engineer and Surveyor
Department of Streets
840 Municipal Services Building
Philadelphia, Pennsylvania

Dear Mr. McPhillips:

Prior to issuing an approval for the construction of driveways on to the north side of J. F. Kennedy Boulevard, we will require detailed plans to indicate the modifications required to our bridge. These drawings should be submitted to this office, attention Mr. Paul C. Peterson, District Bridge Engineer.

From a traffic stand point, we have no objections to the proposed entrance ways.

Very truly yours,

Paul L. Thomas
District Engineer

No. 69 72223
REC. JUN 24 1969
DEPARTMENT OF STREETS

FOR YOUR ATTEN.				
REPORT WRITTEN VERBAL				
REPLY DIRECT PREPARE				
REC'D				
FORW'D.				
REC'D.				
RET'D.				
DATE		SENT TO FILES BY.....		

PENNSYLVANIA'S CHALLENGE:
To Become FIRST in Highways - FIRST in Highway Safety

CITY OF PHILADELPHIA

DEPARTMENT OF STREETS
840 Municipal Services Building
Philadelphia, Pa. 19107

DAVID M. SMALLWOOD
Commissioner

April 16, 1969

William G. Schwartz, Esq.
Blank, Rome, Klaus and Comisky
4 Penn Center Plaza
Philadelphia, Pennsylvania 19103

Dear Mr. Schwartz:

You have requested the attitude of this Department with respect to the proposed entranceway scheme for the Century 21 development on the north side of Kennedy Boulevard west of 23rd Street.

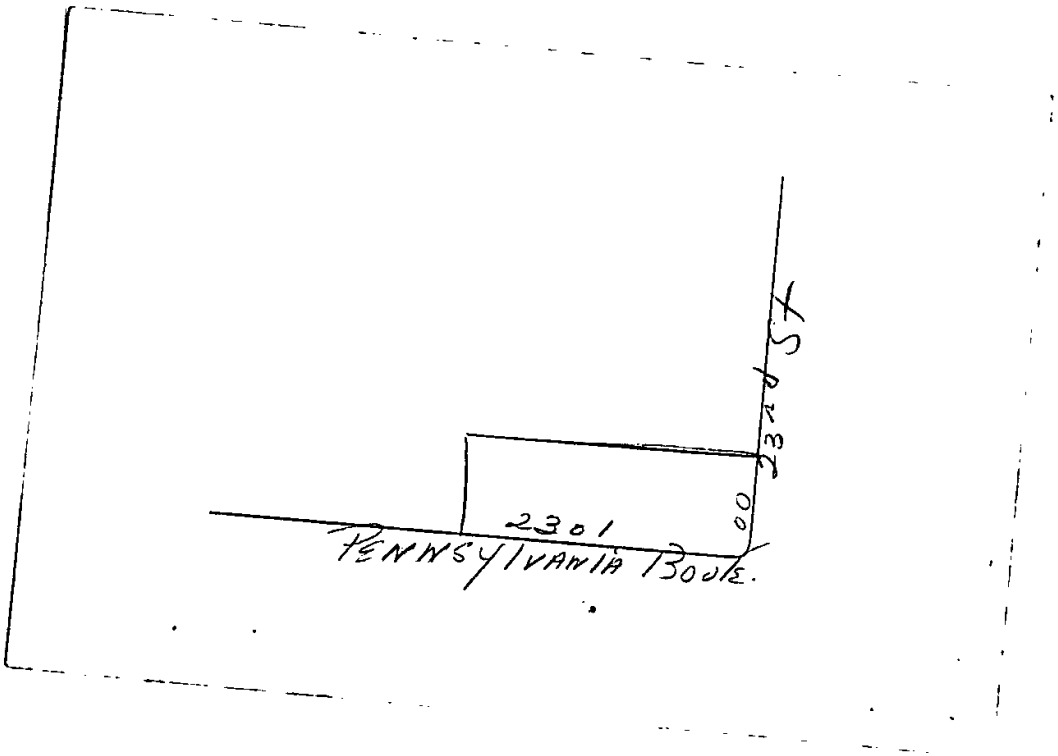
Plan PA-14 dated April 4, 1969, as submitted appears to be in general conformity with past discussions involving the Planning Commission, the Department of Streets and the developers.

Actual approval of this proposed treatment must be given by the Pennsylvania Department of Highways since Kennedy Boulevard is L.R. 67005 on the State Highway System. Therefore stamped approval of Plan PA-14 cannot be given by this Department until review by the State.

Upon receipt of additional prints, this Department will submit the plan to the Secretary of Highways and indicate that we offer no objection to the openings as proposed, subject to the passage of an appropriate Ordinance of Council authorizing the necessary City Plan change.

Very truly yours,

David M. Smallwood
Commissioner


23rd ST
2301
PENNSYLVANIA BLVD.

HOUSING APPROVAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR – CITY HALL ANNEX HOUSING SECTION	
To: ZONING SECTION	ZONING APPLICATION NO.	DATE 10-5-62
LOCATION 2301 Pennsylvania Blvd		
LAST KNOWN (Number of Families) (1000) Fam. - Offices Theater Health Club - Etc.		DATE 5/26/61
PROPOSED USE (Number of Families) (1000) Fam - Offices Theater Health Club - Etc -		DATE 10-5-62
LAST NUMBER OF FAMILIES BEFORE 6/10/33 none		DATE

PREMISES ☑ DOES ☐ ~~DOES NOT~~ COMPLY WITH AREA REQUIREMENTS OF TITLE 7 (HOUSING CODE) REGULATION 21.1 (a)-1 SEC. 6 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA

REMARKS	SIGNATURE (Housing Plan Examiner)
Without addition ZP 103259 - 5/26/61 - (1000) fam. Offices Etc -	John F. Carr

81-8 (Rev. 2/59)

HOUSING APPROVAL	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS SECOND FLOOR – CITY HALL ANNEX HOUSING SECTION
To: ZONING SECTION	ZONING APPLICATION NO. / DATE 5/25/61
LOCATION N. W. cor. 23rd & Penna. Blvd	
LAST KNOWN (Number of Families)	DATE
PROPOSED USE (Number of Families) One New (1000) fam. Apt. Garage in Basement Stores + offices + Swimming Pools	DATE 5/25/61
LAST NUMBER OF FAMILIES BEFORE 8/10/33 none	DATE
PREMISES [✓] DOES [ ] ~~DOES NOT~~ COMPLY WITH AREA REQUIREMENTS OF TITLE 7 (HOUSING CODE) REGULATION 21.1 (a)–1 SEC. 6 OF THE CODE OF GENERAL ORDINANCES OF THE CITY OF PHILADELPHIA	
REMARKS New Construction	SIGNATURE (Housing Plan Examiner) John Kerns

81-8 (Rev. 2/59)