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ZONING/USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF	Pi	ERMIT NUMBER 88149
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED	LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	FEE \$200.00	DATE 07/12/07
LOCATION OF WORK: 01105 WALNUTS	T PHILADELPHIA, PA 19107-4918	ZONING CLASSIFI C-5	CATION
OWNER GECK ASSOCIATES LLC	APPLICANT GECK ASSOCIATES LLC	PLAN EXAMINER SRIVATSA KRIS	P - 1
1135 SPRÜCE ST: PHILADELPHIA PA, 19107	1135 SPRUCE ST PHILADELPHIA PA., 19107	ZONING BOARD C CALENDAR # DATE	F ADJUSTMENT DECISION
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THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED.

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL

FOR THE ERECTION OF A FLATWALL INTENALLY ILLUMINATED SIGN 9512E 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 FIGO, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

#### LIMITATIONS:

81-103

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** CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING - CONCOURSE APPLICATION # 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 4-/607 ZONING CLASSIFICATION For more information visit us at www.phila.gov PREVIOUS APPLICATION NO. (Applicant completes at Information below. Print clearly and provide full betata) LOCATION OF PROPERTY (LEGAL ADDRESS) 105 WACM(/ 7 PROPERTY OWNER'S NAME PROPERTY OWNER'S ADDRESS: 114 N 3rd Street PHONE # LICENSE # E-MAIL: APPLICANT: ADDRESS: City Aug #367 FIRM/COMPANY: QMG n wyd. LICENSE # 8363(1 PHONE # E-MAIL: 610 5381915 RELATIONSHIP TO OWNER: TENANT/LESSEE DESIGN PROFESSIONAL \_CONTRACTOR \_ATTORNEY TABULATION OF USES CURRENT USE OF BUILDING/SPACE FLOOR/SPACE # Last Previous Use **Date Last Used** lestaures 1+ Ne2 24 petrut FLOOR/SPACE# PROPOSED USE OF BUILDING/SPACE STORIES AND HEIGHTS FROM GROUND TO ROOF HEIGHT **EXISTING BUILDING** PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION **FRONT** REAR FRONT REAR SIDE SIDE IN FEET IN STORIES **BRIEF DESCRIPTION OF WORK/CHANGE:** 5124 tir or the ん CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. IS THIS APPLICATION IN RESPONSE TO A VIOLATION? INO **□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:**

Form 81-16 (Rev., 10/05)

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✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARK	(S
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	13 <sup>TH</sup> FLOOR - 1515 ARCH STREE HISTORICAL COMMISSION	<u> </u>			
	FAIRMOUNT PARK COMMISSION	• • •		,	
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	STREETS DEPARTMENT ROOM 940 - M.S.B.				
	WATER DEPARTMENT 2 <sup>ND</sup> FLOOR –1101MARKET STREE	÷	4 p. 1 . 1 . 1 . 1	,	• ,
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This is to cortif	that I have examined the within detaions of the law relating to zoning in the	iled statement, togethe City of Philadelphia, th	r with a copy of the pl nat the same has bee	lans relating thereto, and find the s n approved and entered into the re	ame to be in accordance cords of this Department
EXAMINER: _			DATI	E APPROVED:	
PERMIT#		DATE ISSUED:		CHECK#	· · · · · · · · · · · · · · · · · · ·

81-16 (Reverse) (Rev. 10/05)



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 Ja

President QMG 8 LLC

4



# 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: #1

#145-08

Qdoba Mexican Grill 1105 Walnut Street

William L. Wilson Chair Dear Mr. Charbonnet:

Emanuel Kelly
Via Chair

Vice Chair

Moe A. Brooker

Miguel-Angel Corzo

Nancy D. Kolb

Robert N. C. Nix, III

Patricia A. Sanford

Joan Schlotterbeck

Lily Yeh

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 Bury

William J. Burke, Jr. *Director* 



## THE PHILADELPHIA ART COMMISSION

1515 Arch Street 13th Floor

Philadelphia, PA 19102 215 = 683 = 2095 FAX 215 = 683 = 2049 ARTCOMMISSION@PHILAGOV 16 August 2006

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:

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

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.

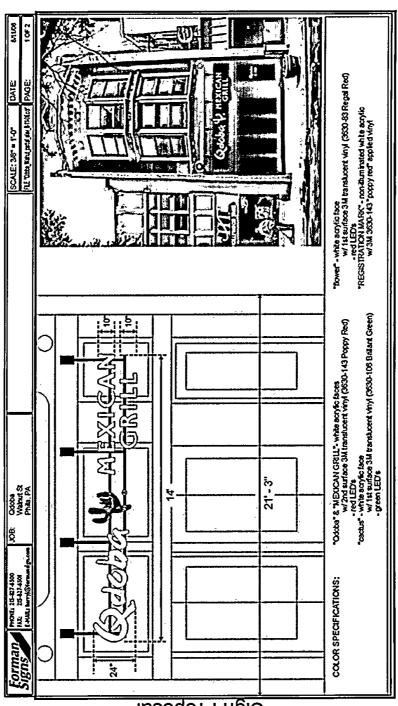
The Committee's recommendation to the Art Commission is approval of the proposed sign as presented.

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.

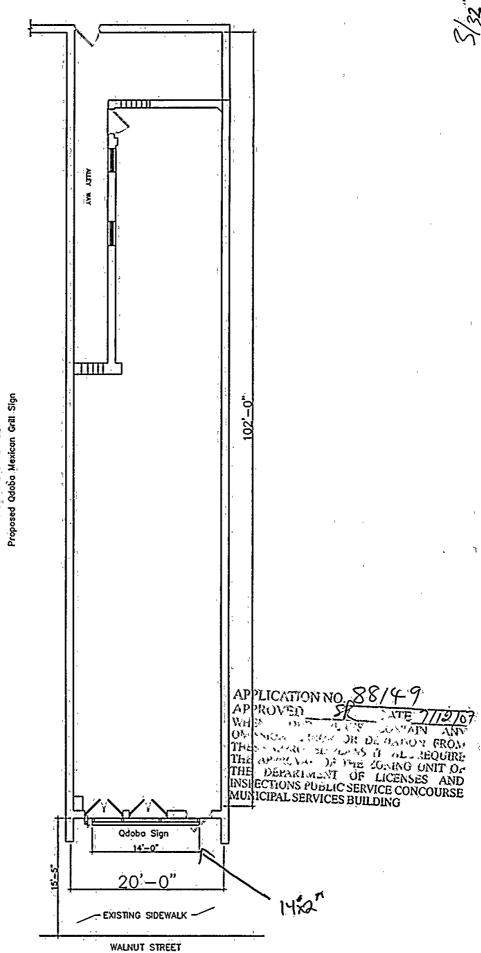
Sincerely,

William J. Bu

William J. Burke, Jr.
Director



1105 Walnut Street Sign Proposal



1105 WALNUT STREET

USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF		MIT NUMBER 24280
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED	-LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	FEE \$100.00	DATE 04/24/07
LOCATION OF WORK: 01105 WALNUT ST	PHILADELPHIA, PA 19107-4918	ZONING CLASSIFICAT C-5	TION
OWNER GECK ASSOCIATES LLC	APPLICANT QMG 8 LLC	PLAN EXAMINER SRIVATSA KRISIINA	N·
1135 SPRUCE ST PHILADELPHIA PA, 19107	45 E CITY AVE #367 BALA CYNWYD, PA 19004	ZONING BOARD OF A CALENDAR # 06-1209 DATE 10/04/06	DJUSTMENT DECISION

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR 3**53**.

FOR A TAKE-OUT RESTAURANT WITH SEATING ON THE FIRST AND MEZZANNE FLOORS IN THE SAME BUILDING WITH TWO(2).

EXISTING APARTMENTS ABOVE. EXISTING APARTMENTS ABOVE.

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.

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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 BÉCOMES 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 (I) 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.

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100 P/V	APPLICATION FOR	
ZONING /	USE REGISTRATION PERMIT	a this a CITY OF PHILADELPHIA
		DEPARTMENT OF LICENSES AND INSPECTIONS
(For office use only)	21/180	MUNICIPAL SERVICES BUILDING - CONCOURSE
APPLICATION#	0/4/	1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102
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	ation below. Print clearly and provide full details) ERTY (LEGAL ADDRESS)	
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1 ~ *		11 4 N. 3rd Street
<u>GECK</u>	Associates	
PHONE#	FAX#	Philadelphia PA 19106
856-4	127-4239	LICENSE# 'E-MAIL:
APPLICANT:		ADDRESS:
L Will Char	rbonnet Tr	
FIRM/COMPANY:		45 E. City Ave # 367 Kala Cynwyd PA 1909
	8 LCC	45 E. City Ave # 367 Rala Cymwyd PA 1909 ACAG 11999
		LICENSE # 380130 E-MAIL: Will philly feash inc. com
PHONE # 610-710	7-1116 FAX# 610-538:1915	LIGENSE # JOS 130 E-MAIL: WILLEPPING 1745 ATAC. Com
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CONTINUED ON	ADDITIONAL SHEET (ATTACHED)	_ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. 4108
IS THIS APPLICATION	IN RESPONSE TO A VIOLATION? INO	YES VIOLATION#:
		er specified herein or not. Plans approved by the Department form a part of this application.
		ny knowledge and belief, I further certify that I am authorized by the owner to make the lade, the owner shall be made aware of all conditions of the permit, I understand that if I
knowingly make any false s	tatement herein I am subject to such penalties as may be pr	escribed by law or ordinance.
	/ 1.M/11	<i>7</i> :
APPLICANT'S SIG	SNATURE! //// Chan	DATE: 8 1 4 106

Form 81-16 (Rev. 10/05)

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This is to certify with the provision	that I have examined the within dons of the law relating to zoning in	etailed statement, t the City of Philadel	logether w Iphia, that	rith a copy of the p the same has be	olans relatio en approve	ng thereto, and find the d and entered into the r	same to be in accordan ecords of this Departme
EXAMINER:				DA1	E APPRO	VED:	
PERMIT#		DATE ISSU	EÙ.		,	CHECK#	

81-16 (Reverse) (Rev. 10/05)

# **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

# 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 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.

Facsimile: (215) 893-1265 www.ebaphila.org

rmadway@ebaphila.org

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

Sincerely,

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, 5 AT FLOOR PHILADELPHIA, PENNSYLVANIA 19 103-7599 2 13-663-8500 FAX: 2 15-864-8999 www.ballardspair.com BALTIMORE, MD
DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMENGTON, 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., 11<sup>th</sup> 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

David Auspitz October 4, 2006 Page 2

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,

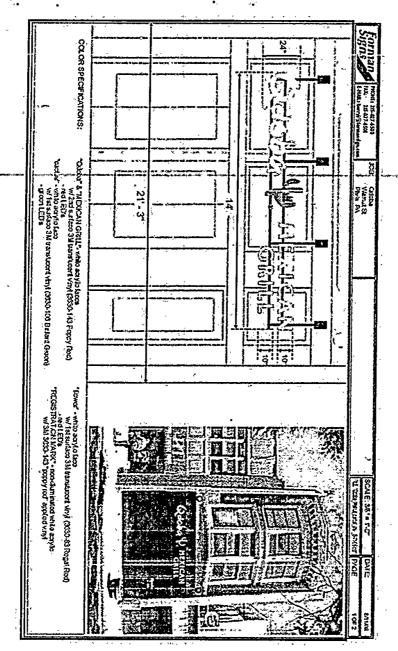
Stephen G. Pollock

SGP/mpg

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

QMG8, LLC

By: Will Charbonnet, President



	The second secon
PETITION OF APPEAL	PROPERTY ADDRESS
CITY OF PHILADELPHIA - ZONING BOARD OF ADJUSTMENT MULICIPAL SERVICES BUILDING - 11 FLOOR	1105 Walnut Street
1401 JOHN F. KENNEDY BOLLEVARD . PHILADELPHA, PA 19102-1687	APPEAL DATE 8/21/06 11.00144 3.00.6
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1105 Walnut Street	· · · · · · · · · · · · · · · · · · ·
SECK Associates, LLC	TELEPHONE NUMBER - (900 AM - 500 PM
<b>ADORESS</b>	
Hid M. Inite Science, Intradesphia, In. 19207	TELEPHONE NUMBER (9:00 A.M5:00 P.M.
Will Charbonnet, Jr./QMG8, LLC	610-710-1116
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Philadelphia, PA 19103	Service and the service of the servi
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SIGNATURE OF APPLICANT	Popul Edgine
11-49 (Rev. 8/05)	SSUANCE AHONG APPOUND

REFUSAL	DEPARTMENT OF CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia,	DATE OF REFUSAL APPLICA 8/10/06 24280 ZONING DISTRICT(S)* C-5 COMMERCIAL	TION #
	PA 19102	- 4 3 -	
DRESS/LOCATION D5 WALNUT STREET		¥	
PLICANT: LL CHARBONNET JR PLICATION FOR;	ADDRESS 45E CITY AVE #367 BALACYNWYD, PA 19004		
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	THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS N SIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCE PROPOSED		A.GOV)
N -	A TAKE-OUT RESTAURANT IS PROHIBITED IN THE DISTRICT.	·	
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CC:  GECK ASSOCIATES, LLC 114 N 3 <sup>50</sup> STREET PHILADELPHIA, PA 19107	Smaka Kushwa Plans examiner	8/15/0G DATE	NING PIC
CC:  GECK ASSOCIATES, LLC  114 N 3 <sup>20</sup> STREET	Smaka Krishna	8/15/06	NING PIC

# 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").

#### BACKGROUNI

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:

#### 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

C/O QMG, LLC, 45 East City Avenue, No. 367.

Bala Cynwyd PA 19004

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.

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

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 unrecemble with the land of the consent shall not be unrecemble with the land of the consent shall not be unrecemble.

be unreasonably withheld, conditioned or delayed.

SECURITY DEPOSIT:

Two months rental totaling \$19,000.00

2. <u>Demise</u>. 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 fill 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

By: Debrich Vaturi

MANAGER

TENANT: QMG 8, LLC

ΒΫ́:

Print Name and Title

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

### 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

Will Charbonnet, Jr., President

Center City comm Arch

AND/O	R USE RE	OR ZONIN GISTRATII F PHRADELPHIA LICENSES & INS	IG PERMIT DN PERMI 12 28/0 SPECTIONS	regulati will be i	on. The issuance ssued if the spec	of this permit d ifications do no	mit are in addition to loes not imply that a b ot conform with the B pertinent laws or reg	uilding permit or oth uilding Code. Plumb	er permits
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ARCHITECT . OR ENGINEER	SABRINA			NOOFEE	nter ST.	Phila PA	19107	TELEPHONE NUMBER	
CONTRACTOR .		<del></del>		NDORESS				TELEPHONE NUMBER	
APPLICANT C	SABRINA :	/mi/		DORESS		031.5		JELEPHONE NUMBER	
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### DRAW PLANS ON SPACE BELOW

#### PLANS TO BE DRAWN IN INK. SHOW: .

1. All lot lines and dimensions.

81-16 (Page 2 of 4) (Rev. 4/95)

- 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.

(Applicani Sign Here)

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."

# 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

#### $\mathsf{E} \mathsf{R} \mathsf{M} \mathsf{I}$ N S HI

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 THROUGHT 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)

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



#### :Ruthanne-Madway:

Executive Director
Telephone: (215) 893-1260

### EAST OF BROAD IMPROVEMENT ASSOCIATION

Oranes Wille

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
- 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.

/15) 893-1265

www.ebaphila.org

rmadway@ebaphila.org

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

Sincerely,

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 BHILADELPHIA ZONING BOARD OF ADJUSTMENT  MUNICIPAL SERVICES BUILDING CONCOURSE LEVEL	1105 Walnut Street
1401 JOHN F, KENNEDY BOULEVARD PHILADELPHIA, PA. 19102-1687	Cottober 25, 2004/ December 28, 2004
PRINT OR TYPE CLEARLY - DO NOT WRITE IN SHADED AREA	CALENDAR NUMBER
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PROPERTY ADDRESS 1105 WALNUT ST	70,000
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GECK ASSOC. TO ESTHER	- VATURI TELEPHONE NUMBER - (9.00AM - 5.00FM)
	PA 19106 856-427-4239
MAN SABRINA C. SOON Archite	TELEPHONE NUMBER - (9:00 AM - 5:00 PM)
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& 914 anter st. Phus po	19/07
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SIGNATURE OF APPLICANT,	
11-49 (Rev. 9/98) DEPMIT TSSITAN	

REFERRAL	APPLICATION DATE APPLICATION # 041019065.
TO ZONING BOARD OF ADJUSTMENT: Concourse, Municipal Services Building	DISTRICT PLATE C-5 COMM/CENTER CITY 4B-1 (33)
Application Number 041019065 is here	cby referred to the ZONING BOARD OF ADUSTMENT.
APPLICANT SABRINA SOONG, ARCHITECT FOR OV	WNER, GECK ASSOC.
PPLICANT'S ADDRESS 914 WINTER STREET PHILA., PA 19107	<u> </u>
OCATION OF PROPERTY 1105 WALNUT ST	
ROPOSED USE: FOR A RESTAURANT (EAT-IN ONLY ALL FOOD SERVED ON N MEZZANINE FLOOR LEVELS, IN SAME BUILDING WITH TWO (2)	NON-DISPOSABLE WARE, NO TAKE-OUT) NO ENTERTAINMENT AT IST DAPARTMENTS.
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SEE APPLICATION NO. 73661; CALENDAR NO. 84-0356; ZONING FORMAL WEAR, 5/22/84.	G BOARD OF ADJUSTMENT GRANTED RETAIL SALES AND RENTAL OF
EE APPLICATION NO. 68435; CALENDAR NO. 83-1351; ZONIN 2/2/83.	NG BOARD OF ADJUSTMENT GRANTED FIVE (5) FAMILY DWELLINGS
SEE APPLICATION NO. 60376; CALENDAR NO. 83-0474; ZONIN //11/83.	NG BOARD FO ADJUSTMENT GRANTED FOUR (4), FAMILY DWELLINGS
MIL:EDJ	
CC: GECK ASSOC., LLC C/O ESTHER VATURI 114 N. 3RD STREET PHILA., PA 19106	) r
igned A Coy La Plon Examiner	Date Signed 10/20/04
TO Adjustment, Municipal Services Buil	ODE REFERRAL must be made to the Zoning Board of ilding, Concourse Level, 1401 John F. Kennedy Boulevard, IRTY (30) DAYS of the date of the Examiner's Signature.

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

	,			IER'S REPORT		<u>:</u>		
DISTRICT			TYPE OF PROP		Semi-De	tached	☐ De	tached
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AREAS AND DIMENSIONS	Req.	or Permitted	*	Req. when used	Existing		Proposed	%
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Rear yard - depth	-	1 1					*	<del>- </del>
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Open court - width	<del> </del>	•			<del> </del>		<del></del>	
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Inner court - least dimension	1-	· · · · · ·	· · · · · · · · · · · · · · · · · · ·	\		<del>-  </del>	*	-
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IS USE PERMITTED IN THIS DISTRICT	<u> </u>	UNDER W	THAT PROVISION	L				_1
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NOTICE OF REFUSAL	CITY OF PHILADELPHIA	APPLICATION DATE	APPLICATION NUMBER
	DEPARTMENT OF LICENSES & INSPECTIONS	DATE OF REFUSAL	
OF PERMIT	Municipal Services Building, Concourse Level  1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL	j .
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ngle family dwelling with accessory			-in-the-application.>
uthorized by and subject to the con-	ditions of Board of Adjustment Certificate, <i>9</i> 2	anted 4-21-	25
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seessory,, g	<u>arage, size and location, equipment and cap</u>	tory as shown in th	a obblication to tricinge
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made (MAA)	5/10/05 Authorized by		
sued by A to (Pers 4/95)	Authorized by		
1-16 (Page 4 of 4) (Rev. 4/95)	U\$100 - Filling fee z PX	10	4
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14-1607

## APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA'
DEPARTMENT OF LICENSES & INSPECTIONS

NOTE: The requirements for this permit are inddition 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.

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#### PLANS TO BE DRAWN IN INK. SHOW:

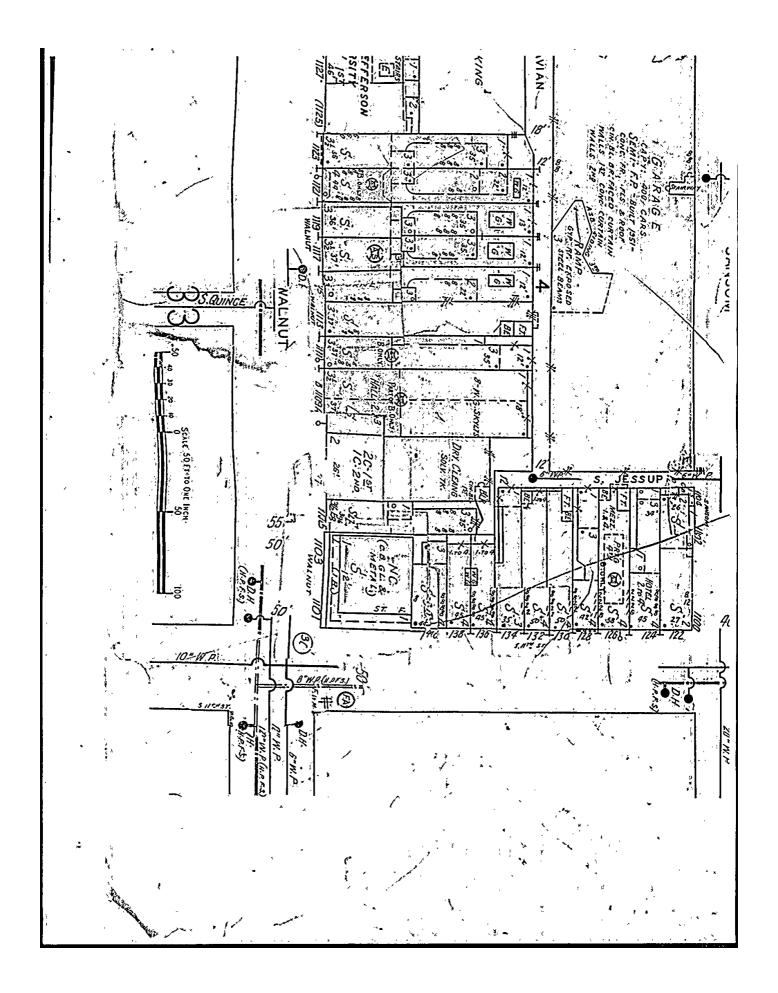
- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
- 3. Curb lines and their distances from lot lines.
- 4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
- 5. Distances from building to lot lines and to other buildings on same lot.
- 6.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

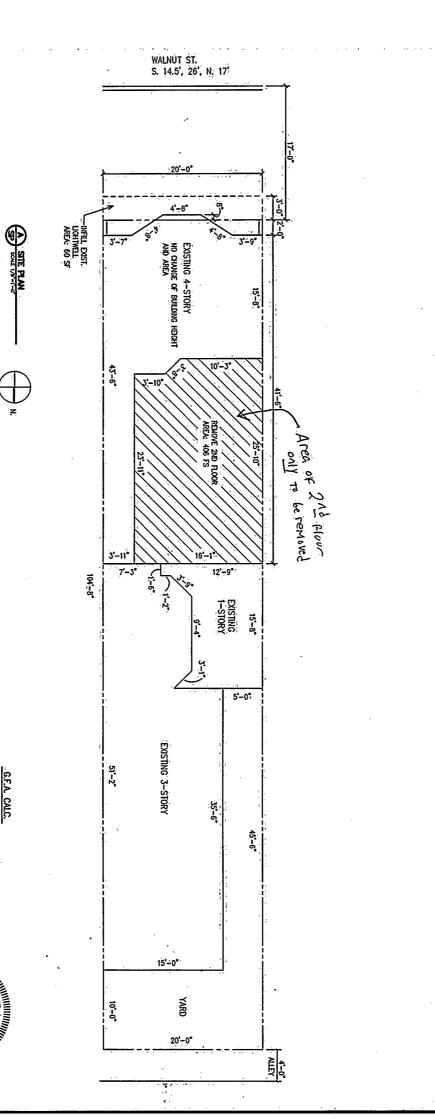
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CIT. OF PALLAGEARIA
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"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make 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 ordinance."

(Applicant Sign Here)

81-16 (Page 2 of 4) (Rev. 4/95)





7

1105 WALNUT ST.

1ST 1,702 SQ.FI. | 0 SQ.FI. 2ND 1,551 SQ.FI. | -406 SQ.FI. 3RD 1,551 SQ.FI. | 0 SQ.FI. ATTIC 447.5 SQ.FI. | 0 SQ.FI.

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

#### HOTE: The requirements for this permit are in addition to all others required by APPLICATION FOR ZONING PERMITlaw 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, llousing Code, Fire Code and all other periment laws or regulations. AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS pplication is hereby made for the permit or permits required by the Application is hereby made for the permit of permits of permits. Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan. 5600 LOCATION OF PROPERTY (Street and House Number) 1105 WALNUT ST Phila side of WALNUT \_\_ feet \_\_\_\_\_ Inches \_\_\_\_ from \_\_ at the distance of \_\_\_\_\_ Street 2 th west says ZONING REFUSED feet \_\_\_\_ Inches. Depth, \_\_\_\_ feet \_\_\_ feet \_\_\_ feet Front\_\_\_ USE REFUSED If lot is irregular in shape, give deed description below: APP. GRANTED CERT APP. BEPART ISSUANCE REF. TO CERT. REF. GRANTED REF. REFUSED CERT. EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION THIS SPACE FOR OFFICIAL STAMP (Do'not write in this space) greg 🖟 s 🛫 spens mine STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION EXISTING BUILDING ALTERATION OR NEW BUILDING REIGHT FRONT SIDE FRONT SIDE In Feet In Stories TABULATION OF USES DATE LAST USED LAST PREVIOUS USE FLOOR NO. PROPOSED USE OF ADDITION OR NEW BUILDING PROPOSED USE OF PRESENT BUILDING FLOOR NO. , ), 1 Kenling + Sale Went

Additional use information, if required.

OWNERS PORTUGUES

ARCHITECT
OR ENGINEER

ADDRESS LINKING Lane

545~4581 PHONE

PPLICANT

CONTRACTOR

ADDRESS 9 Beockshill A Elial No.

### APPLICANT! Do not use this sheet

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	CITY OF PHILADELPHIA	APPLICATION DATE	APPLICATION NUMBER
NOTICE OF REFUSAL	DEPARTMENT OF LICENSES & INSPECTIO		
OF PERMIT	Municipal Services Building, Concourse Level  1401 John F. Kennedy Boulevard Philadelphia, PA 19	DATE OF REFUSAL	•
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PPLICANT	ADDRESS		
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-16 (Page 4 of 4) (Rev. 4/95)	-\$100 - C123954 = P	BAI.	

#### APPLICATION FOR ZONING 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, flousing Code, Fire Code and all other pertinent laws or regulations. AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS APPLICATION TO 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. Gain LOCATION OF PROPERTY (Street and House Number) WALNUT St. Phila situated on NW side of Walnut PHILADELPHIA at the distance of \_\_\_\_\_inches \_\_\_ \_ from . Street DI ANNING CONTINIS Front\_\_\_\_\_ feet \_\_\_\_\_ inches. Depth ECTIVED USE REFUSED If lot is irregular in shape, give Taeed-descriptionsbelow: MID INSTITUTIONS FEB 08 1994 APP. GRANTED CERT. APP. REFUSED <del>RERMIT ISSUANCE</del> REF. TO B. OF A. CERT. REF. GRANTED CERT. REF. REFUSED EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION THIS SPACE-FOR-OFFICIAL-STAMP. [DoInos wille in this space); CITY OF PHILADELPHIA mene STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION, ALTERATION OR NEW BUILDING EXISTING BUILDING HEIGHT FRONT SIDE FRONT SIDE REAR In Feet In Stories TABULATION USES FLOOR NO. LAST PREVIOUS USE PRESENT USE USED PROPOSED USE OF ADDITION OR NEW BUILDING FLOOR NO. PROPOSED USE OF PRESENT BUILDING Q

08081

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Additional use information, if required.

ARCHITECT OR ENGINEER

81-16 (Rev. 12/63)

APLANS 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.
- 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)

710 MUNICIPAL SERVICES BUILDING, ILADELPHIA, PENNSYLVANIA 19107
DN BOARD OF ADJ. APPEAL NO.
he road, erial n.j.
LANE
C BLIG., SCRANTON, PA. 18503

# 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:

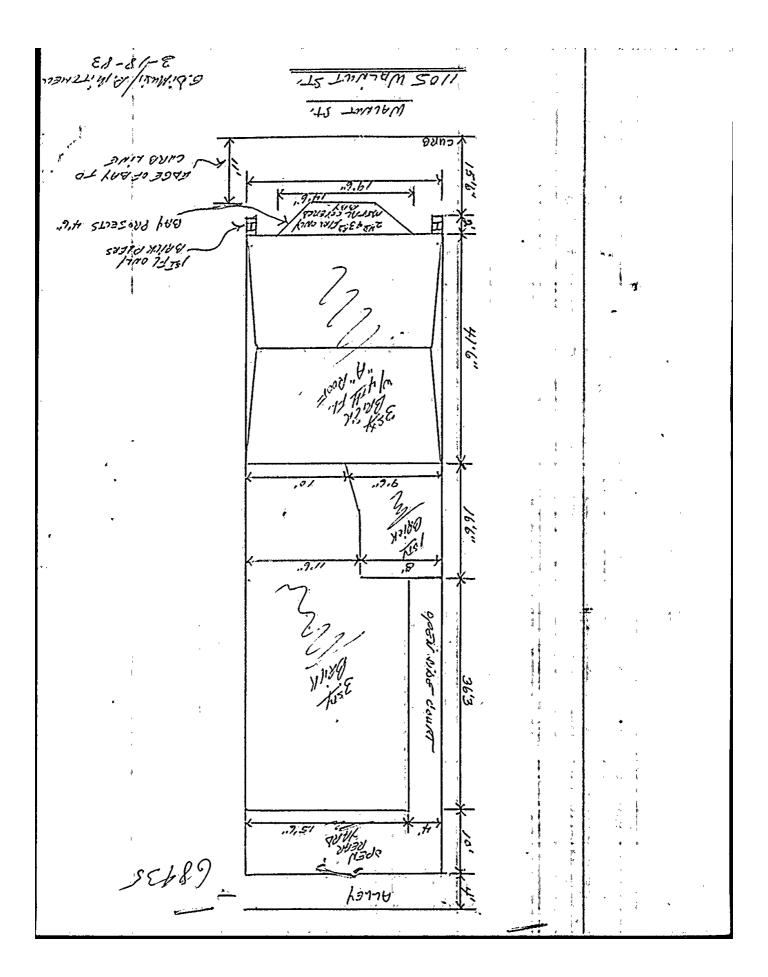
1105 HALMUT STREET

(ONE USE CERTIFICATE)

FRANK REDHILES

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

81-200 (Rev. 7/82)





### CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building - 11<sup>th</sup> 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. 3<sup>RD</sup> 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 <u>Philadelphia Plumbing Code</u>. 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.

1.0

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 <u>Philadelphia Code</u> provisions are met and approvals obtained.

Very truly yours,

Robert D. Solvibile, Sr.,

Wilfolder

Commissioner

cc: George Voigt, Permit Services Manager
Curtis Daniel, Plan Examiner
Central District
C&I
Fire Department
Zoning File
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REFERRAL TO ZONING BOARD OF ADJUSTMENT	7366	PLATE	T
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81-376 (Rev. 9/80)

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NOTICE OF REFUSAL	CITY OF PHILADELPHIA	APPLICATION DATE	APPLICATION NO.
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The requirements for this permit are in addition to all others required by regulation. The issuance of this permit does not imply that a building NOT APPLICATION FOR ZONING PERMIT-AND/OR USE REGISTRATION PERMIT. perns 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 pert-CITY OF PHILADELPHIA DEPARTMENT OF LICENSES! & INSPECTIONS inent 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 Walnut Street the West PLICATION at the distance of \_ inches\_ from 11th \_Street 20 107 ·O. 0 Front\_ \_\_inches, Depth If lot is irregular in shape, give deed description below: USE REFUSED There is no renovations involvedm just approval permit to legally use the rear of the jewelry store CERT. as a family dwelling, thus making the building a GRANTED five (5) family, as opposed to the four (4) family dwelling approved by the Zoning Board. CERT. APP. REFUSED REF. TO B. OF A. The existing storage space in the basement will be used as a RETAIL PICK-UP DRY CLEANERS. A small REF. GRANTED area of the basement is legally occupied as a Bar-CERT. REF. Refused ber Shop. ARCKAVED EXHITADETHINGTERATIONS OF PROPOSED AS BROCLION THIS SPACE FOR OFFICIAL C(Do not write in this space ND-INSPECTIONS PEANNING COMMISSION USE RESISTRATION PERIOT Sep 14 SEP <del>1983</del>: PEOL IT COMMED W ACCURE...LE WITH ZBA STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION, ALTERATION OR NEW BUILDING EXISTING BUILDING HEIGHT FRONT SIDE REAR FRONT In Feet In Stories TABULATION OF FLOOR NO. PRESENT USE LAST PREVIOUS USE REQUIRE BARber Shop 13 135mT Commerca lot ew CIRY STIRE COMMERICAL 2~2 045 with unit FLOOR NO. PROPOSED USE OF PRESENT BUILDING PROPOSED USE OF ADDITION OR BAMber Shop + Day Clanning Pickup Bemt RUST 1st bubins Newsky Stop

Additional use information, if required in the John ADDRESS PLOS DE WELK STONE

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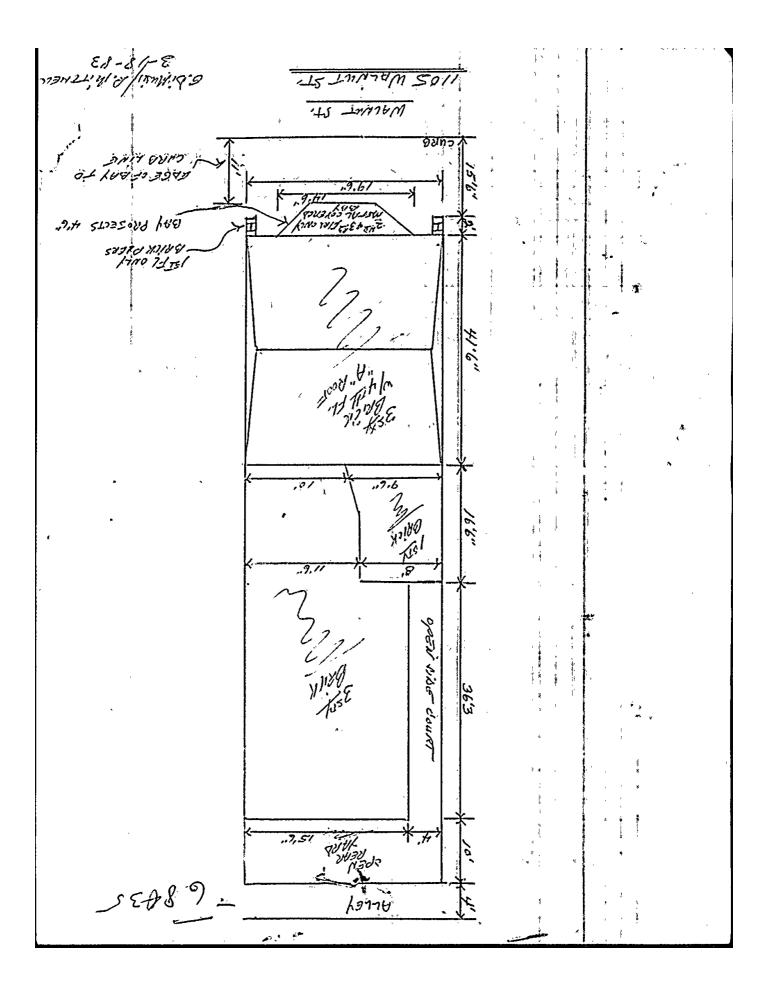
#### DRAW PLANS ON SPACE BELOW

#### PLANS TO BE DRAWN

- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
- 3. Curb lines and their distances from lot lines.
- Location and dimensions of all driveways, curb cuts and off-street parking lots.
- IN INK. 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 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 low or ordinance."

(Applicant Sign Here)



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	GEORGE P. STAHL IN	5925 N 5737 VAIL	19120
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	OWNERS (Appellant)	SC ADDRESS	
·	ACENT ALFO M. PODRIQUEZ	917 WINDING PANE MODIL	a Pa 19062
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	ATTORNEY FOR APPELLANT		}
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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 unders	tand that if Is
•]	knowingly make any false statement herein I am subject to su	ch penalties as may be prescribed by law or ordinance. I have	ve received
	instructions on the handling of Appeal by the Zoning Board a required for public notice of this appeal.	a understand my responsibilities in this matter: I have rece	ived the posters
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-		(Signature)	
	FOR. ZON	NG BOARD USE CHILY	<del></del> -
	CALENDAR NO. IME SET FOR PUBLIC HEARIN		APPLIC NO.
	83-1351 9:30 A.M.	11:30 P.M. 44-53957 681/35	1
	ON (Date) ALL HEARINGS AR	HELD IN APPEAL PEES DATE OF	F APPEAL T
Tùe	1. Nov. 15, 1983 RM. 603 CITY HALL ANNEX . JUN	PER AND FILBERT'ST. 60.00 9/20/8	3
	AVOID UNNECESSARY DELAY BY CAREFUL	YOUR ATTENTION IS DIRECTED TO	PROVISIONS
·	READING OF THE ATTACHED INSTRUCTIONS	ON POSTING REQUIREMENTS AND	1 54 115 1
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	81.49 (Rev. 11/79) ZONING	OARD OF ADJUSTMENT	

NOTICE	OF DECISION	ZONING BO ROOM 710 MUNI	F PHILADELPHIA ARD OF ADJUSTMENT CIPAL SERVICES BUILDING A, PENNSYLVANIA 19107
APPLICATION NO.	VA-1848	12/2/83	AP-1976
GEORGE P. STAHL	ESQ.	5925 N. 5TH STREE	T.
OWNER ALFEO M. RODRIQUE	Z	917 WINDING LANE,	MEDIA, PA.
GEORGE P. STAHL		ADDRESS N. 5TH STREE	T.
1105 HALNUT STREET	Ţ		A STATE OF THE STA

# 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 À VARIANCE GRANT À CERTIFICATE

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

- 1. A PERMIT MUST BE OBTAINED EROM 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)

By order of the BOARD OF ADJUSTMENT

LEROY T. BURROUCHS, 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.

81-200 (Rev. 7/82)

APPLICANTI Do not use this sheet

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### APPLICATION DATE 9/15/83 APPLICATION NO. 68435 CITY OF PHILADELPHIA NOTICE OF REFUSAL DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR CITY HALL ANNEX DATE OF REFUSAL OF PERMIT 9/16/83 4B-1 1105 Walnut St.is in a ₹ C-5 Comm.Dist. APPLICANT and owner ADDRESS Alfeo M. Rodriguez 917 Winging Lane, Media, Pa. 19063 USE 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: REASONS FOR REFUSAL CODE REFERENCE See sec. 14-306 paragraph 2 ZOWING: 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 . '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

; garage, size and location, as shown in the application.

TAMUY Welling - RAGE DOD Los - single family dwelling with , garage, size and location, equipment and correctly as shown in the application, to include

4 Authorized by\_

3

single family dwelling with accessory \_\_\_\_

For extension of DVC

Issued by \_

Authorized by and subject to the conditions of Board of Adjustment Certificate, \_

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION  Renovation of the first floor to a Jewelry Store Conversion of the 2nd and 3rd floors to apart— ment dwellings, each floor containing two (2) units. The attic will be part of the 3rd floor front unit.  STORIES AND HEIGHTS FROM GROUND TO ROOF  EXISTING BUILDING ALTERATION OR NEW BUILDING ALTERATION OR NEW BUILDING In Feet In Stories  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE STATE OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  DATE  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TABULATION OF USES  STATE:ENT OF ACCUMANCE TO THE PROPOSED ADDITION.  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  ACCORDANCE WITH ZBA  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  ACCORDANCE WITH ZBA  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  ACCORDANCE WITH ZBA  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZBA  TO THE PROPOSED ADDITION.  ACCORDANCE WITH ZB	<u> </u>	on is here		INSPECTIONS					e Code and all	wei heire
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X 917 Winding Lane, Media, Pa \$65-4587 \$92-7199 ARCHITECT OR ENGINEER CONTRACTOR PHONE ADDRESS ENONE 65-4587 917 Winding Lane, Media, APPLICANTEO M. Rodriguez

81-16 (Rev. 12/63)

Additional use information, if required

owner Alfeo M. Rodriguz

19063

592-7199

#### 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.
- 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."

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#### CITY OF PHILADELPHIA ZONING BOARD: OF ADJUSTMENT NOTICE OF. DECISION ROOM 410 MUNICIPAL' SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107, APPLICATION NO. CERTIFICATE NO. DATE OF DECISION BOARD OF ADJ. APPEAL NO. 7/11/83 AP 697 VA 637 60370 APPLICANT ADDRESS Alfeo M. Rodriguez 917 Winding Lane, Media, Pa. 917 Winding Lane, Media, Pa. Alfeo M. Rodriguez ADDRESS ATTORNEY George P. Stahl, Jr. 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

K 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

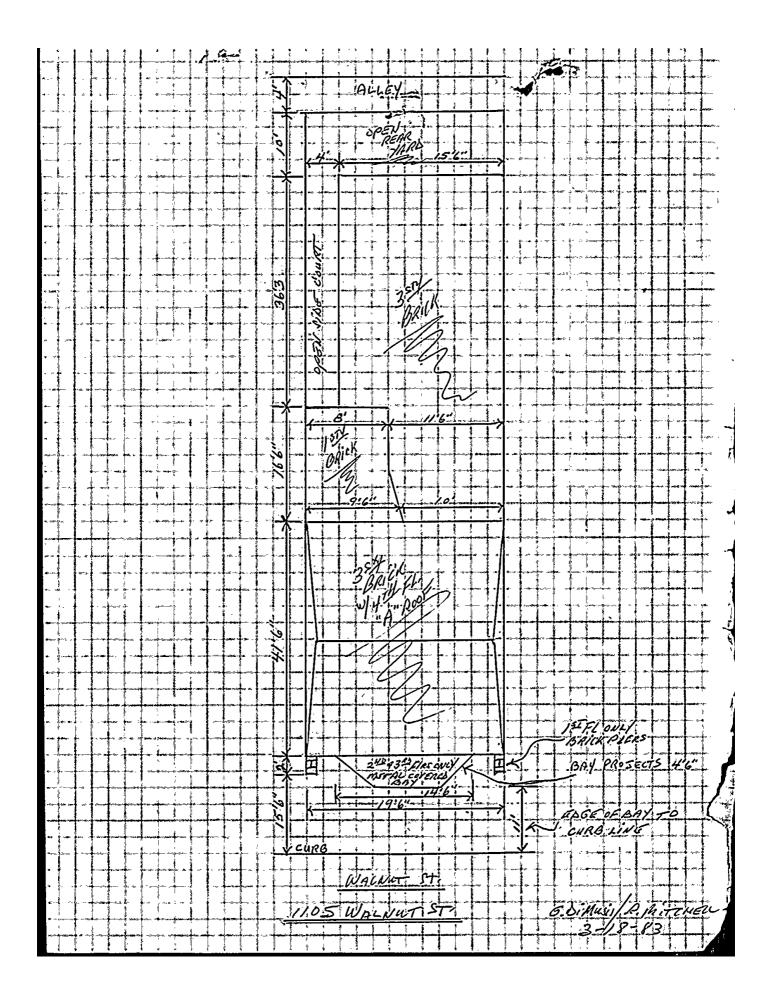
By order of the BOARD OF ADDISTMENT

LEROY T. BURROUGHS, SEC.

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

81-200 (Rev. 10/77)

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ROOM 710 MUNICIPAL SERVICES BUILDING	CALENDER NO.	Thurs. June 16, 198
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15 Cm APPLICANTI Do not use this sheet EXAMINER'S REPORT TYPE OF PROPERTY Attachéd Corner Semi-Detached Detached DWELLING HOW MANY FAMILIES HOW MANY STORIES USE APPLIED FOR ACCESSORY .... TO WHAT USE ☐ Yes □ № AREAS AND DIMENSIONS Existing 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 - sidé - rear - garage Garage - inner dimensions IS USE PERMITTED IN THIS DISTRICT UNDER WHAT PROVISION Yes □N₀ IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED ZONING PERMIT USE PERMIT Refuse" Gront Gront Refer Not-Required Grant Refer Refuse Not Required REMARKS DATE OF EXAMINATION EXAMINER (Signature) . INSPECTOR'S REPORT 38-83; CNE"

318-83; See attacted Marblen (

DATE OF INSPECTION

3-18-83

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40 to peak.	
	APPLICATION DATE APPLICATION NO.
NOTICE OF REFUSAL	DEPT. OF LICENSES & INSPECTIONS DATE OF REFUSAL 60370
OF PERMIT	SECOND FLOOR CITY HALL ANNEX 3/28/83 JIB-1
OCATION	J. 3/24/03 / B=L
	in a C5 Comm. District.
PPLICANT and owner	ADDRESS
Alfeo M. Rodriquez	917 Winding Lane Media, Pa. 19063
	USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED WITH IN THE FOLLOWING PARTICULARS:
PHILADELPHIA	TENERS THE TOTAL TOTAL COMMENSES WITH THE TOLLOWING TAKENDERNO.
CODE REFERENCE	REASONS FOR REFUSAL
See section 14-306 pa	ra 2
USE: The application	is for four family dwelling and jewelry store (size an
location to be	as shwon in the application).
	REQUIRED PROPOSED
Open area (tetal)	REQUIRED PROPOSED 406 sq.ft. 20.0% 340 sq.ft. 16.7%
opon and (odoan)	400 pd. 100 5000 Dto pd. 10. 100
REMARKS: ONE USEREFU	SAL.
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	Signed Walfur
•	Plan Examiner
•	Signed
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ONING	CHORD FOR ISSUANCE OF FERMITS
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	uilding and erection of Addition, structure, garage, accessory to a
Authorized by and subject to the co	nditions of Board of Adjustment Certificate,
JSE 1	1 One de there
For extension of Tours (4) 1	Family Quelling + Rets (welly single family dwelling with
	, size and location, equipment and capacity as shown in the application, to include
se of new construction for 7	<b>V</b>
Authorized by and subject to the co	nditions of Board of Adjustment Certificate,
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7-13-83

#### 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, Fire Code and all other pertinent laws or regulations.

l Philadelp	shia Zonina	i Ordinance	before con	nmencina t	ts required he juse or t	he work	APPLICATIONS	<b>63</b>	
					lan.	- 4	DISTRICT: DESIGN		
LOCATION OF PROPERTY (Street and House Number)							ZONING MAP NO.		10
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situated on		_side of _			*	Street	1-20	<u> </u>	7
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of	<del></del>						CALENDAR NO.		
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#### 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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(Applicant Sign Here) .

### APPLICANTI Do not use this sheet

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Area rear yard	V	- a - a - a - a - a - a - a - a - a - a			L 1 W	
inner court		1724, 1	*			
Total open area	<u> </u>					
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Set-back side	<del></del>	<u> </u>	<del></del>			_
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aggregate within	<u> </u>	ļ		·		-1:
Open court - width	<u> </u>		<del></del> ;			
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DATE OF INSPECTION		INSPECTOR	(Signature)	•	- ,	
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APPLICATION DATE APPLICATION NO.

NOTICE OF REFUSAL OF PERMIT	DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	S DATE OF REFUSAL
CATION		
PPLICANT	ADDRESS	
ECAUSE THE PROVISIONS OF THE PROPERTY OF THE P	PERMIT FO	OR THE ABOVE LOCATION HAS BEEN REFUSED ED WITH IN THE FOLLOWING PARTICULARS:
		•
	•	
	Signed	
		Plan Examiner
•	Signed	Section Supervisor
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ssued by Esleen Evan 1-U-\$35.00 3/8/		эу
1-4-95.00 3/8/	83	

#### NOTE: The requirements for this permit are in addition to all others required by APPLICATION FOR ZONING PERMITlaw or regulation. The issuance of this permit does not imply that a building AND/OR USE REGISTRATION PERMIT permit or other permits will be issued if the specifications do not conform with CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations. APPLICATION OF THE APPLICATION O 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 LOCATION OF PROPERTY (Street and House Number) ZONING MAP NO 105 Walnut 51 A. VOL. PL. \_\_\_\_ side of \_\_\_ PREVIOUS APPLICATION at the distance of \_\_\_\_\_\_ feet \_\_\_\_\_ inches \_\_\_\_ from , 056 CALENDAR NO. \_\_\_\_Street \_\_ \_\_\_\_\_ feet \_\_\_\_\_ inches. Depth \_\_ Front .\_\_\_ \_\_\_\_\_ inches. lf lot is irregular in shape, give deed description below: REFUSED \* ルムリンド APPEAL AND INSPECTIONS APP. GRANTED CERT. APP." REFUSED CERT. REF. YO CERT. REF. GRANTED CERT. REF. REFUSED EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION THIS SPACE FOR OFFICIAL STAMP (Do not write in this space) DLOSTERING PESTORATIONS THIS IS A CERTIFICATION THAT Trive ZONING PERMIT IS NOT REQUIRED ENLAN CO OR ANER STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION, ALTERATION OR NEW BUILDING EXISTING BUILDING HEIGHT SIDE FRONT SIDE REAR In Feet In Stories TABULATION OF USES LAST PREVIOUS USE FLOOR NO. USE DATE LAST USED 11acont - Con FLOOR NO. PROPOSED USE OF PRESENT BUILDING PROPOSED USE OF ADDITION OR NEW BUILDING

Additional use information, if required

OWNER IF TO RODRIGUED ADDRESS 917 Worth Core.

ARCHITECT OR ENGINEER

CONTRACTOR

ADDRESS PHONE

ADD

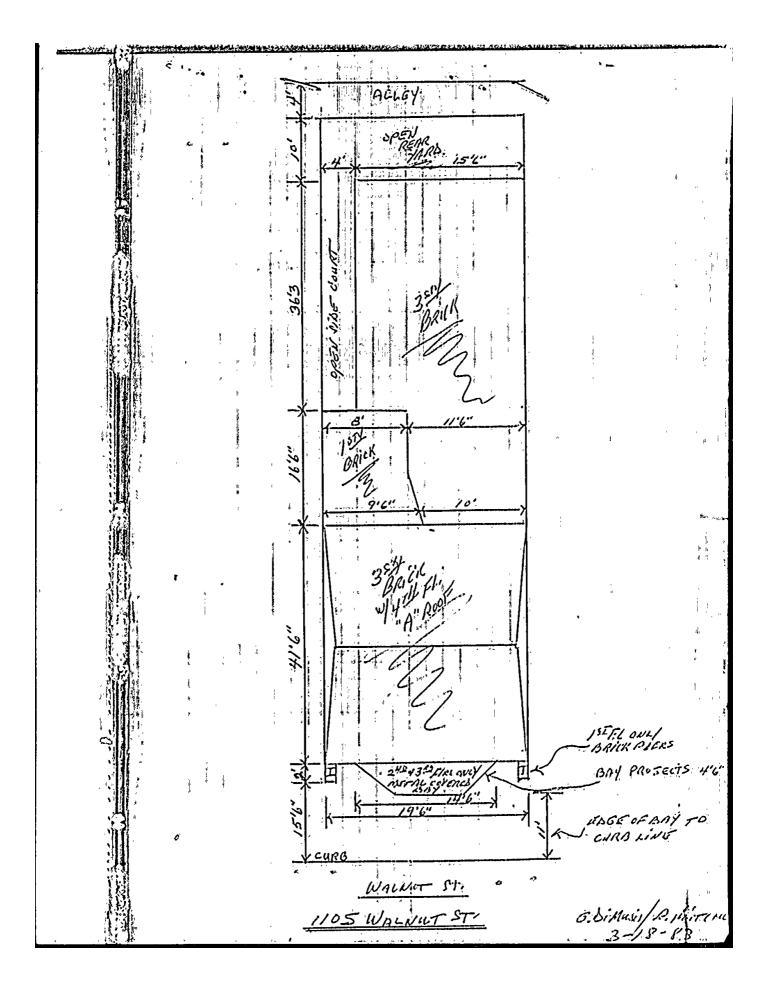
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#### PLANS TO BE DRAWN IN INK. SHOW:

- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
- 3. Curb lines and their distances from lot lines,
- Location and dimensions of all driveways, curb cuts and off-street parking lots.
- 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 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 Sind Hora)



APRLICANTI Do not use this sheet

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### APPLICATION DATE APPLICATION NO. CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX NOTICE OF REFUSAL DATE OF REFUSAL OF PERMIT LOCATION ADDRESS APPLICANT PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED THE APPLICATION FOR A \_\_\_\_ BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS: PHILADELPHIA CODE REFERENCE REASONS FOR REFUSAL Signed \_\_\_\_ Signed \_\_\_\_\_\_\_\_ 'Section 'Supervisor INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

CONING  For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a
single family dwelling with accessoryparage, size and location, as shown in the application.  Authorized by and subject to the conditions of Board of Adjustment Certificate,
JSE // ///
For extension of single family dwelling with accessory,, garage, size and location, requipment 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,
ssued by Authorized by Authorized by
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3	·			/	PLAN	2	6.90	K Breeze
AND	OK USE K	FOR ZONI EGISTRATI	HIA JUN PERMI	permit o	egulation. The other permit.	e issuance o s will be iss umbing Code	ermit are in additio f this permit does ued if the specifica , Housing Code, Pi	n to all others required, not imply that a build stions do not conform w tre Code and all other pe
Philadel	hia Zoning	by made for Ordinance nd as show	before com	mencing th	e use or th	by the e work	APPLICATION NO	<u> 53712H</u>
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ARCHITECT	lon S. Mi	TTGL	''	ADDRESS	Walnut S	C PRILA P	# TATO?	KT 5 0833
OR ENGINEES	<u>-</u> .			l:				

Appress
1616 Walnut St Phila Pa. 19103
1616 Walnut St, Phila Pa. 19103

PHONE

Gordon S. Miller
Gordon S. Miller
Gordon S. Miller

81-16 (Rev. 12/63)

#### PLANS TO BE DRAWN IN INK. SHOW:

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Jordan S. Miller (Applicant Sign Here)

#### APPLICANTI Do not use this sheet

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NOTICE OF REFUSAL OF PERMIT	DEPT. OF LICENSES & INSPECTION SECOND FLOOR, CITY HALL ANNEX	NS DATE OF REFUSAL	<u> </u>
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HE APPLICATION FOR A	PERMIT	FOR THE ABOVE LOCATIO	N HAS BEEN REFUSEI
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81-16 (Rev. 12/63)

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(Applicant Sign Here)



#### VIOLATION NOTICE

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

CITY OF PHILADELPHIA

.

Aug. 13, 1981

ZONING VIOLATION NO. #6595

PREMISES.

ni Noitajory 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 espanol llame al telefono del distrito nombrado abaio.

For information on the violations, contact:

287 J. Hill

MU 6-2585

SECTION

VIOLATION

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



#### VIOLATION NOTICE

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

CITY OF PHILADELPHIA

Aug. 13, 1981

ZONING VIOLATION NO. #6595

PREMISES

IN VIOLATION

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R. I. FORTHWITH

Gordon Miller 1616 Walnut St. Phila, Pa. 19103

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SECTION

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	CITY OF BUILDING	APPLICATION DATE	APPLICATION NO.
NOTICE OF REFUSAL	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTION	S DATE OF REFUSAL	
OF PERMIT	SECOND FLOOR, CITY HALL ANNEX		
CATION			
PLICANT	ADDRESS		
IE APPLICATION FOR A	PERMIT F	OR THE ABOVE LOCATION	ON HAS BEEN REFUSED
CAUSE THE PROVISIONS OF THE PI	HILADELPHIA CODE HAVE NOT BEEN COMPL		
PHILADELPHIA	•		
CODE REFÉRENCE	REASONS FOR REFUSAL		
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	Signed	Plan Examiner	
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INSTRU	CTIONS FOR ISSUANCE OF PERMI	T OR PERMITS	
ONING ,	$\sim \sim \sim$	$\sim$ $\Lambda$	
or partial demolition of Existing B	ujiding and erection of Addition, structure,	garage, accessory to a .	
ngle family dwelling with access	ory ; garage, size and locat	ion, as shown in the app	lication.
1 /	nditions of Board of Adjustment Certificate	· <del>- /</del>	
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cessory,	-size-and/location, equipment and capac	ity_as_shown_in-the-ap	plication,_to_include-
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morrzed by dild sobject to me co	nditions of Board of Adjustment Certificate	۶۶۰	<del></del>
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sued by P. L. L.	Authorized	•	

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

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

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.

Philadelphia	r Zoning ≀	Ordinance	before	commenc	ing the u	se or the	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
work describ			shown on	accompa	nying pla	п.	District Designation Design
LOCATION	OF PROP	ERTY:	1T S	TREET	<del>, -</del>		<i>y</i> (0.7)
	105					<del></del>	Zoning Map No. 43 Sub. 77
situated on_Ha						Street side	/ / _ ·/-
of			<u> </u>	Street			Previous Application 1 7791
Front			-	•		inches:	104111-
11 lot 15 11	rregular in	shape, giv	re deed de	scription	below:		Calendar No.
				, , , , , , , , ,		•	Zoning Refused
	/aP	E 0 5×5	<del></del>	<u>.</u>	е.		Use Refused
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	V.,	, ,257					Ref. Granted Cert.
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Additional us	se informat	ion, if req	uired				3 <u>2 · · · · · · · · · · · · · · · · · · </u>
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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."

Bluments
(Applicant Sign Here)

### APPLICANT! Do not use this sheet EXAMINER'S REPORT

DISTRICT:		•		,			
TYPE OF PROPERTY:	Corner		Attac	hed	Semi-détached		Detached
DWELLING: Yes	No No	чиям жон	FAMILIE	5?	HOW MANY ST	ORIES?	· · · · · ·
USE APPLIED FOR			ACC	ESSORY	TO WHAT USE	2 /	
AREAS AND DIMENSIONS	Req. of Per	mitted	% Re	q, when used	Existing	Proposed	%
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Occupied area	*						
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" Inner_court	4	s .					
Total open creg		, .					
Set-back front							
Set-back side					,		
Rear yard - depth					1.	p p 1	
Side yard, minimum width	· ·	·					
" oggregate width							,
Open court - width							
Court between wings - width						Spart Sp	
Inner court - least dimension	1			-		A	
Height - front					· · · · · ·		1
" - side						V 4 44 Y	
" - rear	<u> </u>					7	
** - garage							
Garage - inner dimensions		<del></del>					
	7				4		
	_	· ·		<del></del> ;		<del></del>	
IS USE PERMITTED IN THIS DIS	TRICT?	]Y•s [	] No	JNÓER WHAT F	PROVISION?		
IF USE IS NOT PERMITTED IN	THIS DISTRICT	, UNDER W	HÀT PRO	VISION IS IT PE	ERMITTED?		
		<u> </u>		,			
ZONING PERMIT	Grant			Refuse	Refe	No	t Required
USE PERMIT	Grant			Refuse	Refe	, No	t Required
REMARKS:		,	٠			A	•
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Date of Examination	,		Ex	ominer (Signatu	re)		
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INSPECTOR'S REPORT

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INSPECTOR			4 .	
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anto of Increation				

	Application No
	Date of Refusal
	CITY OF PHILADELPHIA
	DEPARTMENT OF LICENSES AND INSPECTIONS
	Second Floor - City Hall Annex
	NOTICE OF REFUSAL OF PERMIT
	Applicant Address
	,
	rmit applied for in Application Nois hereby refused because the pro- Philadelphia Zoning Ordinance have not been complied with in the following particulars:
	<del>-</del>
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ù <sub>1</sub>	•
<i>*</i> .	
	,
	·
	Signed
	INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS
ONING	
r partial demol	litron of Existing Building and erection of Addition, structure, garage, accessory to a
ngle t/amily dwe	elling with accessory; garage, size and location, as shown in the application.  In subject to the conditions of Board of Adjustment-Certificate,
	a series to the control of Sound of Autosiment-Certificate,
10	
E U	willing mens tailed fello
or extension of cessory,	
e of new consti	truction for
uthorized-by and	nd subject to the conditions of Board of Adjustment Certificate,
	Authorized by
	Issued by

Issued by

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

DEPARTMENT OF LICENSES AND INSPECTIONS HAS SECOND FLOOR - CITY HALL ANNEX Washing

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`	lf lot is in	×		•		* · · ·	_	Calendar No.	P-136
		7.55	19.00			*	•	Zoning Refused	1
		18 P.	7,3					Use Refused	
	/	iii E	<u>دي</u> ردي پ					Appeal	s
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			13	`	1			App. Refused	Cert.
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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.

(ApplicantiSign Here)

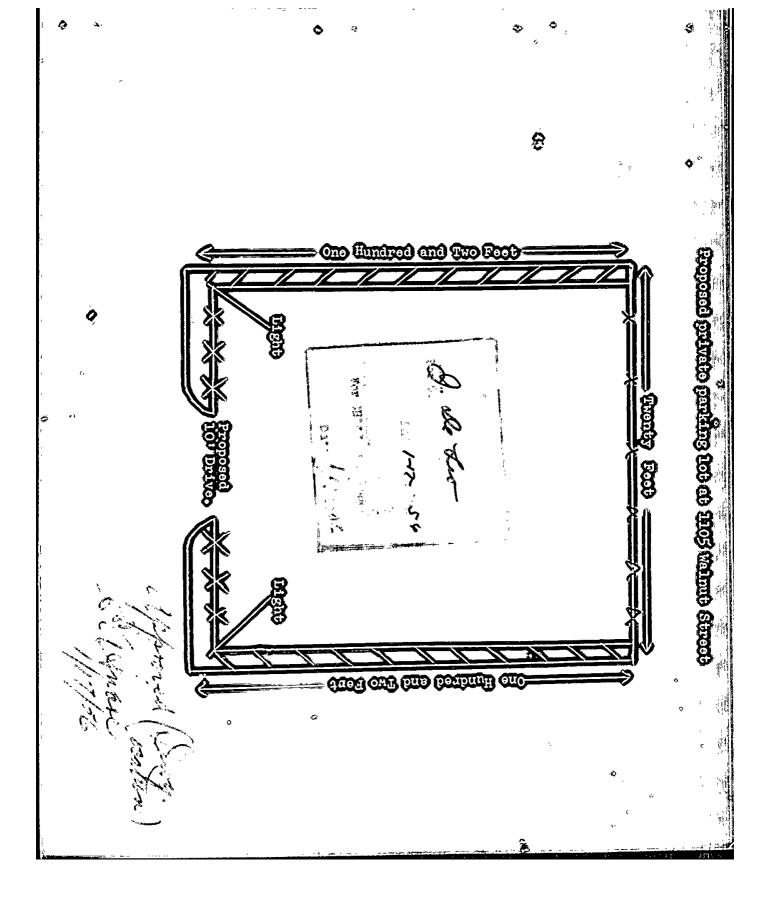
HIGHWAY SECTIONS OF DEPARTMENT, OF STREETS		PLANS & BUILDING INSPECTION DEPT. LICENSES & INSPECTIONS 224, CITY HALL ANNEX
APPROVED TO Lication  DISAPPROVED ONLY	The state of the s	APPROVALTEOR BARRIERS AND STRUCTURES AS SHOWN ON PLAN
TS. K. Mintale 1 For Chief of Highways	STATE OF THE STATE	
ZONING DIVISION DEPT. LICENSES & INSPECTIONS 227-229 CITY HALL ANNEX	**	REMARKS
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FIRE INSPECTION DEPT. LICENSES & INSPECTIONS 230 CITY HALL ANNEX		DEPT. OF PUBLIC PROPERTY 630 CITY HALL
ERMIT FOR STORAGE AND USE OF LIGHT ETROLEUM AND COAL TAR PRODUCTS.		PERMIT FOR ELECTRICAL WIRING AND FIX- TURES ACCORDING TO PLAN, HAS BEEN APPROVED DISAPPROVED
Deputy Commissioner		Chief of Bureau

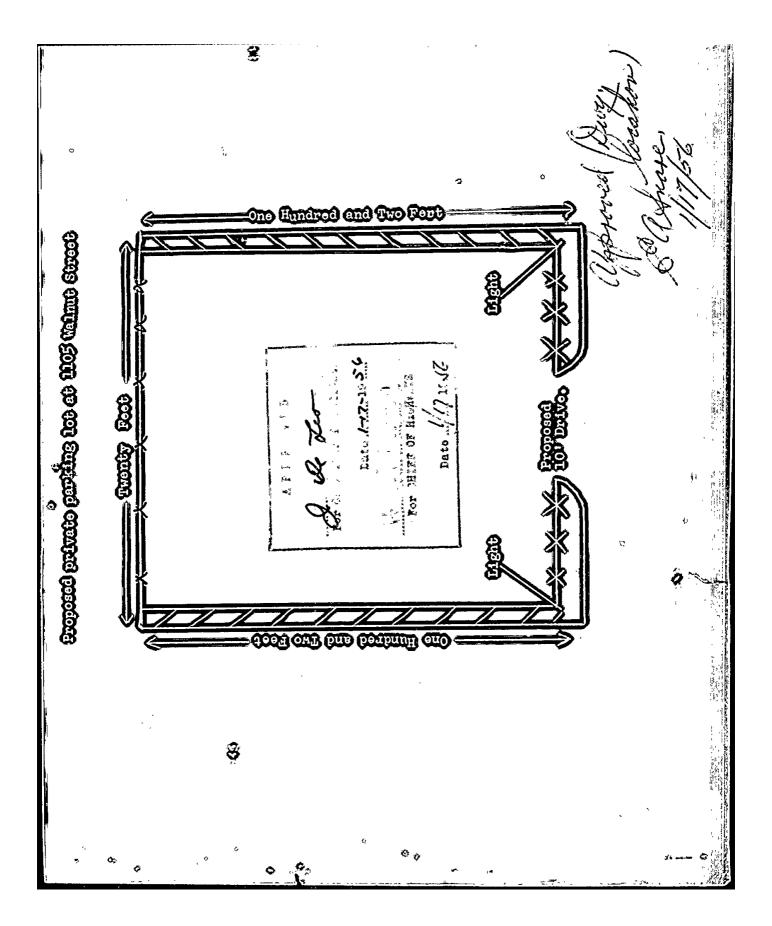
# BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF STREETS 1003 CITY HALL ANNEX APPROVED CAR CAPACITY APPLICANT HAS MET ALL THE REQUIRE-MENTS PROVIDED FOR IN THE PARKING LOT ORDINANCE OF MARCH 7, 1941, AND THIS LI-CENSE IS APPROVED\_\_\_ Traffic Engineer DATE APPLICANT'S LÍCENSE IS REVOKED AS OF: DATE REMARKS \*\*\*

79-59 Rev. 8/54

## FOR OPEN AIR PARKING SPACE OR GARAGE

PARKING SPACE	- OR GARAGE
LOCATION	7
1105 WALNO	<i>//</i>
PRIVATE /	DARNING LO
OWNER	
LEON KAU	FFXIAXI
ADDRESS	1
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CAPACITY OF CARS (2 50¢ each vehicle)	0 veh. or less; over 20
FOR HIRE	
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FOR THE SALE	OF MOTOR VEHICLES
DATE FILED	DATE GRANTED
	· · · · · · · · · · · · · · · · · · ·
DATE PAID	LICENSE NUMBER





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

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

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1X	v	<b>C.</b> 1

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.

	PROPERTY:	12 S	<b>V</b>	_		Zoning Map No. Sub.
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HEIGHT	Existing Building Front Side	Rear	ront	Side	Rear.	Board of Edjustment
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HEIGHT In Feet In Stories	Existing Building Front Side	Rear J	ront	SIde	Rear.	Board of Kaluschient
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In Feet In Stortes FLOOR No.	Existing Building Front Side  PRES	Rear T SENT USE  F PRESENT	ABULA BUILDII	TION OF I	JSES L	Board of Failus hiefet  AST PREVIOUS USE  DATE LAST  SED USE OF ADDITION OR NEW BUILDING  Make Carta- Lot
In Feet In Stortes FLOOR No.	PROPOSED USE OF	Rear T SENT USE  F PRESENT	ABULA BUILDII	TION OF I	JSES L	Board of Failus hiefet  AST PREVIOUS USE  DATE LAST  SED USE OF ADDITION OR NEW BUILDING  Make Carta- Lot

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

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

(Applicant Sign Here)

Cal. P-136

CERTIF	FICATE OF EXCEPTION	DEPARTMENT OF LICENSES AND INSPECTIONS ZONING BOARD OF ADJUSTMENT CITY HALL ANNEX						
APPLICATION NO.	CERTIFICATE NO.	DATE	BOARD OF ADJUSTMENT APPLICATION NO.					
10779 <b>-</b> F	EX - 33	Feb. 10, 1956	EX - 34					
APPLICANT		ADDRESS	*					
Leon Kau	iffman .	1107 Walnut St	(7)					
OWNER		ADDRESS						
Leon Kau	iffman	1107 Walnut St	· · · · · · · · · · · · · · · · · · ·					
AGENT		ADDRESS						
`_	· · ·		**					

LOCATION OF PROPERTY

#### 1105 WALNUT STREET

APPLICATION HAVING BEEN MADE TO THE ZONING DIVISION BY THE AFORESAID

(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

Murray G. Isard

Secretary, Member of the Board.

81-177 (Rev. 9/54)

KA

### APPLICANT! Do not use this sheet EXAMINER'S REPORT

TYPE OF PROPERTY;	Corner		'Attached	Γ.	Semi-detache		Detached
DWELLING: Yes	Ne How M	ANY FAM	ILIES?		HOW MANY S	TORIES?	<u>-J</u>
USE APPLIED FOR Pu	vate f	Paul	ACCESSORY L	7	TO WHAT US	Semols	hole
AREAS AND DIMENSIONS	Reg. or Permitted	76	Regulwhen used	T	Existing	Proposed	76 .
Lot area			,	Т			1 11
Occupied area	a r		75.45	7.		.,	
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" Inner court		*					., .
Total open orea					*		
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et-back side	,						1 6 8 8 8
Rear yard - depth	a					4	
ide yard, minimum width							
" " aggregate width				<u> </u>			<del>                                     </del>
Open court - width		,	ļ			***	
Court between wings - width	*	F. 1		· ·		, ,	
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- side			, 5,	·		9.6	
" - rear	•		, , ,				
" - garage			1 1 1 1 1				
Garage - Inner dimensions			*	1			
	ţ.						
				1			<del></del>
	RICT? Yes	, Nº	101000 001120	2011	ICIONI2	, ,	
IS USE PERMITTED IN THIS DIST	KICI / L JISS		UNDER WHAT P	KUY	ISION?	* b 5	,
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F USE IS NOT PERMITTED IN TH	IIS DISTRICT. UNDE	R WHAT F	PROVISION IS IT PE	RMIT	TED?		1.6
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ZONING PERMIT	Grant	]	Refuse		Refer	No	Required
USE PERMIT	Grant	]	Refuse		Refer	No	Required
REMARKS:	,		· · · · · · · · · · · · · · · · · · ·				· · ·
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Date of Examination	lialer	′	Examiner (Signatur	0)	,		

INSPECTOR'S REPORT

INSPECTOR		 	,		ij.					٠	,
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Date of Inspecti	lon <u>'</u>					20	 ŀ	•			

<i>f</i>	· · · · · · · · · · · · · · · · · · ·
/	Application No
/	Date of Refusal
	CITY OF PHILADELPHIA
•	DEPARTMENT OF LICENSES AND INSPECTIONS
	Second Floor - City Hall Annex
•	NOTICE OF REFUSAL OF PERMIT
I	Applicant Address
	applied for in Application Nois hereby refused because the prolated phia Zoning Ordinance have not been complied with in the following particulars
•	
	•
	•
	Signed
	For Commissioner
	INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS
ZONING	
single family dwelli	on of Existing Building and erection of Addition, structure, garage, accessory to a; garage, size and location, as shown in the application. subject to the conditions of Board of Adjustment Certificate,
USE	
	single family dualities
, 5, 5, 5, 5, 5, 5, 5, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6, 6,	single family dwelling w , garage, size and location, equipment and capacity as shown in the application, to inclu
accessory,	tion for

Authorized by \_

Issued by \_

### APPLICATION FOR ZONING PERMIT DOOR USE REGISTRATION PERMIT

## DEPARTMENT OF LICENSES AND INSPECTIONS ( SECOND FLOOR - CITY HALL ANNEX

NS A C

Irements for this permit are in addition to all others required by law or regulation.

Janco of this permit does not imply that a building permit or other permits will be issued if the specifications do form with the Building Code, Plumbing Code, Housing Code, Fire Code, and all other perfinent laws or regulations.

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IEIGHT	Exi	sting Build	ing	Proposed	Addition, Alt New Building			
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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.

SINSON SINSON SINSON SINOT SIN

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)

AND	LICATION OR USE R CITY O	EGISTRAT	ION PERA	AIT law of permittee E	r regulation. I	be issuance its will be is Plumbing Cod	of this permit does sued if the specifi	ion to all others required to the imply that a bications do not confordere Gode and all other	uilding m_with
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ADDRESS

PHONE

Ple 5-0833

PHONE

Additional use information; if required.

OWNER O PD

ARCHITECT
OR ENGINEER
CONTRACTOR

APPLICANT 0 0 0 0 0 0 81-16 (Rev. 12/63)

#### 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.
- Location and dimensions of all driveways, curb cuts and off-street parking lots.
- 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 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)

molina

### 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.

Philadel describe	phia Zoning d herein, a	g Ordinanc ınd as sho	for the perm e before cor wn on acco	nmencing t mpanying p	he use or i	by the he work	APPLICATION N	51056H
LOCATION	OF PROPER	TY (Street a	ind House Nu	nber)		•	1	
1	(0 5 V	VAL	VUT:	57			ZONING MAP NO	SUB.
		3			4 - 1	· · · · · · · · · · · · · · · · · · ·	F. A. VOL. PL.	WARD
situated on _	1	side of _				Street	<u>'</u>	
o the distan	lea af	- Jant -	- Ind	hari tra		- '	PREVIOUS APPL	LICATION
of		- 1001	Inc	Stree	•	·	CALENDAR NO.	
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If lot is in	regular in 🧐	shape, giv	e deed des	ription be	low:		USE REFUSED	<u> </u>
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Additional OWNER ARCHITECT OR ENGINEER	use inform	ame	# /	ADDRESS			OF ADDITION O	PHONE - 0 8 3

#### PLANS TO BE DRAWN IN INK. SHOW:

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(Applicant Sign Here) M Ohner

#### APPLICANTI Do not use this sheet

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NOTICE OF REFUSAL	CITY OF PHILADELPHIA	APPLICATION DATE APPLICAT	ION NO.
OF PERMIT	DEPT. OF LICENSES & INSPECTION SECOND FLOOR, CITY HALL ANNEX	NS DATE OF REFUSAL	
OCATION		<u>"                                    </u>	····
PPLICANT	ADDRESS		
HE APPLICATION FOR A	PERMIT	FOR THE ABOVE LOCATION HAS BEEN	REFUSEI
ECAUSE THE PROVISIONS OF THE PI	HILADELPHIA CODE HAVE NOT BEEN COMP	LED WITH IN THE FOLLOWING PARTIC	CULARS:
PHILADELPHIA Code reférence	REASONS FOR REFUSAL		
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APPLICATION FOR ZONING PERMIT

AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES & INSPECTIONS

DEPARTMENT OF LICENSES & INSPECTIONS

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PLANS TO BE DRAWN IN INK. SHOW:

- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
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- 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 periment laws or regulations.

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(Applicant Sign Here)

# APPLICANTI Do not use this sheet

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Total open area		3 8 7					
Set-back front							
Set-back side		1.5					
Rear yard - depth			<u></u>		***		
Side yard, minimum width				· · · · · · · · · · · · · · · · · · ·		-	
oggregate width Open court - width					<del></del>		
Court between wings - width						<del></del>	
Inner court - least dimension						1	
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" - rear		197 (7	3 4 1 1		,		
" - garage						1, 1, 1, 1	
Garage - Inner dimensions			, . O. A.	, , , , , , , , , , , , , , , , , , , ,			
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		APPLICATION DATE	APPLICATION NO.
NOTICE OF REFUSAL	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTION	S DATE OF REFUSAL	
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	Signed	Plan Examiner	
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INCT PI	Signed	Section Supervisor	
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<b>ZONING</b> For partial demolition of Existing B	Signed	Section Supervisor T OR PERMITS	
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#### NOTICE

PUBLIC SERVICE CONCOURSE

MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19107

CITY OF PHILADELPHIA May 31, 1984

8894-84

1105 Walnut St.

Alfeo Rodriquez 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 🖟 al records as the owner, agent or other responsible party for the premises found to be in violation. Failure to correct these conditions within post this notice will result in prosecution. If title has been transferred please furnish proof of transfer to L& 1 Central Clerical, Public Service ipal Services Building, 15th Street & J. F. Kennedy Boulevard, Philadelphia, Pa. 19107. The Department does not authorize anyone. work for services which may be required by this notice.

do not have a specific location shown apply to the entire premises.
#282 Inspector DeMusis

MU6-2585

on the violations, contact:

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 s of this notice. It is required to submit a copy of this notice with the appeal.

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