

BOX NUMBER:



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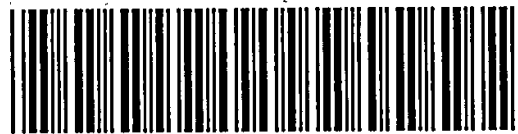
WALNUT

ST

HANSEN NUMBER:



593860



00BREAK00

| | | | | | |
|--|--|--|--|---|--|
| ZONING/USE PERMIT | | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667 | | PERMIT NUMBER 88149 | |
| SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED | | FEE \$200.00 | | DATE 07/12/07 | |
| LOCATION OF WORK: 01105 WALNUT ST PHILADELPHIA, PA 19107-4918 | | | | ZONING CLASSIFICATION C-5 | |
| OWNER GECK ASSOCIATES LLC 1135 SPRUCE ST PHILADELPHIA PA, 19107 | | APPLICANT GECK ASSOCIATES LLC 1135 SPRUCE ST PHILADELPHIA PA, 19107 | | PLAN EXAMINER SRIVATSA KRISHNAN | |
| | | | | ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE | |
| THIS PERMIT DOES NOT AUTHORIZES ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED | | | | | |
| UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR THE ERECTION OF A FLATWALL INTERNALLY ILLUMINATED SIGN 9 SIZE AND LOCATION AS SHOWN ON THE APPLICATION) | | | | | |
| USE REGISTRATION ACCESSORY TO AN EXISTING TAKE-OUT RESTAURANT WITH SEATING ON THE FIRST AND MEZZANNE FLOORS IN THE SAME BUILDING WITH TWO (2) EXISTING APARTMENTS ABOVE | | | | | |
| SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: | | | | | |
| ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430. | | | | | |
| IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660. | | | | | |
| FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495 | | | | | |
| LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE. | | | | | |
| IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE. | | | | | |
| THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. | | | | | |
| THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE. | | | | | |
| ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. | | | | | |
| POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES | | | | | |
| POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY. | | | | | |
| WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY. | | | | | |

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION #

88149

ZONING CLASSIFICATION

CS 14-1607

PREVIOUS APPLICATION NO.

(Applicant completes all information below. Print clearly and provide full details)

LOCATION OF PROPERTY (LEGAL ADDRESS)

1105 WALNUT ST

PROPERTY OWNER'S NAME

GECK

PHONE #

610 538 1916

FAX #

610 538 1915

APPLICANT:

QM6 8 LLC Will Charbonnet

FIRM/COMPANY:

QM6 8 LLC

PHONE #

610 710 1116

FAX #

610 538 1915

RELATIONSHIP TO OWNER: ☒ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR



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

PROPERTY OWNER'S ADDRESS:

114 N 3rd Street Phila

Philadelphia PA

LICENSE #

E-MAIL:

ADDRESS:

45 E. City Ave #367

Bala Cyn Wd. PA 19004

LICENSE #

830361

E-MAIL:

TABULATION OF USES

| FLOOR/SPACE # | CURRENT USE OF BUILDING/SPACE | Last Previous Use | Date Last Used |
|---------------|-------------------------------|-------------------|----------------|
| 1st Mezz | Restaurant | | |
| 2+3 | Apartment | | |

| FLOOR/SPACE # | PROPOSED USE OF BUILDING/SPACE |
|---------------|--------------------------------|
| | |
| | |
| | |

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT IN FEET | EXISTING BUILDING | | | PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION | | |
|-------------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| | | | | | | |
| IN STORIES | | | | | | |

BRIEF DESCRIPTION OF WORK/CHANGE:

Addition of 1 interior 1st LED sign on
a thin race way. It will be suspended
over the store front. Plan has been approved
by the ZBA.

CK1736-8284

☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED)

☐ ACCELERATED REVIEW

☐ CHECK/RECEIPT/M.O NO.

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES

VIOLATION #:

All provisions of the Zoning 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:

[Signature]

DATE:

4, 25, 07



April 23, 2007

I am writing to submit this package for sign approval for a Qdoba Mexican Grill at 1105 Walnut Street.

The sign will be fabricated and installed by:

Forman Signs
Contact is Marty
4601 Bath Street
Philadelphia PA 19137
215-827-6500

I am proposing an internally illuminated sign constructed of LED inner illuminated pan channel letters. The letters will be constructed of aluminum backs and sides with acrylic faces. The sign measured out with one rectangle is 28 square feet which easily fits into the building code. The letters on "Qdoba" and the cactus logo are 24 inches high and the letters for "Mexican Grill" are only 10 inches. "Qdoba Mexican Grill" will be white during the day and Poppy Red at night. The cactus logo will always be Lime Green with a Regal Red flower.

These letters are mounted on 1.5 inch by 3 inch black square tubing. We kept it small to minimize it's appearance. The transformers will all be located inside the building. The building has a new wood store front and the sign will be mounted at the top of the wood store front above the windows as to not interfere with the stone above.

If you have any questions or wish to discuss anything in this package please do not hesitate to call Will Charbonnet Jr. at 610-710-1116.

Sincerely,

Will Charbonnet Jr.
President
QMG 8 LLC

45 E. CITY AVE. #367 • BALA CYNWYD, PA 19004
TEL 610.538.1916 • FAX 610.538.1915 • qdoba@phillyfreshinc.com





THE PHILADELPHIA ART COMMISSION

11 September 2006

1515 Arch Street
13th Floor
Philadelphia, PA 19102
215 ■ 683 ■ 2095
FAX 215 ■ 683 ■ 2049
ARTCOMMISSION@PHILA.GOV

Will Charbonnet, Jr.
Qdoba Mexican Grill
45 E. City Avenue - #367
Bala Cynwyd, PA 19004

Re: #145-08
Qdoba Mexican Grill
1105 Walnut Street

William L. Wilson
Chair

Emanuel Kelly
Vice Chair

Moe A. Brooker

Miguel-Angel Corzo

Nancy D. Kolb

Robert N. C. Nix, III

Patricia A. Sanford

Joan Schlotterbeck

Lily Yeh

Dear Mr. Charbonnet:

At its meeting of September 6, 2006, the Art Commission voted to endorse the recommendation of its Sign Committee to approve the proposed sign at this location as presented.

Sincerely,

William J. Burke, Jr.

William J. Burke, Jr.
Director



THE PHILADELPHIA ART COMMISSION

16 August 2006

1515 Arch Street
13th Floor
Philadelphia, PA 19102
215 ■ 683 ■ 2095
FAX 215 ■ 683 ■ 2049
ARTCOMMISSION@PHILA.GOV

Will Charbonnet, Jr.
Qdoba Mexican Grill
45 E. City Avenue - #367
Bala Cynwyd, PA 19004

Re: #145-08
Qdoba Mexican Grill
1105 Walnut Street

Dear Mr. Charbonnet:

At the meeting of the Art Commission's Sign Committee which took place on August 15, 2006 your proposal to install signage at this location was considered.

The Committee's recommendation to the Art Commission is approval of the proposed sign as presented.

The Sign Committee serves in an advisory capacity to the Art Commission. The final decision on each application rests with the Commission itself. The Committee's recommendation will be presented to the Art Commission at their next regular meeting which will take place on Wednesday September 6, 2006 at 10:00 a.m. You may attend this meeting, but your presence is not required. If you disagree with the recommendation of the Sign Committee, you may contest it to the Art Commission at that time. You will receive written notice of the Commission's final decision following that meeting.

William L. Wilson
Chair

Emanuel Kelly
Vice Chair

Moe A. Brooker

Miguel-Angel Corzo

Nancy D. Kolb

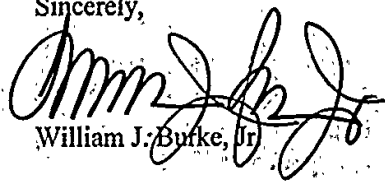
Robert N. C. Nix III

Patricia Alexander Sanford

Joan Schlotterbeck

Lilly Yeh

Sincerely,



William J. Burke, Jr.

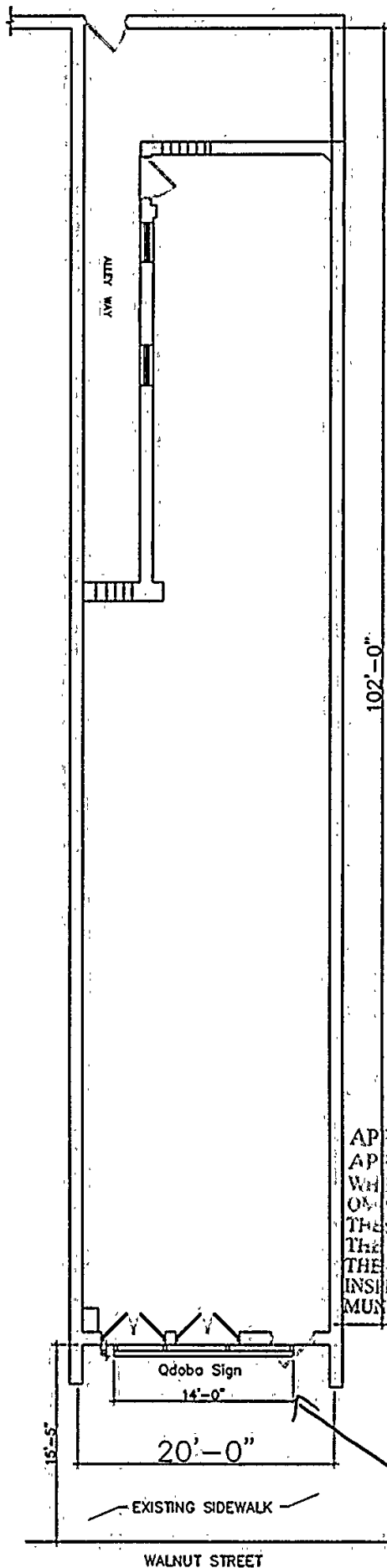
William J. Burke, Jr.
Director

1105 Walnut Street Sign Proposal

| | | | | | |
|---|--|---|--|---|------------------------------|
| Forman Signs PHONE: 215-827-4500 FAX: 215-437-4500 E-MAIL: herry@forman-signs.com | | JOB: Odessa Walnut St Phila, PA | | SCALE: 3/8" = 1'-0" FILE: 1000_1001_001_01111111 | DATE: 6/1/08 PAGE: 1 OF 2 |
| | | | | | |
| COLOR SPECIFICATIONS: | | <p>"Odessa" & "MEXICAN GRILL": white acrylic faces w/ 2nd surface 3M translucent vinyl (3630-143 Poppy Red) - red LEDs</p> <p>"cactus": white acrylic faces w/ 1st surface 3M translucent vinyl (3630-106 Brilliant Green) - green LEDs</p> <p>"tower": white acrylic face w/ 1st surface 3M translucent vinyl (3630-83 Regal Red) - red LEDs</p> <p>"REGISTRATION MARK": non-illuminated white acrylic w/ 3M 3630-143 "poppy red" applied vinyl</p> | | | |


3/32" = 1'

1105 WALNUT STREET
Proposed Qdoba Mexican Grill Sign



APPLICATION NO. 88149
APPROVED SR DATE 7/12/07
WHEN ANY SIGN CONTAIN ANY
OMMISSION, ERROR OR DEVIATION FROM
THESE RULES SECTIONS 11.01 REQUIRE
THE APPROVAL OF THE ZONING UNIT OF
THE DEPARTMENT OF LICENSES AND
INSPECTIONS PUBLIC SERVICE CONCOURSE
MUNICIPAL SERVICES BUILDING

14'2"

| | | | | | |
|--|--|--|--|--|------------------|
| USE PERMIT | | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667 | | PERMIT NUMBER 24280 | |
| SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED | | | | FEE \$100.00 | DATE 04/24/07 |
| LOCATION OF WORK: 01105 WALNUT ST PHILADELPHIA, PA 19107-4918 | | | | ZONING CLASSIFICATION C-5 | |
| OWNER GECK ASSOCIATES LLC 1135 SPRUCE ST PHILADELPHIA PA, 19107 | | APPLICANT QMG 8 LLC 45 E CITY AVE #367 BALA CYNWYD, PA 19004 | | PLAN EXAMINER SRIVATSA KRISHNAN | |
| | | | | ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 06-1209 DATE 10/04/06 | |
| THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED | | | | | |
| <p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR Use Registration FOR A TAKE-OUT RESTAURANT WITH SEATING ON THE FIRST AND MEZZANNE FLOORS IN THE SAME BUILDING WITH TWO(2) EXISTING APARTMENTS ABOVE.</p>  | | | | | |
| <p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: COMMERCIAL TRASH PICK-UP; AS PER LETTER FROM EAST OF BROAD IMPROVEMENT DISTRICT DATED 10/03/06; NO SALE OR USE OF ALCOHOL OR BEER; AS PER LETTER FROM STEPHEN POLLACK ESQUIRE DATED 10/04/06; ALL TRASH STORED INSIDE; NO DUMPSTER ON STREET; COMMERCIAL TRASH PICK-UP.</p> | | | | | |
| <p>ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.</p> | | | | | |
| <p>IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.</p> <p>FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION: 321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495</p> | | | | | |
| <p>LIMITATIONS: IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE.</p> <p>IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.</p> <p>THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.</p> <p>POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY. WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.</p> | | | | | |

2:00 PM APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 24280 10/4/06

ZONING CLASSIFICATION _____

PREVIOUS APPLICATION NO. _____

(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS)
1105 Walnut Street Philadelphia PA 19107

PROPERTY OWNER'S NAME
GECK Associates

PHONE # 856-427-4239 FAX # _____

PROPERTY OWNER'S ADDRESS:
114 N. 3rd Street Philadelphia PA 19106

LICENSE # _____ E-MAIL: _____

APPLICANT:
Will Charbonnet Jr

FIRM/COMPANY:
QMG 8 LLC

PHONE # 610-710-1116 FAX # 610-538-1915

ADDRESS:
45 E. City Ave #362 Bala Cynwyd PA 19004

LICENSE # AC2611999 E-MAIL: will@phillyfreshinc.com

RELATIONSHIP TO OWNER: ☒ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR

| TABULATION OF USES | | | |
|--------------------|-------------------------------|--------------------|----------------|
| FLOOR/SPACE # | CURRENT USE OF BUILDING/SPACE | Last Previous Use | Date Last Used |
| 1/Mezzanine | Restaurant | | |
| 2 | Apartment | | |
| 3 | Apartment | | |
| 4 | Apartment | | |
| | | Total 2 Apartments | |

| PROPOSED USE OF BUILDING/SPACE | | | |
|--------------------------------|--------------------------------|--------------------|----------------|
| FLOOR/SPACE # | PROPOSED USE OF BUILDING/SPACE | Last Previous Use | Date Last Used |
| 1/Mezzanine | Restaurant with take out | | |
| 2 | Apartment | | |
| 3 | Apartment | | |
| 4 | Apartment | | |
| | | Total 2 Apartments | |

| STORIES AND HEIGHTS FROM GROUND TO ROOF | | | | |
|---|-------|------------------------|-------|---|
| HEIGHT | FRONT | EXISTING BUILDING SIDE | REAR | PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION |
| IN FEET | FRONT | SIDE | REAR | FRONT SIDE REAR |
| 47'8" | 47'8" | 47'8" | 47'8" | None |
| IN STORIES | 4 | 4 | 4 | |

BRIEF DESCRIPTION OF WORK/CHANGE:

The building is currently zoned for a restaurant. The proposed change is to re-zone the first floor and mezzanine as a restaurant with take-out.

CONTINUED ON ADDITIONAL SHEET (ATTACHED) ☐ ACCELERATED REVIEW ☐ CHECK/RECEIPT/M.O NO. \$100 4108

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? ☐ NO ☐ YES VIOLATION #: _____

All provisions of the Zoning 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: [Signature] DATE: 8.14.06

Form 81-16 (Rev. 10/05)

[illegible]

NOTICE OF DECISION

City of Philadelphia

ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - Concourse Level
Philadelphia, PA 19102-2097

APPLICATION #: 24280

DATE OF DECISION: 10/4/2006

CAL #: 06-1209

ATTORNEY: STEPHEN G. POLLOCK, ESQ.
BALLARD SPAHR ANDREWS
1735 MARKET ST., 51ST. FLOOR
PHILADELPHIA, PA 19103

APPLICANT: WILL CHARBONNET, R.
QMG8, LLC
45 EAST CITY AVE., # 367
BALA CYNWYD, PA 19004

OWNER: GECK ASSOCIATES, LLC
114 N. THIRD STREET
PHILADELPHIA, PA 19107

LOCATION OF PROPERTY: 1105 WALNUT ST

T H I S I S N O T A P E R M I T

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) USE VARIANCE(S) is:

GRANTED

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., 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 NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

*****PROVISO: COMMERCIAL TRASH PICK-UP; AS PER LETTER FROM EAST OF BROAD IMPROVEMENT DISTRICT DATED 10/03/06; NO SALE OR USE OF ALCOHOL OR BEER; AS PER LETTER FROM STEPHEN POLLOCK ESQUIRE DATED 10/04/06; ALL TRASH STORED INSIDE; NO DUMPSTER ON STREET; COMMERCIAL TRASH PICK-UP.*****

By Order of the ZONING BOARD OF ADJUSTMENT
ELEANOR M. DEZZI, Sec.

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.

81-2000 (8/90)

Copy-

The Arts Tower
1324 Locust Street, Suite 100
Philadelphia, PA 19107-5604



Ruthanne Madway
Executive Director
Telephone: (215) 893-1260

EAST OF BROAD IMPROVEMENT ASSOCIATION

October 3, 2006

Mr. David Auspitz
Chairman, Zoning Board of Adjustment
One Parkway
1515 Arch Street, 18th Floor
Philadelphia, PA 19102

RE: 1105 Walnut Street
Calendar No. 06-1209

Dear Chairman Auspitz:

East of Broad Improvement Association (EBA) has considered the above-referenced application for a Qdoba Grill operation at 1105 Walnut Street. The property is located in the East of Broad District.


EBA considered that the applicant is making a significant investment in the property and improving the commercial fabric of Walnut Street East Of Broad. Based upon these factors, EBA has taken a position of non-opposition to the application subject to the following provisos:

- (1) trash storage in the interior of the building with daily pickup by a private hauler;
- (2) hours of operation will be not earlier than 11:00 a.m. to not later than 12:00 a.m., seven days a week;
- (3) there will no security grates on the Walnut Street facade;
- (4) there will be additional lighting installed along the Moravian Street alley;
- (5) signage will in accordance with the submitted plans dated August 11, 2006, by Forman Signs
- (6) use of the basement level of the building is permissible for accessory storage of food and restaurant supplies;
- (7) no liquor license.

Page 2

We appreciate the Zoning Board's consideration in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ruthanne Madway".

Ruthanne Madway, Executive Director

cc Stephen G. Pollock, Esq.
Ballard Spahr Andrews & Ingersoll

Daniel N. Reisman, Esq.
Eckert Seamans Cherin & Mellott

The Honorable Frank DiCicco
Councilman, First District

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
215-864-8500
FAX: 215-864-8999
WWW.BALLARDSPAHR.COM

BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
Voorhees, NJ
WASHINGTON, DC
WILMINGTON, DE

STEPHEN G. POLLOCK
DIRECT DIAL: (215) 864-8722
PERSONAL FAX: (215) 864-9226
E-MAIL: POLLOCKS@BALLARDSPAHR.COM

October 4, 2006

The Honorable David Auspitz, Chairman
Philadelphia Zoning Board of Adjustment
Municipal Services Bldg., 11th Floor
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1105 Walnut Street
ZBA Cal. No. 06-1209
Hearing Date: October 4, 2006, 2:00 PM

Dear Chairman Auspitz and Members of the Board:

My client, QMG8, LLC, proposes to open and operate a third Center City location for Qdoba Mexican Grill at 1105 Walnut Street.

On behalf of my client, we propose for consideration by the Zoning Board of Adjustment of the following conditions as provisos:

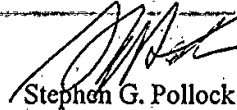
1. No sale or consumption of alcoholic beverages
2. All trash stored inside the property, out of public view
3. Commercial trash pickup
4. No music or live entertainment
5. Signage will be in accordance with the plans submitted dated August 11, 2006 by Forman Signs as approved by the Philadelphia Art Commission. A copy of the sign plan is attached.
6. We incorporate by reference the seven conditions listed by the "Non-Opposition" letter of the East of Broad Improvement Association (EBIA) dated October 3, 2006. In addition to the uses of the basement as stated in condition 6 of the EBIA letter, the Board also allows for two (2) bathrooms in the basement.

DMEAST #9619304 v1

7. The two apartments will have central air conditioning and garbage disposals.

We thank the Zoning Board for its consideration of these proposed conditions.

Respectfully,



Stephen G. Pollock

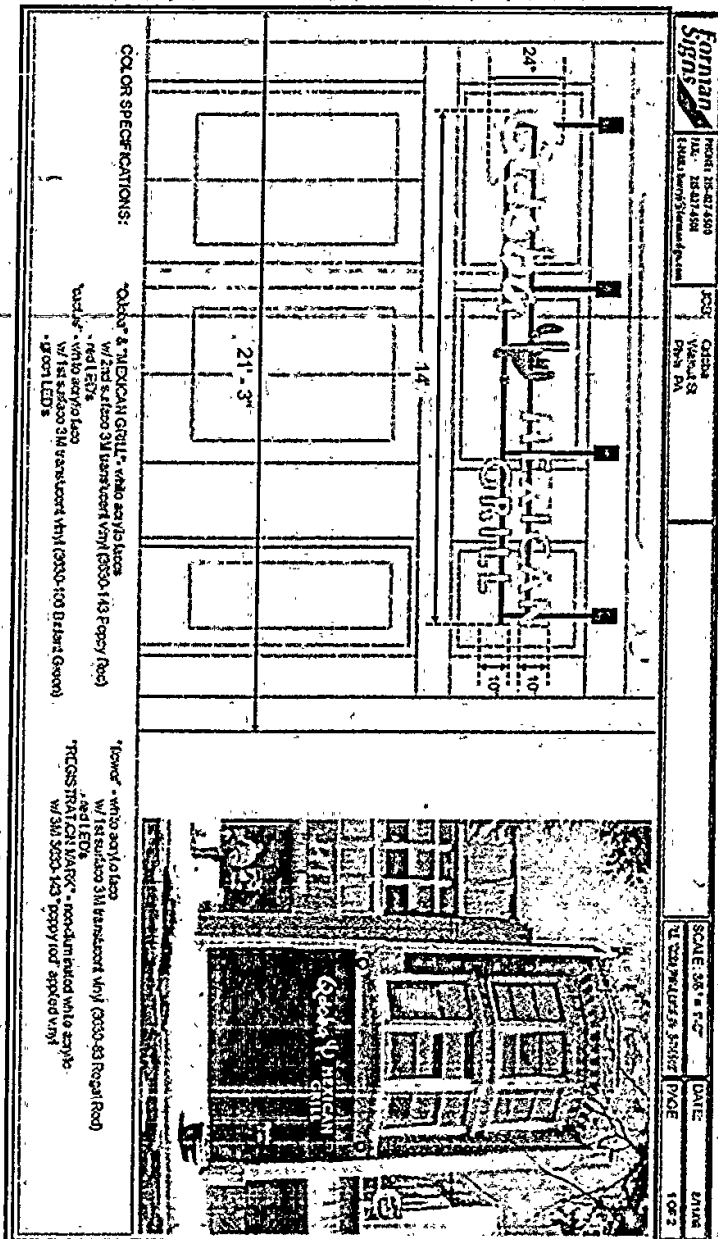
SGP/mpg

The above conditions are accepted as provisos to any grant of a variance in this matter.

QMG8, LLC



By: Will Charbonnet, President



A-5

PETITION OF APPEAL

CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING • 11TH FLOOR
1401 JOHN F. KENNEDY BOULEVARD • PHILADELPHIA, PA 19102-1687

PRINT OR TYPE CLEARLY — DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT: 1515 ARCH STREET • 18TH FLOOR

☐ 9:30 A.M.

☐ 5:00 P.M.

☒ OTHER 1:00 P.M.

PROPERTY ADDRESS

1105 Walnut Street

APPEAL DATE

8/2/106

HEARING DATE

11.10.14 3:00 P.M.

L & I NUMBER

24380

CALENDAR NUMBER

06-1204

RECEIPT NUMBER

4137

APPEAL FEES

\$ 700.00

PROPERTY ADDRESS

1105 Walnut Street

OWNER

NAME
GECK Associates, LLC

TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.)

ADDRESS

114 N. Third Street, Philadelphia, PA 19107

PERSON FILING APPEAL

NAME

Will Charbonnet, Jr./QMGS, LLC

TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.)

610-710-1116

ADDRESS

45 East City Avenue, #367, Bala Cynwyd, PA 19004

ZIP CODE

CHECK APPROPRIATE BOX: ☐ OWNER ☒ LEASEE ☐ AGENT ☐ OTHER

IF OTHER, STATE INTEREST:

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA.

ATTORNEY (IF ANY—NAME) Stephen G. Pollock, Esquire (Atty for Lessee, QMG8, LLC)
Ballard Spahr Andrews & Ingersoll, LLP

TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.)

215-864-8722

ADDRESS

1735 Market Street, 51st Floor
Philadelphia, PA 19103

A ZONING APPLICATION WAS FILED WITH L & I FOR THE FOLLOWING REASONS:

See attached sheet.

1 Use Refusal

for 9000

109

10/4/06

11/1/06

11/7/06

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One)

☒ REFUSAL

☐ REFERRAL

☐ PERMIT

I/WE ARE APPEALING THE ACTION OF L & I FOR THE FOLLOWING REASONS:


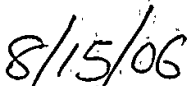
See attached sheet..

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.

SIGNATURE OF APPLICANT

PERMIT ISSUANCE

Attorney for Applicant

| | | | | |
|---|--|--|-----------------------------------|-------------------------------|
| NOTICE OF PERMIT REFUSAL | | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102 | DATE OF REFUSAL 8/10/06 | APPLICATION # 24280 |
| ADDRESS/LOCATION 1105 WALNUT STREET | | | | |
| APPLICANT: WILL CHARBONNET JR | | ADDRESS: 45E CITY AVE #367 BALACYNWYD, PA 19004 | | |
| APPLICATION FOR: CONVERT AN EXISTING EAT-IN ONLY RESTAURANT (FIRST AND MEZZANNE FLOORS) WITH SEATING FOR MORE THAN 30 PERSONS INTO AN EAT-IN AND TAKE -OUT WITH FOOD SERVED ON DISPOSABLE WARE (FOR TAKE-OUT ONLY) IN THE SAME BUILDING WITH 2 EXISTING APARTMENTS. | | | | |
| PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV) | | | | |
| CODE REFERENCE | PROPOSED | | | |
| 14-1607(3) (J) | A TAKE-OUT RESTAURANT IS PROHIBITED IN THE DISTRICT. | | | |
| NOTE TO ZBA: SEE APPLICATION NO: 041019065, CALNO : 04-1544, ZBA GRANTED A VARIANCE FOR AN EAT-IN ONLY RESTAURANT, NO ENTERTAINMENT AT THE 1 ST AND MEZZANNE FLOOR LEVELS IN THE SAME BUILDING WITH 2 EXISTING APARTMENTS.(4/21/05) | | | | |
| SEE APPLICATION NO: 73661, CAL NO: 84-0356, ZBA GRANTED A VARIANCE FOR RETAIL SALES AND RENTING OF FORMAL WEAR, BARBER SHOP AND FOUR APARTMENTS. (5/22/84) | | | | |
| SEE APPLICATION NO: 68435, CAL NO: 83-1351, ZBA GRANTED A VARIANCE FOR A FIVE FAMILY DWELLING , BARBER SHOP - DRY CLEANING PICK UP - JEWELRY STORE. (12/2/83) | | | | |
| Cc: GECK ASSOCIATES, LLC 114 N 3 RD STREET PHILADELPHIA, PA 19107 | |  _____ PLANS EXAMINER | | |
| | |  _____ DATE | | |
| NOTICE TO APPLICANT: AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11 TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL | | | | |

**LEASE AGREEMENT
BETWEEN
GECK ASSOCIATES, LLC**

Landlord

AND

QMG 8, LLC

Tenant

DATED: June 6, 2006

LEASE AGREEMENT

THIS LEASE AGREEMENT (this "Lease") is made this ____ day of June, 2006, between GECK ASSOCIATES, LLC with a business address at 114 N. 3rd Street, Philadelphia, PA 19106 (collectively hereinafter "Landlord"); and QMG 8, LLC, a Pennsylvania limited liability company with a business address at 5 East City Avenue, No. 367, Bala Cynwyd PA 19004 ("Tenant").

BACKGROUND

Whereas, Landlord is the owner of the property located 1105 Walnut Street, Philadelphia, Pennsylvania (hereinafter "Property" or "Building").

Whereas, Landlord desires to lease the first floor, balcony and basement of the Property to Tenant, and Tenant desires to lease the Property from Landlord, all on the terms and subject to the conditions hereinafter set forth.

NOW, THEREFORE, Landlord and Tenant, in consideration of the mutual promises contained herein and intending to be legally bound, covenant and agree as follows:

1. Reference Data

Any reference in this Lease to the following subjects shall have the meanings given them in this Section:

LANDLORD: GECK ASSOCIATES, LLC

LANDLORD'S ADDRESS: 114 N. 3rd Street, Philadelphia, PA 19106

TENANT: QMG 8, LLC

TENANT'S ADDRESS: C/O QMG, LLC, 45 East City Avenue, No. 367,
Bala Cynwyd PA 19004

LEASED PREMISES: First floor, balcony and basement of the Building located at 1105 Walnut Street, Philadelphia, PA.

RENTABLE AREA
OF LEASED PREMISES: Approximately _____ square feet

LEASE TERM: Initial Term shall be twelve (12) years.

COMMENCEMENT DATE: Delivery of possession of the Leased Premises to Tenant

ANNUAL FIXED RENT: \$114,000 for year one. Annual Fixed Rent in the second through twelfth year of the Lease Term will be increased over the immediately prior year's Annual Fixed Rent by two and one-half percent (2.5%).

LANDLORD'S WORK See Exhibit B.

PERMITTED USES: The Property is to be opened as a Qdoba Mexican Grill. Notwithstanding the foregoing, Tenant may change the type of restaurant during the Lease Term, provided that any other style of restaurant will comply with all zoning requirements and will not sell malt or alcoholic beverages. No other use will be permitted without Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed.

SECURITY DEPOSIT: Two months rental totaling \$19,000.00

2. **Demise.** Landlord hereby demises and lets to Tenant and Tenant takes and hires from Landlord the first floor, balcony and basement of the Property located at 1105 Walnut Street, Philadelphia, PA (collectively hereinafter referred to as the "Demised Premises" or the "Leased Premises"):

A. Tenant acknowledges that Landlord has not made any representation or warranty as to the physical condition of the Demised Premises, the zoning of the premises, the availability of adequate utilities to serve the building on the premises, or any other matter except as set forth herein, and Tenant acknowledges that Tenant has inspected the Demised Premises and agrees to accept the property in "as-is" condition and in the physical order and condition existing on the Commencement Date without any representations on the part of the Landlord, its officers, employees, servants and/or agents except as otherwise specifically set forth in this Lease. It is understood and agreed that the Landlord is under no duty to make repairs or alterations at the time of letting or at any time thereafter except as otherwise specifically set forth in this Lease.

3. **Term.** The Initial Term of this Lease shall commence on the Commencement Date. All obligations and requirements of Tenant shall commence on the Commencement Date, except the obligation to pay Rent, which shall commence on the date (the "Rent Commencement Date") which is the earlier to occur of (i) Ninety (90) days after the Commencement Date or (ii) the date Tenant opens the Leased Premises for business to the public. The Initial Term shall be twelve (12) Years from the Commencement Date and shall end on the last day of the 144th full calendar month after the Commencement Date, unless extended or sooner terminated as provided herein. The "Term" of this Lease shall include the Initial Term and any validly exercised Extension Period, and any other extension of the Term agreed between the parties.

Lease 1105 Walnut Street, Philadelphia, PA
Draft Dated: June 6, 2006.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed
the date first mentioned:

LANDLORD
GECK ASSOCIATES, LLC

Christopher Mallon
Christopher Mallon, Manager

By: Deborah Vaturi
Deborah Vaturi, MANAGER

TENANT:
QMG 8, LLC

BY: Will Chabot

Will Chabot Jr. President
Print Name and Title

DISCLOSURE FOR CONFESSION OF JUDGMENT

Tenant: QMG 8, LLC
Landlord: GECK ASSOCIATES, LLC
Date of Lease: JUNE 6, 2006

The undersigned (Tenant) has executed or is executing, on the date hereof, a Lease for certain premises located at 1105 Walnut Street, Philadelphia, Pennsylvania, under which the undersigned is obligated to pay certain sums and perform certain obligations, all as more specifically set forth in the Lease.

A. THE UNDERSIGNED ACKNOWLEDGES AND AGREES THAT THE LEASE CONTAINS PROVISIONS UNDER WHICH LANDLORD MAY ENTER JUDGMENT BY CONFESSION AGAINST THE UNDERSIGNED. BEING FULLY AWARE OF ITS RIGHT TO PRIOR NOTICE AND A HEARING ON THE VALIDITY OF ANY JUDGMENT OR OTHER CLAIMS THAT MAY BE ASSERTED AGAINST IT BY LANDLORD THEREUNDER BEFORE JUDGMENT IS ENTERED, THE UNDERSIGNED HEREBY FREELY, KNOWINGLY AND INTELLIGENTLY WAIVES THESE RIGHTS AND EXPRESSLY AGREES AND CONSENTS TO LANDLORD'S ENTERING JUDGMENT AGAINST IT BY CONFESSION PURSUANT TO THE TERMS THEREOF.

B. THE UNDERSIGNED ALSO ACKNOWLEDGES AND AGREES THAT THE LEASE CONTAINS PROVISIONS UNDER WHICH LANDLORD MAY, AFTER ENTRY OF JUDGMENT AND WITHOUT EITHER NOTICE OR A HEARING, TAKE POSSESSION OF THE PREMISES, EVICT THE UNDERSIGNED FROM SAME. BEING FULLY AWARE OF ITS RIGHTS AFTER JUDGMENT IS ENTERED (INCLUDING THE RIGHT TO MOVE TO OPEN OR STRIKE THE JUDGMENT), THE UNDERSIGNED HEREBY FREELY, KNOWINGLY AND INTELLIGENTLY WAIVES THESE RIGHTS AND EXPRESSLY AGREES AND CONSENTS TO LANDLORD'S TAKING SUCH ACTIONS AS MAY BE PERMITTED UNDER APPLICABLE STATE AND FEDERAL LAW WITHOUT PRIOR NOTICE TO THE UNDERSIGNED.

C. The undersigned hereby certifies that it is represented by counsel and that counsel has reviewed with and explained to the undersigned the meaning and consequences of the above-described remedies and waivers; that its annual income exceeds \$10,000; that all references to "the undersigned" above refer to all persons and entities signing below; and that the undersigned received a copy hereof at the time of signing.

TENANT:
QMG 8, LLC

By: 
Will Charbonnet, Jr., President

Center City Comm Area

| | | | | | | | |
|--|---|--------------------------------|------|--|------|----------------|--|
| 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. | | | | APPLICATION NUMBER 041019065 | | | |
| LOCATION OF PROPERTY (Street and House Number) 1105 WALNUT ST. | | | | DISTRICT DESIGNATION CS COMM | | | |
| situated on _____ side of _____ Street at the distance of _____ feet _____ inches from _____ side of _____ Street Front _____ feet _____ inches; Depth _____ feet _____ inches. | | | | ZONING MAP NUMBER 4B-1 | | | |
| If lot is irregular in shape, give deed description below: | | | | SUB. 37 | | | |
| EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION <div style="text-align: center;"> ZFF \$100 CK 4021 AD 10/19/04 </div> | | | | F.A. VOL. PL. 1-22 WARD | | | |
| | | | | PREVIOUS APPLICATION 040826086 | | | |
| | | | | CALENDAR NUMBER 04-1344 | | | |
| | | | | ZONING REFUSED | | | |
| USE REFUSED APPEAL 10/25/04 | | | | APP. GRANTED CERT. | | | |
| REF. TO B. OF A. | | | | APP. REFUSED CERT. | | | |
| REF. GRANTED CERT. | | | | REF. REFUSED CERT. | | | |
| THIS SPACE FOR OFFICIAL STAMP <div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF LIC. & INSPECTIONS CITY OF PHILADELPHIA USE REGISTRATION PERMIT NO. 104815 DATE 5-10-05 <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE NO. [Signature] DATE 4-21-05 </div> | | | | ON-CORP | | | |
| CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO OCCUPANCY | | | | | | | |
| STORIES AND HEIGHTS FROM GROUND TO ROOF | | | | | | | |
| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | | |
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR | |
| In Feet | | | | | | | |
| In Stories | | | | | | | |
| TABULATION OF USES | | | | | | | |
| FLOOR NO. | PRESENT USE | | | LAST PREVIOUS USE | | DATE LAST USED | |
| 1st | 2nd FR 3 VACANT COMMERCIAL 3RD 3 TOTAL 2 APTS ATTIC 3 | | | | | | |
| 2nd FR | | | | | | | |
| 3RD | | | | | | | |
| ATTIC | | | | | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | | | PROPOSED USE OF ADDITION OR NEW BUILDING | | | |
| 1st | 2nd FR 3 RESTAURANT/BAR - EAT-IN ONLY NO ENTERTAINMENT | | | | | | |
| 2nd FR | (MELANICE) + | | | ALL GOOD ON NON-DISPOSABLE WARE O.P. | | | |
| 2nd REAR | THRU ATTIC: SAME | | | | | | |
| Additional use information, if required: | | | | | | | |
| OWNER | | ADDRESS | | TELEPHONE NUMBER | | | |
| CECK ASS. % Esther Vaturi | | 114 N. 3RD ST. Phila, PA 19106 | | (215) 627-3354 | | | |
| ARCHITECT OR ENGINEER | | ADDRESS | | TELEPHONE NUMBER | | | |
| SABRINA SOONG | | 914 Winter St. Phila, PA 19107 | | (215) 625-0401 | | | |
| CONTRACTOR | | ADDRESS | | TELEPHONE NUMBER | | | |
| | | | | | | | |
| APPLICANT | | ADDRESS | | TELEPHONE NUMBER | | | |
| SABRINA SOONG | | 914 WINTER ST. Phila, PA 19107 | | (215) 625-0401 | | | |

CALL PRINCP

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 ordinance."


(Applicant Sign Here)

NOTICE OF DECISION

City of Philadelphia

ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - Concourse Level
Philadelphia, PA 19102-2097

APPLICATION #: 041019065

DATE OF DECISION: 4/21/2005

CAL #: 04-1544

ATTORNEY: RICHARD B. PRESSMAN, ESQ.
1135 SPRUCE ST.
PHILADELPHIA, PA 19107

APPLICANT: SABRINA SOONG, ARCH FOR GEC
914 WINTER STREET
PHILADELPHIA, PA 19107

OWNER: GECK ASSOC.
C/O ESTHER VATURI
114 N. 3RD STREET
PHILADELPHIA, PA 19106

LOCATION OF PROPERTY: 1105 WALNUT ST

T H I S I S N O T A P E R M I T

The Zoning Board of Adjustment, having held a public hearing in the above numbered appeal, after proper public notice thereof, has decided that the request for (a) CERTIFICATE(S) is:

GRANTED

ALL VARIANCES / CERTIFICATES / SPECIAL USE PERMITS GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., 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 NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
*****PROVISO: MUST MEET FIRE ; NO ENTERTAINMENT OF ANY FORM WITHOUT COMING BACK TO THE BOARD; AS PER LETTER FROM EAST OF BROAD IMPROVEMENT ASSOCIATION DATED 2/25/05; ALL TRASH STORED INSIDE OF BUILDING; DAILY COMMERCIAL TRASH PICK-UP; ALL VENTING INSIDE OF BUILDING THROUGH THE ROOF; NO EXTERIOR VENTING; ALL APARTMENTS TO HAVE CENTRAL AIR CONDITIONING; GARBAGE DISPOSAL IN KITCHENS.*****

ART

By Order of the ZONING BOARD OF ADJUSTMENT
ELEANOR M. DEZZI, Sec.

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.

81-2000 (8/90)

Copy-

2005 MAY 10 PM 12:51

The Arts Tower

1324 Locust Street, Suite 100
Philadelphia, PA 19107-5604



Ruthanne Madway

Executive Director
Telephone: (215) 893-1260

EAST OF BROAD IMPROVEMENT ASSOCIATION

Approved Ruthanne Madway

February 25, 2005

Mr. David Auspitz
Chairman, Zoning Board of Adjustment
One Parkway
1515 Arch Street, 18th Floor
Philadelphia, PA 19102

RE: 1105 Walnut Street
Calendar No. 04-1544

Dear Chairman Auspitz:

East of Broad Improvement Association (EBA) has considered the above-referenced application for a eat-in restaurant operation (eat-in only, no take-out) at 1105 Walnut Street, with no entertainment, as specified on the application. This is a certificated use. The property is located in the East of Broad District.

EBA considered that the proposed use is making a significant investment in the community and will add to the restaurant row, which has developed along the 1100 block of Walnut Street. Based upon these factors, EBA has voted to not oppose the application subject to the following provisos:

- (1) trash storage in the interior of the building
- (2) the hours of operation will be not earlier than 10:30 a.m. to not later than 2:00 a.m., seven days a week
- (3) any entertainment proposals will be brought before EBA before any applications are filed and will be handled in a separate application.

(215) 893-1265

www.ebaphila.org

rmadway@ebaphila.org

We appreciate the Zoning Board's consideration in this matter.


Sincerely,

Ruthanne Madway
Ruthanne Madway, Executive Director

cc Christopher S. Lam, Esq.
1420 Walnut Street, Suite 1107

Daniel N. Reisman, Esq.
Eckert Seamans Cherin & Mellott

The Honorable Frank DiCicco
Councilman, First District

| PETITION OF APPEAL | | PROPERTY ADDRESS | |
|---|---------|--|--|
| CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT MUNICIPAL SERVICES BUILDING • CONCOURSE LEVEL 1401 JOHN F. KENNEDY BOULEVARD • PHILADELPHIA, PA 19102-1687 PRINT OR TYPE CLEARLY - DO NOT WRITE IN SHADED AREA PUBLIC HEARING AT 1515 ARCH STREET • 18TH FLOOR <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 5:00 P.M. <input type="checkbox"/> OTHER | | 1105 Walnut Street APPEAL DATE: October 25, 2004 HEARING DATE: December 28, 2004 L&I NUMBER: 041019065 CALENDAR NUMBER: 04-1544 RECEIPT NUMBER: 4025 APPEAL FEES: \$200.00 | |
| PROPERTY ADDRESS: 1105 WALNUT ST. | | | |
| OWNER | NAME | GECK ASSOC. % ESTHER VATURI | |
| | ADDRESS | 114 N. 3RD ST PHILA PA 19106 | |
| PERSON FILING APPEAL | NAME | SABRINA C. SOONG Architect for Owner | |
| | ADDRESS | 914 WINTER ST. PHILA PA 19107 | |
| CHECK APPROPRIATE BOX: <input type="checkbox"/> OWNER <input type="checkbox"/> LEASEE <input type="checkbox"/> AGENT <input type="checkbox"/> OTHER | | ARCHITECT | |
| IF OTHER, STATE INTEREST: | | | |
| A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA | | | |
| ATTORNEY (IF ANY - NAME) | | TELEPHONE NUMBER - (9:00 A.M. - 5:00 P.M.) | |
| ADDRESS | | | |
| A ZONING APPLICATION WAS FILED WITH L & I FOR THE FOLLOWING REASONS: | | | |
| FOR A RESTAURANT (EAT-IN ONLY ALL FOOD SERVED ON NON-DISPOSABLE WARE, NO TAKE-OUT) NO ENTERTAINMENT AT 1ST / MEZZANINE FLOOR LEVELS IN SAME BUILDING WITH TWO APARTMENTS | | | |
| | | | |
| AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) <input type="checkbox"/> REFUSAL <input checked="" type="checkbox"/> REFERRAL <input type="checkbox"/> PERMIT | | | |
| I/WE ARE APPEALING THE ACTION OF L & I FOR THE FOLLOWING REASONS: | | | |
| 1. RESTAURANT REQUIRES A CERTIFICATE FROM THE ZONING BOARD OF ADJUSTMENT. | | | |
| 2. THE PROPOSED USE DOES NOT INCREASE THE AREA OR HEIGHT OF THE BUILDING. | | | |
| 3. THE PROPOSED USE WILL BE COMPATIBLE WITH OTHER RESTAURANTS ON THE BLOCK. | | | |
| | | | |
| 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. | | | |
| SIGNATURE OF APPLICANT:  | | | |

| | | | | | |
|--|---|------------------------------|------------------------------------|----------------------------------|--------------------|
| R E F E R R A L TO ZONING BOARD OF ADJUSTMENT: Concourse, Municipal Services Building | <table style="width: 100%; border: none;"> <tr> <td style="border: none;">APPLICATION DATE 10/19/04</td> <td style="border: none;">APPLICATION # 041019065.</td> </tr> <tr> <td style="border: none;">DISTRICT C-5 COMM/CENTER CITY</td> <td style="border: none;">PLATE 4B-1 (33)</td> </tr> </table> | APPLICATION DATE 10/19/04 | APPLICATION # 041019065. | DISTRICT C-5 COMM/CENTER CITY | PLATE 4B-1 (33) |
| APPLICATION DATE 10/19/04 | APPLICATION # 041019065. | | | | |
| DISTRICT C-5 COMM/CENTER CITY | PLATE 4B-1 (33) | | | | |
| Application Number 041019065 is hereby referred to the ZONING BOARD OF ADJUSTMENT. | | | | | |
| APPLICANT SABRINA SOONG, ARCHITECT FOR OWNER, GECK ASSOC. | | | | | |
| APPLICANT'S ADDRESS 914 WINTER STREET PHILA., PA 19107 | | | | | |
| LOCATION OF PROPERTY 1105 WALNUT ST | | | | | |
| PROPOSED USE: FOR A RESTAURANT (EAT-IN ONLY ALL FOOD SERVED ON NON-DISPOSABLE WARE, NO TAKE-OUT) NO ENTERTAINMENT AT 1ST & MEZZANINE FLOOR LEVELS, IN SAME BUILDING WITH TWO (2) APARTMENTS. | | | | | |
| REMARKS SEE SECTION: #14-1607 (7)(6) WHEREAS THIS CONDITIONAL USE, RESTAURANT (EAT-IN ONLY) REQUIRES A CERTIFICATE FROM THE ZONING BOARD OF ADJUSTMENT IN THE DISTRICT. FEE TO FILE APPEAL: \$200.00 SEE APPLICATION NO. 73661; CALENDAR NO. 84-0356; ZONING BOARD OF ADJUSTMENT GRANTED RETAIL SALES AND RENTAL OF FORMAL WEAR, 5/22/84. SEE APPLICATION NO. 68435; CALENDAR NO. 83-1351; ZONING BOARD OF ADJUSTMENT GRANTED FIVE (5) FAMILY DWELLINGS, 12/2/83. SEE APPLICATION NO. 60370; CALENDAR NO. 83-0474; ZONING BOARD OF ADJUSTMENT GRANTED FOUR (4) FAMILY DWELLINGS, 7/11/83. AHL:EDJ | | | | | |
| CC: GECK ASSOC., LLC C/O ESTHER VATURI 114 N. 3RD STREET PHILA., PA 19106 | | | | | |
| Signed <u><i>A. Condon</i></u> Date Signed <u>10/20/04</u> <div style="text-align: center; margin-top: -10px;"> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> </div> <div style="text-align: center; margin-top: -10px;"> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> </div> <div style="text-align: center; margin-top: -10px;"> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; margin-bottom: 5px;"></div> </div> <div style="text-align: center; margin-top: -10px;"> <div style="display: inline-block; width: 150px; border-bottom: 1px solid black; 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Date: October 18, 2004

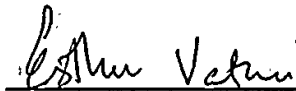
To: Zoning Unit
Department of Licenses and Inspections
City of Philadelphia
MSB, Concourse Level
1401 John F. Kennedy Boulevard
Phila. Pa. 19102

Re: 1105 Walnut St.
Phila., PA 19107

Dear Sir:

I am the owner of the above referenced property. I am requesting zoning permit and use registration for a restaurant/bar on the first floor/ mezzanine floor/ second floor, and partial basement.

I authorize Sabrina C. Soong AIA of Soong Associates, Inc. and her staff to represent us for matters pertaining to zoning permit applications.



Esther Vaturi

GECK Associates, LLC

APPLICANT! Do not use this sheet

| EXAMINER'S REPORT | | | | | | |
|--|-------------------|--|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 | | | | | | |
| Area inner court | | | | | | |
| Total open area | | | | | | |
| Set-back front | | | | | | |
| Set-back side | | | | | | |
| Rear yard - depth | | | | | | |
| Side yard, minimum width | | | | | | |
| Side yard, aggregate width | | | | | | |
| Open court - width | | | | | | |
| Court between wings - width | | | | | | |
| Inner court - least dimension | | | | | | |
| Height - front | | | | | | |
| Height - side | | | | | | |
| Height - rear | | | | | | |
| High - garage | | | | | | |
| Garage - inner dimensions | | | | | | |
| IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | |
| | | | | | | |
| | | | | | | |
| DATE OF EXAMINATION | | | EXAMINER (Signature) | | | |
| INSPECTOR'S REPORT | | | | | | |
| | | | | | | |
| DATE OF INSPECTION | | | INSPECTOR (Signature) | | | |

| | | | |
|--------------------------------|---|------------------|--------------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102 | APPLICATION DATE | APPLICATION NUMBER |
| | | DATE OF REFUSAL | |

LOCATION

APPLICANT

ADDRESS

THE APPLICATION FOR A _____ 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

USE 1

for a RESTAURANT (eat-in only all food served on non-disposable ware (no take-out) no entertainment at 1st & mezzanine floor levels, in same building with two (2) apartments

PROVISO: MUST meet fire code; no entertainment of any form without coming back to the board; as per letter from East of Broad Improvement Association dated 2/25/05 all trash stored inside of building; daily commercial trash pick-up; all venting inside of building through the roof; no exterior venting; all apartments to have central air conditioning; garbage disposal in kitchens.

Signed _____

Plot Examiner

Signed _____

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, granted 4-21-05

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, _____

Issued by

A. Condon 5/10/05

Authorized by _____

10 \$100 - filing fee & PAID.

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)

1105 WALNUT ST

situated on _____ side of _____ 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:

ZFF \$100

CK 3954

AD 8/20/04

DEPARTMENT OF LICENSES & INSPECTIONS
 2004 AUG 25 PM 2:08

APPLICATION NUMBER

OK 0826 086

DISTRICT DESIGNATION

CS COMM.

ZONING MAP NUMBER

4B-1

SUB.

F.A. VOL. PL.

V-22

WARD

PREVIOUS APPLICATION

73661

CALENDAR NUMBER

ZONING

REFUSED

USE

REFUSED

APPEAL

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GRANTED

CERT.

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B. OF A.

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CERT.

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CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INSTALL FRONT BACK ACCESS

REMOVE FRONT FL.

REMOVE PARTIAL SECOND FL.

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|---|-----------------------------------|--|----------------|
| Cellar | BARBER SHOP | | |
| 1 | FORMAL WEAR | | |
| 2 | 2 APT | | |
| 3 + ATT | 2 APT | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| Cellar | VACANT | | |
| 1 | VACANT COMMERCIAL | | |
| 2 | FRONT: VAC. COMM REAR 1/2 APT | | |
| 3 + ATT | FRONT: 1/2 APT REAR 1/2 APT 1 APT | | |
| Additional use information, if required | | | |
| ATTIC: 1/2 APT 1 APT TOTAL 2 APTS | | | |

THIS SPACE FOR OFFICIAL STAMP
DEPT. OF LIC. & INSPECTIONS
(Department of Licenses & Inspections)

ZONING PERMIT
NO. 201274
DATE 8/20/04

☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA

CERTIFICATE

NO.

DATE

OWNER BECK ASS. 90 Esther Vaturi

ADDRESS 114 W. 3RD ST. PHIL. PA 19106

TELEPHONE NUMBER (215) 627-3354

ARCHITECT OR ENGINEER SABRINA SOONG

ADDRESS 914 WINTER ST 19107

TELEPHONE NUMBER (215) 625-0401

CONTRACTOR

ADDRESS

TELEPHONE NUMBER

APPLICANT

SABRINA SOONG

ADDRESS

914 WINTER ST

19107

TELEPHONE NUMBER

(215) 625-0401

PLANS TO BE DRAWN IN INK. SHOW:

- NO. _____
DATE _____
- SOURCE PERMIT
- CITY OF NEWARK
DEPT. OF LIC. & REGISTRATION
- RENEWAL GRANTED IN
AGREEMENT WITH LSA
- CELEBRATE
- NO. _____
DATE _____

"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 ordinance."

(Applicant Sign Here)

UNION

20" W.P.

G.A.R.A.G.E

44' x 100' CAR

SEMI-F.P. - BUILT 1951

CONC. FR. FLS. & ROOF

SINGLE BRANCHED CONTAIN

WALLS 12 CONC. CONTAIN

WALLS 2ND

RAMP
6" x 12" EXPOSED
3 STEEL BEAMS

VIAN

KING

EFFERSON

RSITY

1127- (1125)

1123- (1122)

1119- (1117)

1113- (1113)

1109- (1109)

1105- (1105)

1101- (1101)

1097- (1097)

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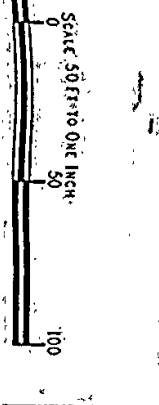
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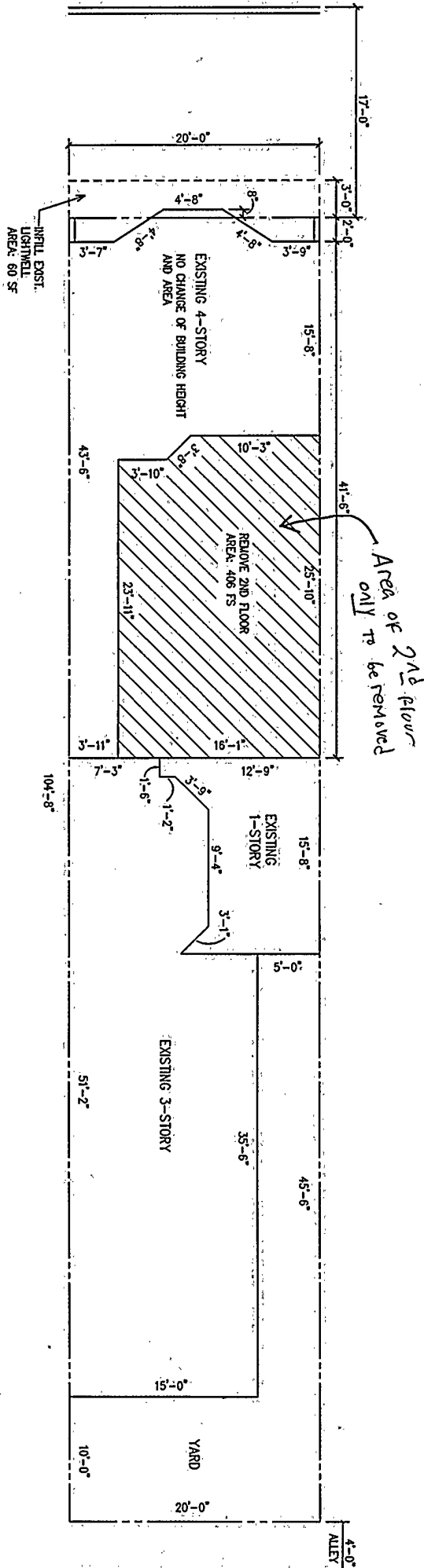
50'

50'

50'

<

WALNUT ST.
S. 14.5', 26', N. 17'



A SITE PLAN
Scale 1/8"=1'-0"
1105 WALNUT ST.



APPLICATION NO. **040826086**
APPROVED **AL** DATE **7-8-24**
WHEN YOUR PLANS CONTAIN ANY GROSSING ERROR
OR DEVIATION FROM THESE APPROVED PLANS, ERROR
REQUIRE THE APPROVAL OF THE ZONING PLANS UNIT
DEPARTMENT OF PLANNING & ZONING, CITY OF PHILADELPHIA
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

G.F.A. CALC.

| | EXISTING | PROPOSED | TOTAL |
|-------|--------------|-------------|--------------|
| 1ST | 1,702 SQ.FT. | 0 SQ.FT. | 1,702 SQ.FT. |
| 2ND | 1,551 SQ.FT. | -406 SQ.FT. | 1,145 SQ.FT. |
| 3RD | 1,551 SQ.FT. | 0 SQ.FT. | 1,551 SQ.FT. |
| ATTIC | 447.5 SQ.FT. | 0 SQ.FT. | 447.5 SQ.FT. |

NOTE: BSMT TO BE UTILITY ONLY



Date: July 26, 2004

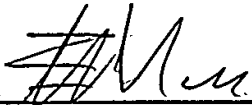
To: Zoning Unit
Department of Licenses and Inspections
City of Philadelphia
MSB, Concourse Level
1401 John F. Kennedy Boulevard
Phila. Pa. 19102

Re: 1105 Walnut St.
Phila., PA 19107

Dear Sir:

I am the owner of the above referenced property. I am requesting zoning permit and use registration to change the number of apartments to (2) apts.

I authorize Sabrina C. Soong AIA of Soong Associates, Inc. and her staff to represent us for matters pertaining to zoning permit applications.



Esther Vaturi

GECK Associates, LLC

1105WALNUTst.082404

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)

1105 WALNUT ST Phila PA

situated on NW side of WALNUT Street

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

of _____ Street

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

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | 3 | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|--|--|----------------|
| | Jewelry Store + Furniture Store | Jewelry Store | 2/5/84 |
| | and furniture families | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| 2 | General Merchandise Store + Sales and furniture families + Jewelry Store | Jewelry Store + Furniture Store | |

Additional use information, if required

| | | | | | |
|-----------------------|------------------|---------|------------------------------|-------|-------------|
| OWNER | Alfred Rodriguez | ADDRESS | 917 N. 12th St. Philadelphia | PHONE | 265-4587 |
| ARCHITECT OR ENGINEER | | ADDRESS | | PHONE | |
| CONTRACTOR | | ADDRESS | | PHONE | |
| APPLICANT | Gregory Seamon | ADDRESS | 19 Berks Ave. Phila. PA | PHONE | 602 2288306 |

APPLICATION NO. 73661

DISTRICT DESIGNATION C-56a m 8

ZONING MAP NO. 45-1 SUB. 1-22

F. A. VOL. PL. WARD

PREVIOUS APPLICATION 68-35

CALENDAR NO. 84-0336

ZONING REFUSED

USE REFUSED

APPEAL 3/14/84

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A. CERT.

REF. GRANTED CERT.

REF. REFUSED CERT.

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

322943
1/5/84
EX-41
DATE 5/1/84

APPLICANT! Do not use this sheet

| EXAMINER'S REPORT | | | | | | | |
|--|-------------------|------------------|--|---|-----------|-------------|--|
| DISTRICT | | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 | | | | | | | |
| Area inner court | | | | | | | |
| Total open area | | | | | | | |
| Set-back front | | | | | | | |
| Set-back side | | | | | | | |
| Rear yard - depth | | | | | | | |
| Side yard, minimum width | | | | | | | |
| Side yard, aggregate width | | | | | | | |
| Open court - width | | | | | | | |
| Court between wings - width | | | | | | | |
| Inner court - least dimension | | | | | | | |
| Height - front | | | | | | | |
| Height - side | | | | | | | |
| Height - rear | | | | | | | |
| High - garage | | | | | | | |
| Garage - inner dimensions | | | | | | | |
| IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No | | | UNDER WHAT PROVISION | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| DATE OF EXAMINATION | | | EXAMINER (Signature) | | | | |
| INSPECTOR'S REPORT | | | | | | | |
| | | | | | | | |
| DATE OF INSPECTION | | | INSPECTOR (Signature) | | | | |

| | | | |
|--|--|------------------|--------------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102 | APPLICATION DATE | APPLICATION NUMBER |
| | | DATE OF REFUSAL | |

| | |
|-----------|---------|
| LOCATION | |
| APPLICANT | ADDRESS |

THE APPLICATION FOR A _____ 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 ~~100-100~~

~~100-100~~ For partial demolition of floor of 2nd - story level, creating a 3rd - story mezzanine, for uses as permitted in the DISTRICT (cellar, 1st and 2nd - front) and two (2) dwelling units (2nd - rear, 3rd & 4th - story levels) -- TOTAL

Signed _____ Plan Examiner

Signed _____ 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, _____

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, _____

Issued by A. Gordon 9-8-04

81-16 (Page 4 of 4) (Rev. 4/95)

Authorized by _____

CL 5954 - 08/26/04

12 \$100 -

0 BAL.

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)
1105 WALNUT ST PHILA PA

situated on NW side of WALNUT Street
at the distance of _____ feet _____ inches from _____ Street
of _____ Street

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

If lot is irregular in shape, give deed description below:
RECEIVED
FEB 08 1984
PHILADELPHIA DEPT. OF LIC. & INSPECTIONS

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
none

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | <u>3</u> | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|--|----------------------|----------------|
| | <u>Jewelry Store & Barber Shop</u> | <u>Jewelry Store</u> | <u>2/5/84</u> |
| | <u>bank, first families</u> | | |

| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING |
|-----------|---|--|
| <u>2</u> | <u>Personal wear, Renting & Sales</u> | <u>ok</u> |
| | <u>and first families + Jewelry Store & Barber Shop</u> | |
| | <u>FOUR of lot</u> | |

Additional use information, if required _____

APPLICANT NO. 73661

DISTRICT DESIGNATION C-5B in C-8

ZONING MAP NO. 45-1 SUB. _____

P. A. VOL. PL. 1-22 WARD _____

PREVIOUS APPLICATION IN 68435

CALENDAR NO. 84-0336

ZONING: REFUSED

USE: REFUSED

APPEAL 3/14/84

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)

CITY OF PHILADELPHIA

USE REGISTRATION PERMIT

NO. 322943

DATE 7/5/84

☐ _____

CERTIFICATE

NO. 41

DATE 5/2/84

OWNER Alfon Rodriguez

ARCHITECT OR ENGINEER _____

CONTRACTOR _____

APPLICANT Beverly Seamon

ADDRESS 917 Windy Lane

ADDRESS _____

ADDRESS _____

ADDRESS 19 Brookshire Pl Phila PA

PHONE 565-4587

PHONE _____

PHONE _____

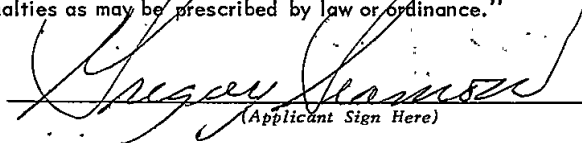
PHONE 609 2288306

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."


(Applicant Sign Here)

NOTICE OF DECISION

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 710 MUNICIPAL SERVICES BUILDING
PHILADELPHIA, PENNSYLVANIA 19107APPLICATION NO.
73661CERTIFICATE NO.
EX-41DATE OF DECISION
5/22/84BOARD OF ADJ. APPEAL NO.
EX-45APPLICANT
GREGORY SEAMONADDRESS
19 BROOKSHIRE ROAD, ERIAL N.J.OWNER
ALFEO RODRIGUEZADDRESS
917 WINDING LANEATTORNEY
EUGENE LUCASADDRESS
601 ELECTRIC BLDG., SCRANTON, PA. 18503LOCATION OF PROPERTY
1105 WALNUT STREET**THIS IS NOT A PERMIT**

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

☐ GRANT A VARIANCE☒ GRANT A CERTIFICATE☐ REFUSE A VARIANCE☐ REFUSE A CERTIFICATE

ALL VARIANCES OR CERTIFICATES GRANTED HEREIN ARE SUBJECT TO THE FOLLOWING CONDITIONS:

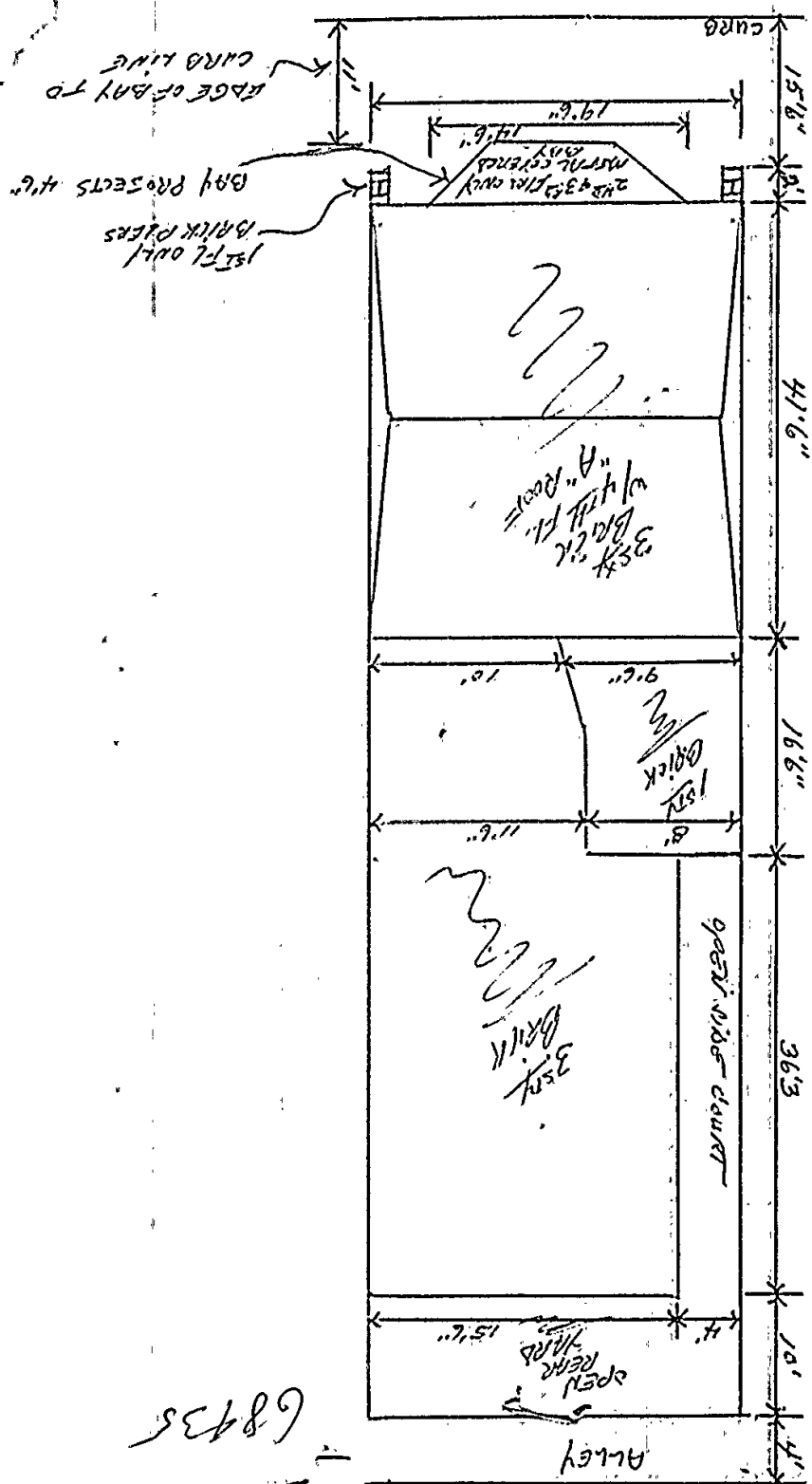
1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, MUNICIPAL SERVICES BUILDING, WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

(ONE USE CERTIFICATE)
alBy order of the BOARD OF ADJUSTMENT
Frank Redhiles

FRANK REDHILES

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

WALNUT ST.
1105 WALNUT ST.



68435



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS
Municipal Services Building - 11th Floor
Philadelphia, PA 19102-1687
(215) 686-2400

ROBERT D. SOLVIBILE, SR.
Commissioner

August 5, 2005

Board of Building Standards Case No. 0717-05

1105 Walnut St.

Occupancy: A-2 & R-3

Type of Construction: 3B

Re: Building Permit Application #050603076

PROPERTY OWNER

Geck Associates

Mr. & Mrs. Vatori

114 N. 3RD Street

Philadelphia, PA 19106

Dear Mr. & Mrs. Vatori:

On August 4, 2005, you appeared before the Board of Building Standards to appeal for a variance from certain provisions of the Philadelphia Plumbing Code. Following is the code section from which you are seeking a variance, your proposal and the Board's recommendation.

Table P-701

The minimum number of water closets for a restaurant with between 26 – 50 persons shall be one per gender.

The plans indicate only one toilet room.

At the hearing, you proposed a single unisex handicapped accessible toilet room.

In its deliberations, the Board considered the small floor plate of the restaurant space.

BOARD RECOMMENDATION – Grant Variance

At the hearing, you agreed with the Board's recommendations that a variance be granted to allow a single handicapped accessible toilet room, as proposed.

Page 2

Board of Building Standards Case No. 0717-05

1105 Walnut St.

I have approved the Board's recommendation.


A copy of this variance approving the above conditions has been forwarded to the Permit Services Unit of this Department. A building permit will be processed upon the applicant's return by appointment to the plan examiner, provided all other Philadelphia Code provisions are met and approvals obtained.

Very truly yours,



Robert D. Solvibile, Sr.,
Commissioner

cc: George Voigt, Permit Services Manager
Curtis Daniel, Plan Examiner
Central District
C&I
Fire Department
Zoning File
File

| | | | |
|--|--|---|----------------------|
| REFERRAL TO ZONING BOARD OF ADJUSTMENT | | APPLICATION NUMBER 73661 | |
| TO ZONING BOARD OF ADJUSTMENT ROOM 710, MUNICIPAL SERVICES BUILDING | | DISTRICT C5 Comm. | PLATE 4B-1 |
| APPLICANT Gregory Seamon | | 2/10/84 Is hereby referred to the BOARD OF ADJUSTMENT. | |
| ADDRESS 19 Brookshire Rd., Erial N.J. 08081 | | PHONE | |
| LOCATION OF PROPERTY 1105 Walnut St. | | | |
| PROPOSED USE Sales & renting of formal wear. | | | |
| REMARKS This use requires a Certificate from ZBA. See section 14-1607 (5)(c). Zoning ok. See application 68435 Cal 83-1351 ZBA granted 5 families 12/2/83. See application 60370 Cal 83-0474 ZBA granted 4 families 7/11/83. | | | |
| SIGNATURE  | | | |
| FOR THE COMMISSIONER | | | |

NOTICE TO APPLICANT

- An appeal from this referral must be taken with the Zoning Board of Adjustment in Room 710, Municipal Services Building before you may legally proceed.

| | | | |
|--|--|--|--|
| PETITION OF APPEAL CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 710 MUNICIPAL SERVICES BUILDING | | LOCATION OF PROPERTY (For Z.B.A. Use Only) 1105 Walnut St. | |
| SEND NOTICES TO Phyllis D Lucas | | CALENDAR NO. 81-0356 | HEARING DATE Tues. May 1, 1984 |
| ATTORNEY (If any) FORNIA DIMENSION, INC. | | ADDRESS 621 SCRANTON ELECTRIC Bldg SCRANTON, PA 18503 | |
| OWNER LESSEE AGENT | | ADDRESS SCRANTON, PA 18503 | |
| PERSON FILING THIS APPEAL Phyllis D Lucas | | | |
| IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST ATTORNEY | | | |
| APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN <input type="checkbox"/> REFUSAL <input type="checkbox"/> GRANTING <input type="checkbox"/> REFERRAL OF PERMIT FOR | | | |
| SALES AND RENTAL OF FURNITURE | | | |
| THIS APPEAL IS BASED ON THE FOLLOWING FACTS the use will comply with the zoning ordinance for that location. | | | |
| 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. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal. | | | |
| Phyllis D. Lucas (Signature) | | | |
| FOR ZONING BOARD USE ONLY | | | |
| CALENDAR NO. 81-0356 | TIME SET FOR PUBLIC HEARING <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 1:30 P.M. <input type="checkbox"/> 5:30 P.M. | RECEIPT NO. 45,49640 | L. & I. APPLIC. NO. 73661 |
| ON (Date) Tues. May 1, 1984 | ALL HEARINGS ARE HELD IN RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST. | APPEAL FEES 60.00 | DATE OF APPEAL 3/14/84 |
| • 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 | |

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| | | | | | | | |
|--|-------------------|--|-----------------|---|-------------|----------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | | |
| <div style="text-align: right;">7/5/12</div> <div style="text-align: center;">OK Change L (4) FOUR THRU DWG</div> | | | | | | | |
| DATE OF EXAMINATION | | | | EXAMINER (Signature) <div style="text-align: right;">[Signature]</div> | | | |
| INSPECTOR'S REPORT | | | | | | | |
| <div style="text-align: right;">04</div> <div style="text-align: right;">[Signature]</div> | | | | | | | |
| DATE OF INSPECTION | | | | INSPECTOR (Signature) | | | |

| | | | |
|---|--|------------------------------------|-----------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE | APPLICATION NO. |
| | | DATE OF REFUSAL | |
| LOCATION | | | |
| APPLICANT | | ADDRESS | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| | | Signed _____ Plan Examiner | |
| | | Signed _____ 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, _____

USE Rest, Sales & Renting of Formal Wear; Bar & Lounge & Food
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, 6881-51-12

Issued by

DA

1-6835

Authorized by

2BA

7/5/14

5

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

NOT: The requirements for this permit are in addition to all others required by law 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)
1105 Walnut St., Phila, Pa. 19107

situated on North side of Walnut Street
at the distance of 58 feet 0 inches from the West side
of 11th Street
Front 20 feet 0 inches. Depth 107 feet 0 inches.

If lot is irregular in shape, give deed description below:
There is no renovations involvedm just approval
permit to legally use the rear of the jewelry store
as a family dwelling, thus making the building a
five (5) family, as opposed to the four (4) family
dwelling approved by the Zoning Board.
The existing storage space in the basement will
be used as a RETAIL PICK-UP DRY CLEANERS. A small
area of the basement is legally occupied as a Bar-
ber Shop.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
PHILADELPHIA
PLANNING COMMISSION
SEP 1983
SEP 14, 1983
NOA

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | ST. TYPE | DATE LAST USED |
|-----------|---------------|-------------------|-----------|----------------|
| Basmt | Barber Shop | Commercial | REQUIRED | 1983 |
| 1st | Jewelry Store | Commercial | OCCUPANCY | |
| 2nd | Two Apts Unit | Two Apts | | |
| 3rd | Two Apts Unit | Two Apts | | |

| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING |
|-----------|-----------------------------------|--|
| Basmt | Barber Shop + Dry Cleaning Pickup | DRY CLEANER - PICKUP |
| 1st | One Apt building Jewelry Store | |
| 2nd | Two Apts Unit | |
| 3rd | Two Apts Unit | |

Additional use information, if required - 15 Apts Barber Shop Dry Cleaner - Pickup Agency Ret Jewelry Store

OWNER: Alfred M. Rodriguez ADDRESS: 917 Winding Lane Media PHONE: 565-4587

ARCHITECT OR ENGINEER: ADDRESS: 19063 M PHONE:

CONTRACTOR: ADDRESS: PHONE:

APPLICANT: GEORGE P. STAHL, JR. (ATTY) ADDRESS: 5925 N. 5th St Phila PA 19120 PHONE: 224-4444

81-16 (Rev. 12/63) STAHL

APPLICATION NO. **68435**

DISTRICT DESIGNATION C-5

ZONING MAP NO. 7B-1 SUB.

F. A. VOL. PL. 1-23 WARD

PREVIOUS APPLICATION 68435

CALENDAR NO. 83-1351

ZONING REFUSED

USE REFUSED

APPEAL 9/20/83

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

THIS SPACE FOR OFFICIAL STAMP
COP not written in this space
USE REGISTRATION PERMIT
NO. 317396
DATE 12-2-83
PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO. VA-1848
DATE 12-2-83

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."

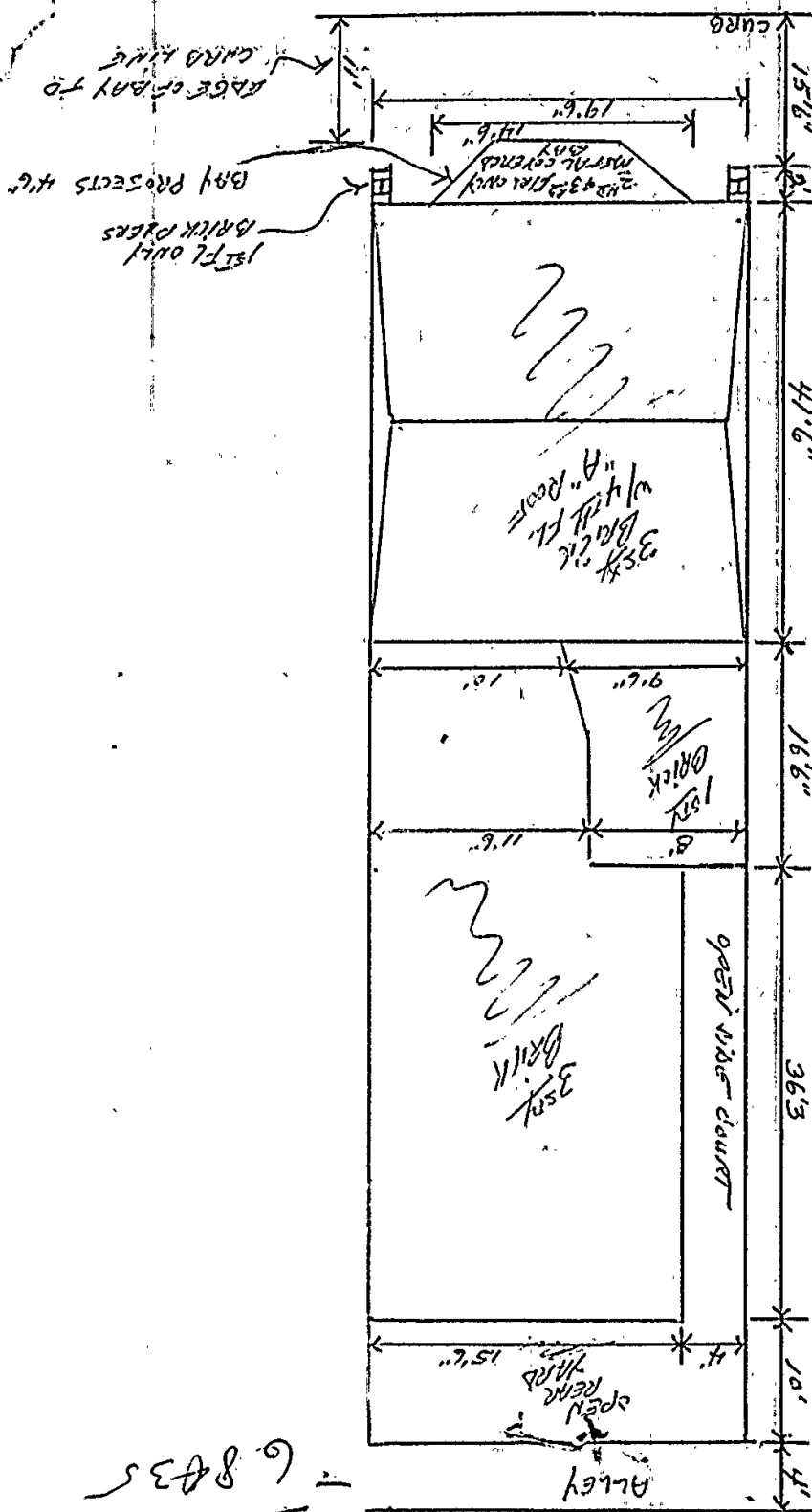


(Applicant Sign Here)

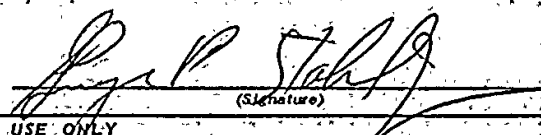
G. B. MULLI / R. H. MITCHELL
3-18-83

1105 WALNUT ST

WALNUT ST.



68435

| | | | |
|--|---|--|--|
| PETITION OF APPEAL CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING | | LOCATION OF PROPERTY (For Z.B.A. Use Only) 1105 Walnut St. | |
| SEND NOTICES TO ✓ GEORGE P. Stahl, Jr. | | CASE NUMBER 83-1351 | HEARING DATE Tues. Nov. 15, 1983 |
| ATTORNEY (If any) ✓ GEORGE P. Stahl, Jr. Esq. | | ADDRESS ✓ 5925 N. 5th St Phila 19120 | |
| OWNER LESSEE AGENT ✓ ALFED M. RODRIGUEZ | | ADDRESS ✓ 917 WINDING LANE, MEDIA PA 19063 | |
| PERSON FILING THIS APPEAL ✓ GEORGE P. Stahl, Jr. Esq. | | | |
| IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST ATTORNEY FOR APPELLANT | | | |
| APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> GRANTING <input type="checkbox"/> REFERRAL OF PERMIT FOR 5 Fam. Dwlg + Dry Cleaning Pick-Jewelry Store | | | |
| THIS APPEAL IS BASED ON THE FOLLOWING FACTS: The proposed change would up grade + improve the property. The present use is a bordship on the land | | | |
| 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. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal. <div style="text-align: right;">  (Signature) </div> | | | |
| FOR ZONING BOARD USE ONLY | | | |
| CALENDAR NO. 83-1351 | TIME SET FOR PUBLIC HEARING <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 1:30 P.M. | RECEIPT NO. 11-53957 | I. & J. APPLIC. NO. 68135 |
| ON (Date) Tues. Nov. 15, 1983 | ALL HEARINGS ARE HELD IN RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST. | APPEAL FEES 60.00 | DATE OF APPEAL 9/20/83 |
| • 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 | |

NOTICE OF DECISION

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 710 MUNICIPAL SERVICES BUILDING
PHILADELPHIA, PENNSYLVANIA 19107

| | | | |
|---|-----------------------------------|--|--|
| APPLICATION NO. 68435 | CERTIFICATE NO. VA-1848 | DATE OF DECISION 12/2/83 | BOARD OF ADJ. APPEAL NO. AP-1976 |
| APPLICANT GEORGE P. STAHL, ESQ. | | ADDRESS 5925 N. 5TH STREET | |
| OWNER ALFEO M. RODRIGUEZ | | ADDRESS 917 WINDING LANE, MEDIA, PA. | |
| ATTORNEY GEORGE P. STAHL | | ADDRESS 5925 N. 5TH STREET | |
| LOCATION OF PROPERTY 1105 WALNUT STREET | | | |

THIS IS NOT A PERMIT

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

☒ 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:

(ONE ZONING PERMIT)
AL

By order of the BOARD OF ADJUSTMENT

Leroy T. Burroughs
LEROY T. BURROUGHS, SEC.

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.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| | | | | | | | |
|--|-------------------|--|-----------------|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 | | 2032 | | | | | |
| Area rear yard | | | | | | | |
| " " Inner court | | | | | | | |
| Total open area | | 406 | 20% | | | | |
| 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| DATE OF EXAMINATION | | | | EXAMINER (Signature) | | | |
| INSPECTOR'S REPORT | | | | | | | |
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| DATE OF INSPECTION | | | | INSPECTOR (Signature) | | | |

| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE 9/15/83 | APPLICATION NO. 68435 | | | | | | |
|--|--|---|--------------------------|--------------------------------|---------------------|-----------------------------|--|--------------------------|--|
| | | DATE OF REFUSAL 9/16/83 | 4B-1 | | | | | | |
| LOCATION 1105 Walnut St. is in a R C-5 Comm. Dist. | | | | | | | | | |
| APPLICANT and owner Alfeo M. Rodriguez | | ADDRESS 917 Winging Lane, Media, Pa. 19063 | | | | | | | |
| THE APPLICATION FOR A <u>USE</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS: | | | | | | | | | |
| <table border="0"> <thead> <tr> <th>PHILADELPHIA CODE REFERENCE</th> <th>REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td>See sec. 14-306 paragraph 2</td> <td></td> </tr> <tr> <td>ZONING USE</td> <td>The application is for a five family dwelling - barber shop-dry cleaning, pick up-jewelry store (size and location to be as shown in the application).</td> </tr> </tbody> </table> | | | | PHILADELPHIA CODE REFERENCE | REASONS FOR REFUSAL | See sec. 14-306 paragraph 2 | | ZONING USE | The application is for a five family dwelling - barber shop-dry cleaning, pick up-jewelry store (size and location to be as shown in the application). |
| PHILADELPHIA CODE REFERENCE | REASONS FOR REFUSAL | | | | | | | | |
| See sec. 14-306 paragraph 2 | | | | | | | | | |
| ZONING USE | The application is for a five family dwelling - barber shop-dry cleaning, pick up-jewelry store (size and location to be as shown in the application). | | | | | | | | |
| | | REQUIRED | PROPOSED | | | | | | |
| Open area (total) for propose 5 fam. dwlg. | | 406 sq.ft. 20.0% | 340 sq.ft. 16.7% | | | | | | |
| REMARKS: ONE ZONING REFUSAL | | | | | | | | | |
| See application 60370 Cal. 83-0474 Board of Adjustment approved 4 family dwelling -jewelry store and barber shop 4/5/83. | | | | | | | | | |
| See application 10779-F Cal. P-136. | | | | | | | | | |
| | | Signed <u><i>A. Cepeda</i></u> Plan Examiner | | | | | | | |
| | | Signed _____ 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, _____

USE

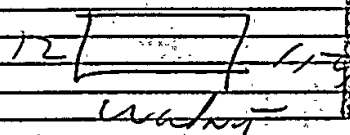
For extension of Five Family Dwelling - Barber Shop - dry cleaning pick up jewelry store single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by *[Signature]*

1-4 Authorized by _____

12-10-83

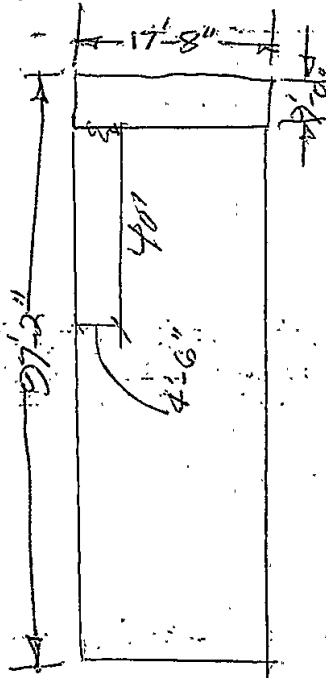
~~35~~ 35

| 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. | | | | APPLICATION NO. 3390 | | | |
| LOCATION OF PROPERTY (Street and House Number) 1105 Walnut St., Rhila, Pa. 19107 | | | | DISTRICT DESIGNATION C-5 Com | | | |
| situated on <u>North</u> side of <u>Walnut</u> Street at the distance of <u>58</u> feet <u>0</u> inches from <u>the West</u> side of <u>11th St.</u> Street | | | | ZONING MAP NO. 4B-1 SUB. | | | |
| Front <u>20</u> feet <u>0</u> inches. Depth <u>107</u> feet <u>0</u> inches. | | | | F. A. VOL. PL. 1-22 WARD | | | |
| If lot is irregular in shape, give description below: | | | | PREVIOUS APPLICATION | | | |
| <div style="text-align: center;">  </div> | | | | CALENDAR NO. 83-0474 | | | |
| <div style="text-align: center;"> RECEIVED DEPT. OF LICENSES AND INSPECTIONS MAR 03 - 83 PHILADELPHIA PLANNING COMMISSION MAR 3 1983 </div> | | | | ZONING REFUSED * | | | |
| EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION Renovation of the first floor to a Jewelry Store Conversion of the 2nd and 3rd floors to apartment dwellings, each floor containing two (2) units. The attic will be part of the 3rd floor front unit. | | | | USE REFUSED | | | |
| STORIES AND HEIGHTS FROM GROUND TO ROOF | | | | APPEAL 4/5/83 | | | |
| | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | | |
| HEIGHT | FRONT | SIDE | REAR | FRONT | SIDE | REAR | |
| In Feet | | | | None | | | |
| In Stories | | | | | | | |
| TABULATION OF USES | | | | | | | |
| FLOOR NO. | PRESENT USE | | | LAST PREVIOUS USE REQUIRED PRIOR TO | | | |
| Basement | Small Area As Barber Shop, the rest Commercial | | | 1970 | | | |
| 1st Flr | Family Dwelling/Reader/Advisor | | | 1975 | | | |
| 2nd Flr | Printing Business & Tuxedo Rental | | | Tuxedo Rental 1975 | | | |
| 3rd Flr | Apartment Dwelling | | | Apartment Dwelling 1982 | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | | | PROPOSED USE OF ADDITION OR NEW BUILDING | | | |
| Base'mt | For Commercial Use | | | For Commercial Use | | | |
| 1st Flr | Jewelry Store | | | Jewelry Store | | | |
| 2nd Flr | Two (2) Apartment Unit | | | Two (2) Apartment Unit | | | |
| 3rd Flr | Two (2) Apartment Unit | | | Two (2) Apartment Unit | | | |
| Additional use information, if required | | | | | | | |
| OWNER Alfeo M. Rodriguez | | | | ADDRESS 917 Winding Lane, Media, Pa. 19063 | | PHONE 565-4587 | |
| ARCHITECT OR ENGINEER | | | | ADDRESS | | PHONE 592-7199 | |
| CONTRACTOR | | | | ADDRESS | | PHONE | |
| APPLICANT Alfeo M. Rodriguez | | | | ADDRESS 917 Winding Lane, Media, Pa. 19063 | | PHONE 565-4587 | |

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."

Allen Perry
(Applicant Sign Here)

NOTICE OF DECISION

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

| | | | |
|---|---------------------------|---|------------------------------------|
| APPLICATION NO. 60370 | CERTIFICATE NO. VA 637 | DATE OF DECISION 7/11/83 | BOARD OF ADJ. APPEAL NO. AP 697 |
| APPLICANT Alfeo M. Rodriguez | | ADDRESS 917 Winding Lane, Media, Pa. | |
| OWNER Alfeo M. Rodriguez | | ADDRESS 917 Winding Lane, Media, Pa. | |
| ATTORNEY George P. Stahl, Jr. | | ADDRESS 5925 N. 5th St. | |
| LOCATION OF PROPERTY 1105 Walnut St. | | | |

THIS IS NOT A PERMIT

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

☒ 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:
one use registration permit
meh

By order of the BOARD OF ADJUSTMENT

Leroy T. Burroughs

LERROY T. BURROUGHS, SEC.

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.

PETITION OF APPEAL

CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT
ROOM 710 MUNICIPAL SERVICES BUILDING

LOCATION OF PROPERTY (For Z.B.A. Use Only)
1105 Walnut St.

CALENDAR NO.
83-0474

HEARING DATE
Thurs. June 16, 1983

SEND NOTICES TO

GEORGE P. STAHL JR.

ATTORNEY (If any)

GEORGE P. STAHL JR.

(Appellant)

ADDRESS

5925 N. 5TH ST Phila PA 19120

ADDRESS

5925 N. 5TH, Phila PA 19120

ADDRESS

1105 WALNUT ST, Phila PA

OWNER
LESSEE
AGENT

ALFEO M. RODRIGUEZ

PERSON FILING THIS APPEAL

Owner - ALFEO M. RODRIGUEZ

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

APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN ☒ REFUSAL ☐ GRANTING ☐ REFERRAL OF PERMIT FOR

Four Family Dwelling, Jewelry Store & Barber Shop.

THIS APPEAL IS BASED ON THE FOLLOWING FACTS

The property is zoned CS-COMMERCIAL AND

HAS BEEN VACANT FOR MANY YEARS. WOULD BE A

HARDSHIP ON THE LAND TO USE IN PRESENT CONDITION

AND THE REQUESTED USE WOULD IMPROVE AND

UPGRADE THE PROPERTY

ZONING BOARD OF ADJUSTMENT
RECEIVED

1983 APR -5 11:11:59

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. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal.

Alfego Rodriguez
(Signature)

FOR ZONING BOARD USE ONLY

CALENDAR NO.

83-0474

TIME SET FOR PUBLIC HEARING

☒ 9:30 A.M.

☐ 1:30 P.M.

☐ 5:30 P.M.

RECEIPT NO.

44-18325

LB #11 APPLIC. NO.

60370

ON (Date)

Thurs. June 16, 1983

ALL HEARINGS ARE HELD IN

RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST.

APPEAL FEES

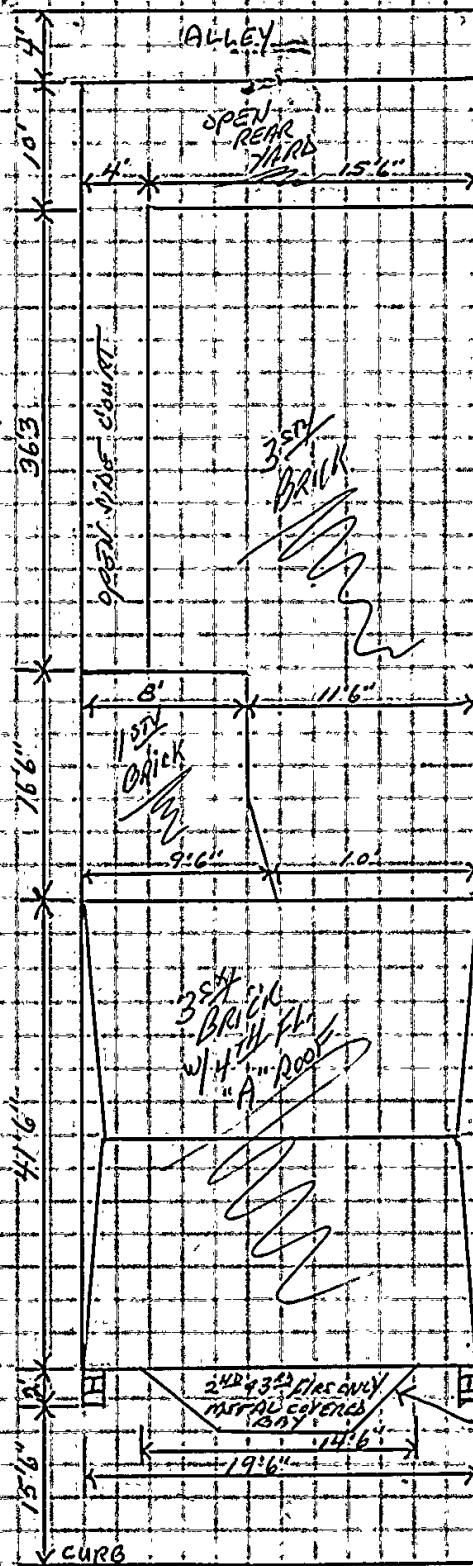
60.00

DATE OF APPEAL

4/5/83

• 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



WALNUT ST.
1105 WALNUT ST.

G. DIMASI / P. MITCHELL
3-18-83


APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| | | | | | | | |
|--|-------------------|--|-----------------|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not-Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not-Required | | | |
| REMARKS See APP 69604 NO Dwelling Unit See APP 60563 accessory dwelling | | | | | | | |
| DATE OF EXAMINATION | | | | EXAMINER (Signature) | | | |

INSPECTOR'S REPORT

| | |
|--|--|
| 378-83; "CNE" 378-83; See attached Plot Plan (Pm) | |
| DATE OF INSPECTION 3-18-83 | |
| INSPECTOR (Signature) [Signature] w/G. Williams | |

| | | | |
|--|---|---|--|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE 3/25/83 DATE OF REFUSAL 3/28/83 | APPLICATION NO. 60370 4B-1 |
| LOCATION 1105 Walnut Street is in a C5 Comm. District. | | | |
| APPLICANT and owner Alfeo M. Rodriguez | | ADDRESS 917 Winding Lane Media, Pa. 19063 | |
| THE APPLICATION FOR A <u>ONE USE</u> 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 | | |
| | See section 14-306 para. 2 USE: The application is for four family dwelling and jewelry store (size and location to be as shown in the application). | | |
| | REQUIRED | PROPOSED | |
| | 406 sq.ft. 20.0% | 340 sq.ft. 16.7% | |
| REMARKS: ONE USEREFUSAL. | | | |
| | | | |
| Signed  Plan Examiner | | | |
| Signed _____ 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, _____

USE

For extension of Four (4) Family Dwelling + Jewelry Store & Barber Shop 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, _____

Issued by  _____

Authorized by _____

7-13-83

1-4
30000

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)

1105 Walnut St

situated on _____ side of _____ 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:

SAISON
12 11
WALNUT

DEPT. OF LICENSES
AND INSPECTIONS

MAR 08 1983

PHILADELPHIA
PLANNING COMMISSION

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Will
be used as a family dwelling
and the family dwelling

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|--|-------------------|----------------|
| 1st X | Palm Reader Booker shop on basement | | |
| | | | |

| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING |
|-----------|--|--|
| 1st X | General + gift shop and the family dwelling | |
| | | |

Additional use information, if required: the family dwelling has been used for a place of business.

OWNER
ARCHITECT
OR ENGINEER
CONTRACTOR

ADDRESS
917 Winding Lane
Medix, Pa. 19063

PHONE
565-4587

APPLICANT
X Andres P. Loainque

ADDRESS
917 Winding Lane
Medix, Pa. 19063

PHONE
565-4587

81-16 (Rev. 12/65)

APPLICATION NO. 80563

DISTRICT DESIGNATION

C-5 Comm

ZONING MAP NO.

4B-1(32)

P. A. VOL. PL.

1-22

PREVIOUS APPLICATION

53712H

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)

CITY OF PHILADELPHIA

USE REGISTRATION PERMIT

NO. 309357

DATE 3-8-83

PERMIT GRANTED IN ACCORDANCE WITH ZBA

CERTIFICATE

NO.

DATE

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.

| | |
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"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."

L. A. ...
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| | | | | | | | |
|--|-------------------|--|-----------------|---|-----------|-------------|--|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS See app # 504361 URP # 125751 issued 8/18/65 for Barber Shop, Tailor Shop & one Jan. Bldg. | | | | | | | |
| DATE OF EXAMINATION 3/8/83 | | EXAMINER (Signature) Eileen Evans | | | | | |
| INSPECTOR'S REPORT NO S.O. REQUIRED 3/8/83 AS 53712 # | | | | | | | |
| DATE OF INSPECTION | | INSPECTOR (Signature) | | | | | |

| | | | |
|---|--|------------------------------------|-----------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE | APPLICATION NO. |
| | | DATE OF REFUSAL | |
| LOCATION | | | |
| APPLICANT | | ADDRESS | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| | | Signed _____ Plan Examiner | |
| | | Signed _____ 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, _____

USE

For extension of retail jewelry and gift shop and _____ 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, _____

Issued by Eileen Evans

Authorized by _____

1-11-435.00 3/8/83

**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 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)

1105 Walnut St

situated on _____ side of _____ 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:

DEPT. OF LICENSES
AND INSPECTIONS

MAY 28, 1983

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

PLASTERING and RESTORATIONS
(Arise from only)

NO CHANGE IN HT OR AREA

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|--|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | | | | | | |

APPLICATION NO. 63863

DISTRICT DESIGNATION

CT Con

ZONING MAP NO.

4B-1

F. A. VOL. PL.

1-22

WARD

PREVIOUS APPLICATION

6053

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.

REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

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THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED.

DATE 5 27 83
311653 FOR COMMISSIONER

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | family + gift shop | Vacant one family | |
| | | | |
| | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| 1st | family + gift shop + 1 family | | |
| | one one - Vacant | | |

Additional use information, if required -

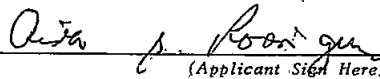
| | | |
|------------------------------|-------------------------------|-----------------------|
| OWNER ALFEO RODRIGUEZ | ADDRESS 917 Walnut St | PHONE 215-565-4587 |
| ARCHITECT OR ENGINEER | ADDRESS Drexel Bldg. 19063 | PHONE |
| CONTRACTOR | ADDRESS | PHONE |
| APPLICANT Alfio Rodriguez | ADDRESS 917 Walnut St | PHONE 215-565-4587 |

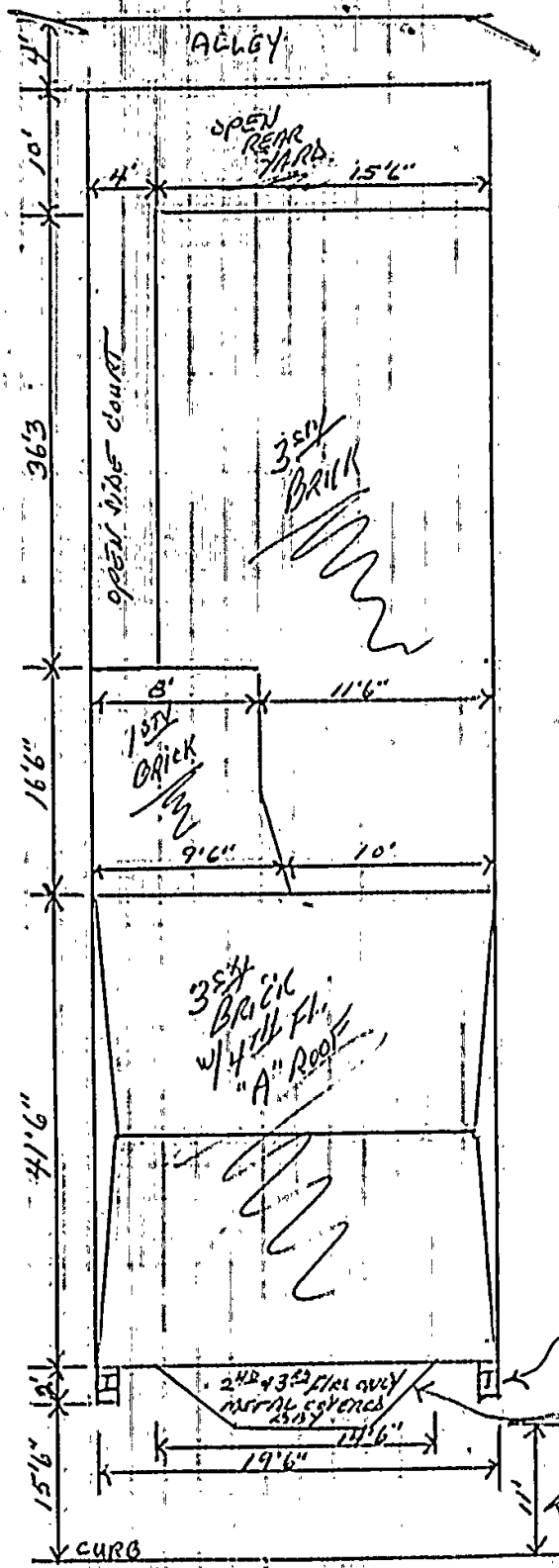
DRAW PLANS ON SPACE BELOW

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."


(Applicant Sign Here)



1ST FL. ONLY
BRICK PIERS
BAY PROJECTS 4'6"

G. DiMasi / R. M. M. M.
3-18-88

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
|--|-------------------|--|-----------------------|---|-----------|-------------|--|
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> 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 & 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)

1105 Walnut St

situated on _____ side of _____ 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 briefly

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

FEB 16 1966

ZONING

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Interior alterations to basement only, no changes in height or area.

(To include to street & Wall)
18A

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|--|--|----------------|
| | duplicating business, barber shop, tailor shop, photographer, 1 family dwelling. | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | Same | | |

Additional use information, if required _____

| | | |
|--------------------------------|--|--------------------|
| OWNER Gordon S. Miller | ADDRESS 1616 Walnut St Phila Pa 19103 | PHONE KT 5 0833 |
| ARCHITECT OR ENGINEER | ADDRESS | PHONE |
| CONTRACTOR Gordon S. Miller | ADDRESS 1616 Walnut St Phila Pa. 19103 | PHONE |
| APPLICANT Gordon S. Miller | ADDRESS 1616 Walnut St, Phila Pa. 19103 | PHONE |

APPLICATION NO.

53712H

DISTRICT DESIGNATION

C-5 Commercial

ZONING MAP NO.

4B

F. A. VOL. PL.

122

WARD

PREVIOUS APPLICATION

51056H

CALENDAR NO.

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

CERT.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

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(Do not write in this space)

USE REG.

NO. 131143

DATE 3-24-66

☐ PF

CERTIFICATE

NO. _____

DATE _____

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."


(Applicant Sign Here)

APPLICANT! Do not use this sheet

| EXAMINER'S REPORT | | | | | | |
|---|-------------------|--|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | |
| ZONING PERMIT | | | USE PERMIT | | | |
| <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| DATE OF EXAMINATION | | | EXAMINER (Signature) | | | |
| INSPECTOR'S REPORT | | | | | | |
| | | | | | | |
| DATE OF INSPECTION | | | INSPECTOR (Signature) | | | |

| | | | |
|---|--|------------------------------------|-----------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE | APPLICATION NO. |
| | | DATE OF REFUSAL | |
| LOCATION | | | |
| APPLICANT | | ADDRESS | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| | | Signed _____ Plan Examiner | |
| | | Signed _____ 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, _____

USE

For extension of Duplicating Business Park w/ shop, tailor and one (1) family dwelling shop photographs
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, _____

Issued by

J. Greer

Authorized by _____

5⁰⁰ / USC 2-16-66

P7

| C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT | | | | 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. | | | |
|---|---------------------------------------|----------|----------|--|------------------------|------|------------------------|
| CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS | | | | APPLICATION NO. <u>504361</u> | | | |
| 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. | | | | DISTRICT DESIGNATION <u>C-5 Corn</u> | | | |
| LOCATION OF PROPERTY (Street and House Number) <u>1103 WALNUT ST.</u> | | | | ZONING MAP NO. <u>4B-1</u> SUB. <u></u> | | | |
| situated on _____ side of _____ Street | | | | P. A. VOL. PL. <u>1-22</u> WARD <u></u> | | | |
| at the distance of _____ feet _____ inches from _____ side of _____ Street | | | | PREVIOUS APPLICATION <u>8960H</u> | | | |
| Front _____ feet _____ inches. Depth _____ feet _____ inches. | | | | CALENDAR NO. <u></u> | | | |
| If lot is irregular in shape, give deed description below: | | | | ZONING REFUSED <u></u> | | | |
| RECEIVED DEPT. OF LICENSES AND INSPECTIONS AUG 18 1965 PERMIT ISSUANCE | | | | USE REFUSED <u></u> | | | |
| | | | | APPEAL <u></u> | | | |
| | | | | APP. GRANTED <u></u> CERT. <u></u> | | | |
| | | | | APP. REFUSED <u></u> CERT. <u></u> | | | |
| | | | | REF. TO D. OF A. <u></u> | | | |
| EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION | | | | REF. GRANTED <u></u> CERT. <u></u> | | | |
| <u>ADD N/E</u> | | | | REF. REFUSED <u></u> CERT. <u></u> | | | |
| | | | | THIS SPACE FOR OFFICIAL STAMP | | | |
| | | | | CITY OF PHILADELPHIA | | | |
| | | | | USE REGISTRATION: <u>REHAB</u> | | | |
| | | | | NO. <u>125751</u> | | | |
| DATE <u>8-18-65</u> | | | | <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH ZBA | | | |
| STORIES AND HEIGHTS FROM GROUND TO ROOF | | | | CERTIFICATE | | | |
| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | | NO. _____ |
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR | |
| In Feet | | | | | | | DATE _____ |
| In Stories | <u>3</u> | <u>3</u> | <u>3</u> | | | | |
| TABULATION OF USES | | | | | | | |
| FLOOR NO. | PRESENT USE | | | LAST PREVIOUS USE | | | DATE LAST USED |
| <u>Basement</u> | <u>VACANT STORE, TAILOR SHOP</u> | | | | | | |
| | <u>ONE FAMILY</u> | | | | | | |
| | | | | | | | |
| | | | | | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | | | PROPOSED USE OF ADDITION OR NEW BUILDING | | | |
| <u>Basement</u> | <u>BARBER SHOP, TAILOR SHOP</u> | | | | | | |
| | <u>ONE FAMILY</u> | | | | | | |
| | | | | | | | |
| | | | | | | | |
| Additional use information, if required _____ | | | | | | | |
| OWNER | <u>GORDON MILLER (MAYOR MGT. LIA)</u> | | | ADDRESS | <u>1616 WALNUT ST.</u> | | PHONE <u>RI-5-0833</u> |
| ARCHITECT OR ENGINEER | | | | ADDRESS | | | PHONE <u></u> |
| CONTRACTOR | | | | ADDRESS | | | PHONE <u></u> |
| APPLICANT | <u>Louis Pinto</u> | | | ADDRESS | <u>4040 Castor Ave</u> | | PHONE <u>JE 5-6795</u> |

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."

Louis Pinto

(Applicant Sign Here)



VIOLATION NOTICE

CITY OF PHILADELPHIA

Aug. 13, 1981

DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19107

ZONING VIOLATION
NO. #6595

PREMISES
IN
VIOLATION

1105 Walnut St.

R. I. FORTHWITH

Reader & Adviser
1105 Walnut St.
Phila., Pa. 19107

An inspection of the above cited premises has revealed conditions that are in violation of the Philadelphia Code of General Ordinances as specified below. Failure to correct these conditions within the time specified on this notice will result in prosecution.

Your name appears on official records as the responsible party for these premises. If title has been transferred, please supply us with the title change information in writing on this notice, so that we can remove your name from our records and notify the correct owner. The corrected notice should be returned to the Department at the return address shown above.

PARA INFORMACION: Para traduccion o explicacion de esta notificacion de ingles a español llame al telefono del distrito nombrado abajo.

For information on the violations, contact:

287 J. Hill

MU 6-2585

SECTION

VIOLATION

Title 14 S10 Cease maintaining flat wall sign without a "Zoning and/or Use Registration Permit."

FILE

**VIOLATION NOTICE**

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19107

Aug. 13, 1981

**ZONING VIOLATION
NO. #6595**

PREMISES
IN
VIOLATION

1105 Walnut St.

R. I. FORTHWITH

Gordon Miller
1616 Walnut St.
Phila., Pa. 19103

An inspection of the above cited premises has revealed conditions that are in violation of the Philadelphia Code of General Ordinances as specified below. Failure to correct these conditions within the time specified on this notice will result in prosecution.

Your name appears on official records as the responsible party for these premises. If title has been transferred, please supply us with the title change information in writing on this notice, so that we can remove your name from our records and notify the correct owner. The corrected notice should be returned to the Department at the return address shown above.

PARA INFORMACION: Para traduccion o explicacion de esta notificacion de ingles a espanol, llame al telefono del distrito nombrado abajo.

For information on the violations, contact:

287 J. Hill

MU 6-2585

SECTION

VIOLATION

Title 14 S10 Cease maintaining flat wall sign without a "Zoning and/or Use Registration Permit."

APPLICANT! Do not use this sheet

| EXAMINER'S REPORT | | | | | | | |
|---|-------------------|--|-----------------|---|-------------|---|--|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT | | | | USE PERMIT | | | |
| <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| DATE OF EXAMINATION | | | | EXAMINER (Signature) | | | |
| INSPECTOR'S REPORT | | | | | | | |
| | | | | | | | |
| DATE OF INSPECTION | | | | INSPECTOR (Signature) | | | |

| | | | |
|---|--|------------------------------------|-----------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE | APPLICATION NO. |
| | | DATE OF REFUSAL | |
| LOCATION | | | |
| APPLICANT | | ADDRESS | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| | | Signed _____ Plan Examiner | |
| | | Signed _____ 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, _____

USE

For ~~extension of~~ Barber shop tailor shop + 1 room 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, _____

Issued by

P. Feldman
8-18-65

Authorized by _____

**"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:

1105 WALNUT STREET.
(Street and House Number)
situated on NORTH side of WALNUT ST. Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street
Front 20' feet _____ inches. Depth 102' feet _____ inches.

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

2

DEPARTMENT OF LICENSES AND INSPECTIONS
CITY OF PHILADELPHIA
RECEIVED
JUN 1 1967

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | Existing Building | | | Proposed Addition, Alteration or New Building | | |
|------------|-------------------|------|------|---|------|------|
| | Front | Side | Rear | Front | Side | Rear |
| In Feet | | | | | | |
| In Stories | 4 | 4 | 4 | | | |

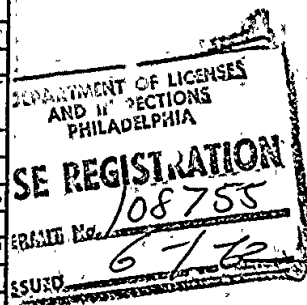
TABULATION OF USES

| FLOOR No. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|--|--|----------------|
| | 1 ST FLOOR STORE--- CUSTAM MEN'S TAILORING | | |
| | BASEMENT STORE---RETAILING OF MUSICAL INSTRUMENTS, AND MUSIC INSTRUCTION. | | |
| FLOOR No. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | SAME | | |

Additional use information, if required _____

Application No. 8960H
District Designation D EOH
Zoning Map No. 4B Sub. 77
F. A. Vol. Pl. 1122 Word
Previous Application 10779F
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)



14-62489

Owner GORDON'S MILLER
Architect or Engineer

Address 1616 WALNUT ST.

Phone KL 5-2833

Contractor AGENT ALBERT QUELL, REALTOR

Address 1420 WALNUT STREET

Phone KL 5-1050

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."

Albert Quell, agent
By: Paul J. Blumenthal

(Applicant Sign Here)

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

Examiner (Signature)

INSPECTOR'S REPORT

INSPECTOR

Date of Inspection

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 _____ *Custom mens Dailry* _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ *musical instruments* _____ Authorized by and subject to the conditions of Board of Adjustment Certificate, _____ *enjoy*

Authorized by _____

Issued by _____

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

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

1165
W. 11th St.

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.

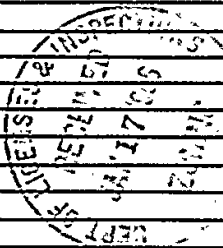
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:

11056 Walnut St.
(Street and House Number)

situated on _____ side of _____ 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:



| | |
|----------------------|----------------------|
| Application No. | 10779F |
| District Designation | "D" Comm. |
| Zoning Map No. | 4-B Sub. 77 |
| F. A. Vol. Pl. | 1/22 |
| Previous Application | 720 |
| Calendar No. | P-136 |
| Zoning Refused | |
| Use Refused | |
| Appeal | |
| App. Granted | Cert. |
| App. Refused | Cert. |
| Ref. to B. of A. | 1/19/56 |
| Ref. Granted | Cert. |
| Ref. Refused | 2-10-56 Cert. E X-33 |

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

the north side by back

Clear the lot

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | Existing Building | | | Proposed Addition, Alteration or New Building | | |
|------------|-------------------|------|------|---|------|------|
| | Front | Side | Rear | Front | Side | Rear |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES

| FLOOR No. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | Store - etc | Same | |
| | | | |
| | | | |
| FLOOR No. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | to be demolished | private parking lot | |
| | | | |
| | | | |

Additional use information, if required

Owner: Seon Kauffman Address: 1107 Walnut St Phone: _____
 Architect or Engineer: _____ Address: _____ Phone: _____
 Contractor: Seon Kauffman Address: _____ Phone: _____
 Applicant: _____ 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.

X Sev Kauffman
(Applicant Sign Here)

HIGHWAY SECTION
DEPARTMENT OF STREETS
1012 CITY HALL ANNEX

PERMIT FOR DRIVEWAYS ACCORDING TO PLAN
HAS BEEN:

☒ APPROVED
☐ DISAPPROVED

For location only

H. K. Muntz
For Chief of Highways

DATE 1/17/56

ZONING DIVISION
DEPT. LICENSES & INSPECTIONS
227 CITY HALL ANNEX

FIRE INSPECTION
DEPT. LICENSES & INSPECTIONS
230 CITY HALL ANNEX

PERMIT FOR STORAGE AND USE OF LIGHT
PETROLEUM AND COAL TAR PRODUCTS.

☐ APPROVED ☐ DISAPPROVED

Deputy Commissioner

DATE

PLANS & BUILDING INSPECTION
DEPT. LICENSES & INSPECTIONS
224 CITY HALL ANNEX

APPROVAL FOR BARRIERS AND STRUCTURES
AS SHOWN ON PLAN.

REMARKS:

ELECTRICAL BUREAU
DEPT. OF PUBLIC PROPERTY
630 CITY HALL

PERMIT FOR ELECTRICAL WIRING AND FIX-
TURES ACCORDING TO PLAN, HAS BEEN

☐ APPROVED ☐ DISAPPROVED

Chief of Bureau

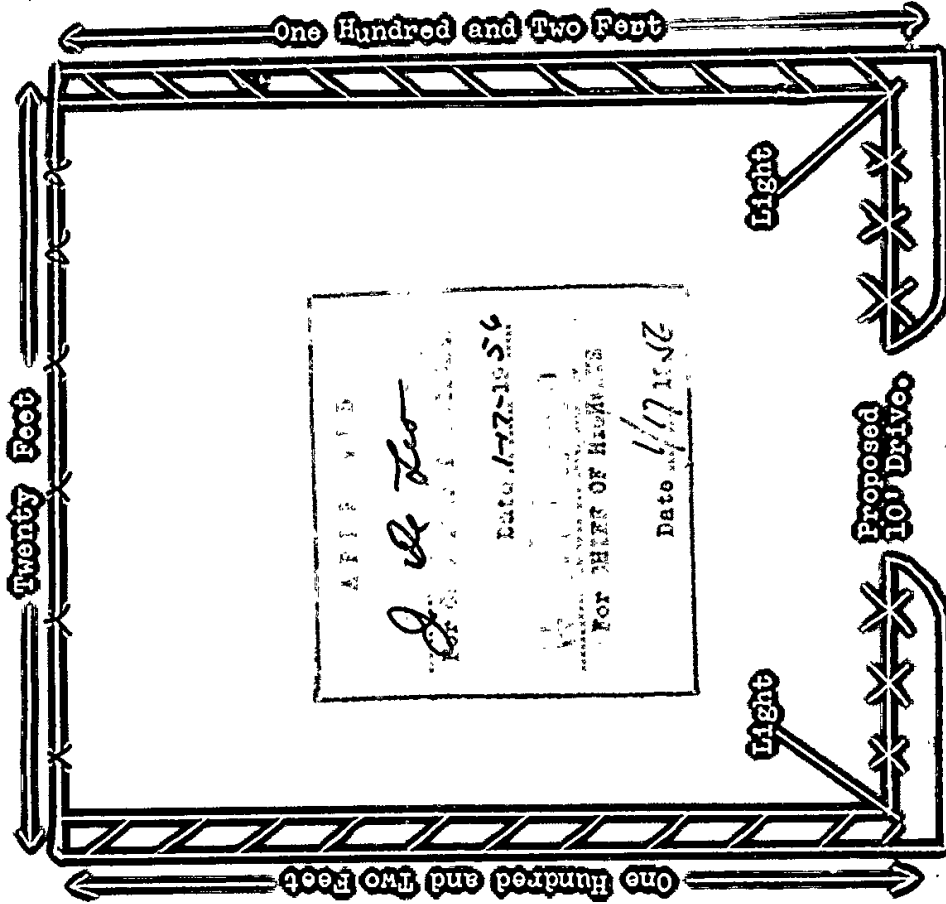
DATE

Proposed private parking lot at 1105 Walnut Street



Approved (Seal)
 J. J. [Signature]
 11/17/54

Proposed private parking lot at 1105 Walnut Street



Approved (Dwyer)
 J. de Leo
 1/17/56

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

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

NOTE:

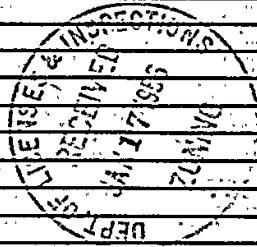
The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other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

1105 Walnut St
(Street and House Number)
situated on _____ side of _____ 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:



| | |
|----------------------|--------|
| Application No. | 10779F |
| District Designation | |
| Zoning Map No. | Sub. |
| F. A. Vol. Pl. | Word |
| Previous Application | |
| Calendar No. | P-136 |
| Zoning Refused | |
| Use Refused | |
| Appeal | |
| App. Granted | Cert. |
| App. Refused | Cert. |
| Ref. to B. of A. | |
| Ref. Granted | Cert. |
| Ref. Refused | Cert. |

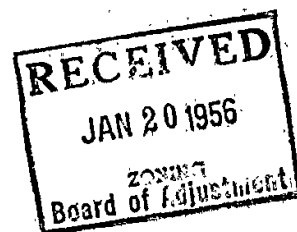
This space for Official Stamp
(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

*demolish existing bldg
clear the lot*

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | Existing Building | | | Proposed Addition, Alteration or New Building | | |
|------------|-------------------|------|------|---|------|------|
| | Front | Side | Rear | Front | Side | Rear |
| In Feet | | | | | | |
| In Stories | | | | | | |



TABULATION OF USES

| FLOOR No. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | <i>Store etc.</i> | <i>Same</i> | |
| FLOOR No. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | <i>to be demolished</i> | <i>Private Parking lot</i> | |

Additional use information, if required

| | | | | | |
|-----------------------|---------------------|---------|-----------------------|-------|--|
| Owner | <i>Sam Kauffman</i> | Address | <i>1107 Walnut St</i> | Phone | |
| Architect or Engineer | | Address | | Phone | |
| Contractor | <i>Sam Kauffman</i> | Address | | Phone | |
| | | 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.

Leon Kaufman
(Applicant Sign Here)

CERTIFICATE OF EXCEPTION

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING BOARD OF ADJUSTMENT
CITY HALL ANNEX

| | | | |
|-----------------------------------|-----------------------------------|---------------------------------------|---|
| APPLICATION NO. 10779-F | CERTIFICATE NO. EX - 33 | DATE Feb. 10, 1956 | BOARD OF ADJUSTMENT APPLICATION NO. EX - 34 |
| APPLICANT Leon Kauffman | | ADDRESS 1107 Walnut St. (7) | |
| OWNER Leon Kauffman | | ADDRESS 1107 Walnut St. | |
| AGENT | | ADDRESS | |

LOCATION OF PROPERTY:

1105 WALNUT STREET

APPLICATION HAVING BEEN MADE TO THE ZONING DIVISION BY THE AFORESAID

~~FOR A USE REQUIRING A BOARD OF ADJUSTMENT CERTIFICATE UNDER THE PHILADELPHIA ZONING ORDINANCE.~~

(B) FOR A USE REQUIRING A BOARD OF ADJUSTMENT CERTIFICATE UNDER THE PHILADELPHIA ZONING ORDINANCE.

FOR A PRIVATE PARKING LOT

The Board of Adjustment hereby certifies that, public hearing having been held after due notice as required by law, approval is REFUSED the ZONING DIVISION to issue a Use Registration Permit.

By order of the BOARD OF ADJUSTMENT



KA

Murray G. Isard

Secretary, Member of the Board.

APPLICANT! Do not use this sheet
EXAMINER'S REPORT

DISTRICT: D-COM

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

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

USE APPLIED FOR Private Parking Lot ACCESSORY TO WHAT USE? Demolish bldg.

| 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

11/18/56

Examiner (Signature)

WS

INSPECTOR'S REPORT

INSPECTOR

Date of Inspection

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 _____

Issued by _____

APPLICATION FOR ZONING PERMIT D/OR USE REGISTRATION PERMIT

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

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.

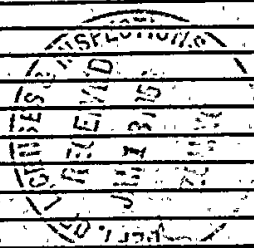
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use, or the use described herein, and as shown on accompanying plan.

LOCATION OF PROPERTY:

1805 Walnut Street
(Street and House Number)

Front side of _____ Street
distance of _____ feet _____ inches from _____ side
_____ feet _____ inches. Depth _____ feet _____ inches.

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



Application No. 10651F

District Designation D 207

Zoning Map No. 4B Sub. 77

F. A. Vol. Pl. 1-22 Ward

Previous Application NO

Calendar No.

Zoning Refused

Use Refused

Appeal

App. Granted Cert.

App. Refused Cert.

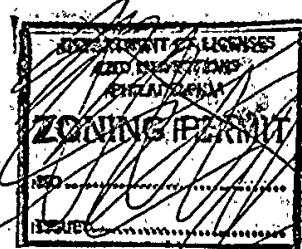
Ref. to B. of A.

Ref. Granted Cert.

Ref. Refused Cert.

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

Abandon
Isaac Rubman
11/13/56



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | Existing Building | | | Proposed Addition, Alteration or New Building | | |
|------------|-------------------|------|------|---|------|------|
| | Front | Side | Rear | Front | Side | Rear |
| In Feet | | | | | | |
| In Stories | | | | | | |

TABULATION OF USES:

| FLOOR No. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | vacant retail store | | |
| | | | |
| | | | |
| FLOOR No. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | to remain vacant | | |
| | Complete Demolition | | |

Additional use information, if required

Owner
Architect
or Engineer

Isaac Rubman

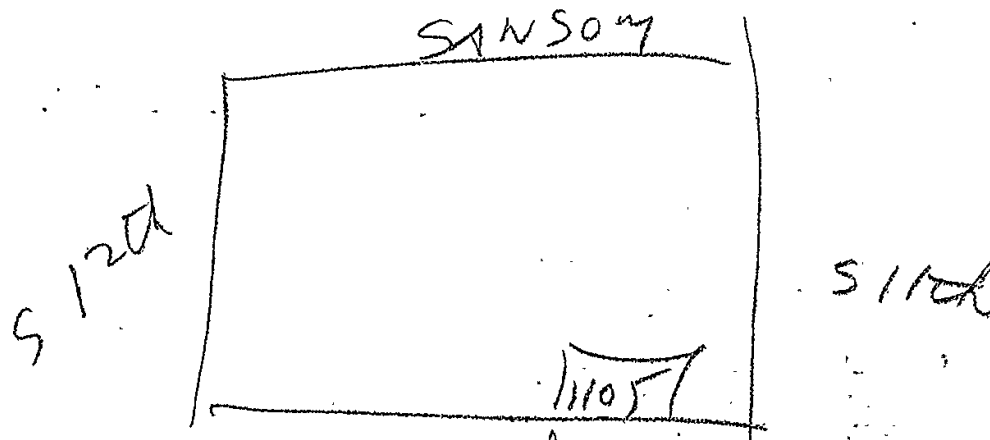
Address
Address

1109 Walnut St

Phone
Phone
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.



1-13-56
1-zoning permit walnut
Complete demolition
Geo. J. O.

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)

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 NO. 51056H

DISTRICT DESIGNATION *C 3 Corn m*

ZONING MAP NO. 4B SUB. 1

F. A. VOL. PL: 1-2 3 WARD

PREVIOUS APPLICATION 504261

CALENDAR NO.

**ZONING
REFUSED**

**USE
REFUSED**

APPEAL

| | |
|---------|-------|
| APP. | CERT. |
| GRANTED | |

APP. REFUSED CERT.

REF. TO
B. OF A.

REF. GRANTED CERT.

REFUSED

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

THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED.

~~FOR COMMISSIONER~~

DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|--|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | 7 | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | Barber Shop | | |
| | Barber Shop | | |
| | Barber Shop | | |
| | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | Same | | |
| | | | |
| | | | |

Additional use information, if required

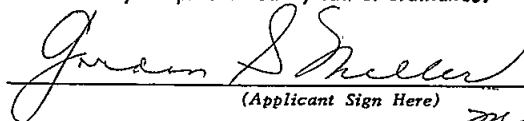
| | | |
|------------------------------|---------------------------|-------------------|
| OWNER GORDON S MILLER | ADDRESS 1616 WALNUT ST | PHONE K25-0833 |
| ARCHITECT OR ENGINEER | ADDRESS | PHONE |
| CONTRACTOR | ADDRESS | PHONE |
| APPLICANT GORDON S MILLER | ADDRESS 1616 WALNUT ST | PHONE K25-0833 |

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."



(Applicant Sign Here)



**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.

APPLICATION NO.

51056H

DISTRICT DESIGNATION

ZONING MAP NO.

SUB.

F. A. VOL. PL.

WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING
REFUSEDUSE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
D. OF A.REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

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

THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED

FOR COMMISSIONER

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION.

Shower pan and partitions removed
+ " finished 2 walls
(Completed 2 1/2 yrs ago)

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|--|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | 3 | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|----------------------------------|--|----------------|
| | Bookshop | | |
| | 10 Dancy | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | Same | | |

Additional use information, if required

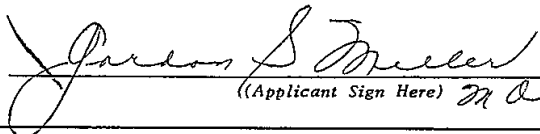
| | | | | | |
|--------------------------|---------------|---------|----------------|-------|-----------|
| OWNER | GORDON MILLER | ADDRESS | 1616 WALNUT ST | PHONE | RI 5-0833 |
| ARCHITECT OR ENGINEER | | ADDRESS | | PHONE | |
| CONTRACTOR | | ADDRESS | | PHONE | |
| APPLICANT | GORDON MILLER | ADDRESS | 1616 WALNUT ST | PHONE | RI 5-0833 |

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."


(Applicant Sign Here) 

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

| | | | | | | | |
|---|-------------------|--|-----------------------|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | | |
| ZONING PERMIT | | | | USE PERMIT | | | |
| <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | | <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| DATE OF EXAMINATION | | | EXAMINER (Signature) | | | | |
| INSPECTOR'S REPORT | | | | | | | |
| DATE OF INSPECTION | | | INSPECTOR (Signature) | | | | |

| | | | |
|---|--|------------------------------------|-----------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE | APPLICATION NO. |
| | | DATE OF REFUSAL | |
| LOCATION | | | |
| APPLICANT | | ADDRESS | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| | | Signed _____ Plan Examiner | |
| | | Signed _____ 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, _____

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, _____

Issued by _____

Authorized by _____

11-17-65

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)

1105 Walnut Street

situated on _____ side of _____ 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:

APPLICATION NO.

48917H

DISTRICT DESIGNATION

C-5 Com

ZONING MAP NO.

413

SUB:

P. A. VOL. PL.

1-22

WARD

PREVIOUS APPLICATION

8960H

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED

CERT.

APP. REFUSED

CERT.

REF. TO D. OF A.

REF. GRANTED

CERT.

REF. REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Interior alterations in basement

No change in height or area.

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

THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED.

FOR COMMISSIONER

DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|---|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | 3 | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|---|--|----------------|
| 1 | Barber Shop Tailor Shop of one of family | | |
| | | | |
| | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | same | | |
| | | | |
| | | | |

Additional use information, if required

| | | | | | |
|-----------------------|----------------|---------|--------------------|-------|-----------|
| OWNER | Gordon Miller | ADDRESS | 1116 Walnut Street | PHONE | RI 5-0833 |
| ARCHITECT OR ENGINEER | | ADDRESS | | PHONE | |
| CONTRACTOR | | ADDRESS | | PHONE | |
| APPLICANT | Louis M. Lantz | ADDRESS | 1105 Walnut Street | PHONE | WA 2-9779 |

per Joseph G. Leigh

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."

Louis N. Smith
(Applicant Sign Here)
per Joseph L. Smith

**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)*1105 Walnut Street*

situated on _____ side of _____ 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:

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

*Interior alterations in basement.
No change in height or area.*

STORIES AND HEIGHTS FROM GROUND TO ROOF

| HEIGHT | EXISTING BUILDING | | | PROPOSED ADDITION, ALTERATION OR NEW BUILDING | | |
|------------|-------------------|------|------|--|------|------|
| | FRONT | SIDE | REAR | FRONT | SIDE | REAR |
| In Feet | | | | | | |
| In Stories | <i>13</i> | | | | | |

TABULATION OF USES

| FLOOR NO. | PRESENT USE | LAST PREVIOUS USE | DATE LAST USED |
|-----------|---|--|----------------|
| <i>1</i> | <i>Barber Shop, Tailor Shop of one (1) family</i> | | |
| | | | |
| | | | |
| FLOOR NO. | PROPOSED USE OF PRESENT BUILDING | PROPOSED USE OF ADDITION OR NEW BUILDING | |
| | <i>same</i> | | |
| | | | |
| | | | |

Additional use information, if required _____

| | | |
|------------------------------------|--------------------------------------|---------------------------|
| OWNER <i>Gerden Miller</i> | ADDRESS <i>1105 Walnut Street</i> | PHONE <i>AT 5-0800</i> |
| ARCHITECT OR ENGINEER | ADDRESS | PHONE |
| CONTRACTOR | ADDRESS | PHONE |
| APPLICANT <i>Louis J. Pinto</i> | ADDRESS <i>1105 Walnut Street</i> | PHONE <i>WA 2-9779</i> |

Per Joseph D. Fugh

APPLICATION NO.

48917H

DISTRICT DESIGNATION

ZONING MAP NO.

SUB.

F. A. VOL. PL.

WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING
REFUSEDUSE
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)

THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED.

FOR COMMISSIONER

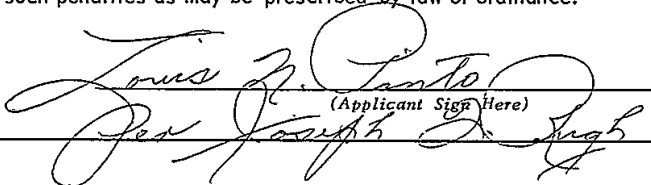
DATE _____

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."


(Applicant Sign Here)

APPLICANT! Do not use this sheet.

| EXAMINER'S REPORT | | | | | | |
|---|-------------------|--|---|-----------|-------------|---|
| DISTRICT | | TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached | | | | |
| DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> 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 <input type="checkbox"/> Yes <input type="checkbox"/> No | | UNDER WHAT PROVISION | | | | |
| IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED | | | | | | |
| ZONING PERMIT | | | USE PERMIT | | | |
| <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required | | | |
| REMARKS | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| DATE OF EXAMINATION | | | EXAMINER (Signature) | | | |
| INSPECTOR'S REPORT | | | | | | |
| | | | | | | |
| DATE OF INSPECTION | | | INSPECTOR (Signature) | | | |

| | | | |
|---|---|---|-----------------------|
| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE _____ DATE OF REFUSAL _____ | APPLICATION NO. _____ |
| LOCATION _____ | | | |
| APPLICANT _____ | | ADDRESS _____ | |
| THE APPLICATION FOR A _____ 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 | | |
| | | | |
| Signed _____ <div style="text-align: right; margin-top: -10px;">Plan Examiner</div> | | | |
| Signed _____ <div style="text-align: right; margin-top: -10px;">Section Supervisor</div> | | | |

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, _____

Issued by

P. Feldman
 9-17-65

Authorized by _____

VIOLATION NOTICE

DEPARTMENT OF LICENSES & INSPECTIONS

PUBLIC SERVICE CONCOURSE

MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19107

CITY OF PHILADELPHIA

May 31, 1984

8894-84

1105 Walnut St.

**Alfeo Rodriguez
1105 Walnut St.
Phila., Pa. 19107**

the above premises reveals conditions which are in violation of the Philadelphia Code of General Ordinances, as specified below. Your name of records as the owner, agent or other responsible party for the premises found to be in violation. Failure to correct these conditions within 30 days of this notice will result in prosecution. If title has been transferred please furnish proof of transfer to L & I Central Clerical, Public Service Building, 15th Street & J. F. Kennedy Boulevard, Philadelphia, Pa. 19107. *The Department does not authorize anyone to work for services which may be required by this notice.*

do not have a specific location shown apply to the entire premises.

on the violations, contact:

#282 Inspector DeMuis MU6-2585

A reinspection will be made in 30 days.

violation on this notice apply to the Board of License and Inspection-Review, Room 710 Municipal Services Building, Philadelphia, Pa. 19107 of this notice. It is required to submit a copy of this notice with the appeal.

ON

VIOLATION

SIO

Cease maintaining flat wall sign without a "Zoning and/or Use Registration Permit."

FILE