

BOX NUMBER:



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ST

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594011



00BREAK00

NOTICE OF DECISION

City of Philadelphia

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

APPLICATION #: 040921009

DATE OF DECISION: 1/25/2005

CAL #: 04-1517

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

APPLICANT: 1709 WALNUT STREET, INC.
1709 WALNUT STREET
PHILADELPHIA, PA 19103

OWNER: FAMILY TRUST U/ARTICLE IV
U/W OF SAUL KAPLAN
1420 WALNUT ST., SUITE 607
PHILADELPHIA, PA 19102

LOCATION OF PROPERTY: 1709 WALNUT ST

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

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
*****PROVISO: MUST MEET FIRE CODE; NO SALE OR USE OF ALCOHOL/BEER ON FIRST FLOOR; NO TAKE OUT OF BEER ALSO WITH THIS LICENSE; REMOVE REAR VENTILATION FROM BASEMENT; NO DUMPSTER ON SIDEWALK OR STREET; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED INSIDE BUILDING; AS PER PROVISO LETTERS FROM RITTENHOUSE ROW DATED 11/24/04, STEPHEN POLLOCK, ESQ. DATED 12/22/04 AND 12/8/04 AND STANLEY KRAKOWER, ESQ. FOR CCRA DATED 11/18/04.*****

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-



RITTENHOUSE ROW

November 24, 2004

Mr. Steven Pollock
Ballard Spahr
1735 Market Street
Philadelphia, PA 19103

Provisions *Lulu*

RE: ZBA Cal No. 04-1517

Dear Steven,

On behalf of the Rittenhouse Row Board of Directors, thank you for your presentation at our meeting last night.

The Board voted to support your client's Buttercup and Walnut Room project with the following provisions.

1. All 12 of the provisions required by the Center City Residents Association
2. The Walnut Room will not have a cover charge
3. There will not be a bouncer/doorperson
4. There will not be any activity allowed on the sidewalk
5. There will not be any rope/stanchion on the sidewalk
6. There will not be any live entertainment or DJ
7. Tables may not be removed for a dance floor

Thank you very much for your time. We wish your client much success in this endeavor and look forward to welcoming Buttercup and the Walnut Room to the Rittenhouse business community.

Kind regards,

Corie
Corie Moskow
Executive Director, Rittenhouse Row

cc: Rittenhouse Row Board of Directors

DEC 09 2004

9:20 AM

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
215-665-8500
FAX: 215-664-8999
WWW.BALLARDSPAHR.COM

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

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

Provisos

November 22, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

On behalf of my client, 1709 Walnut Street, Inc., the lessee of the above captioned property, I am authorized to present several conditions to be considered as provisos by the Zoning Board of Adjustment with any grant of relief. 1709 Walnut Street, Inc. proposes to change the format of its existing restaurant. The first floor will be known as Buttercup and will be serving bakery goods and food and will provide tables and waitress service along with a takeout counter that will provide coffee, tea and other non-alcoholic beverages in disposable cups and baked goods in disposable cardboard or paper containers. The second floor will be kept as an eat-in restaurant with waitress service and a bar with a maximum seating for 12 persons.

The following limitations are presented for the Board's consideration as provisos:

- 1) Commercial trash pickup will be provided with trash stored within the property.
- 2) Building will meet Philadelphia Fire Code.
- 3) Building will have central air conditioning.
- 4) Applicant accepts all of the 16 conditions as agreed upon provisos as stated in the letter of Stanley Krakower on behalf of the Center City Residents Association Zoning Committee dated November 18, 2004.

Honorable David Auspitz
November 22, 2004
Page 2

We thank the Board for its consideration of these proposed conditions as provisos to any grant of a variance.

Respectfully,




Stephen G. Pollock

SGP/pm

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

1709 WALNUT STREET, INC.



Hyun Bin (Vincent Cho), Vice President

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
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VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

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

Process Letter

December 8, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

I am enclosing for the Board's review and adoption a letter of support from the Rittenhouse Row Board of Directors. This letter signed by Corie Moskow, Executive Director, contains seven additional provisos. It is our belief that this letter addresses the concerns raised by the Zoning Board of Adjustment at the time of the hearing regarding developing limitations to control the nature of the activities conducted in the upstairs restaurant to be known as the Walnut Room, so it does not turn into a nuisance nightclub.

On behalf of my clients at 1709 Walnut Street, Inc., two of whom were present at the hearing, Vincent Cho and Jolyn Beckham, I am authorized to request that the Zoning Board look favorably upon this application for a variance based on the proviso letter of Rittenhouse Row dated November 24, 2004, and the proviso letter of the Center City Residents Association dated November 18, 2004.

We thank the Board for its consideration of this additional information. We respectfully request that the Board vote this case as expeditiously as possible.

Respectfully,


Stephen G. Pollock

SGP/pm

cc: Vincent Cho
Corie Moskow
Stanley Krakower, Esquire

PHL_A #1948619 v1

DEC 09 2004
9:20 AM

Law Offices

KRAKOWER & MASON

Stanley R. Krakower
Barbara A. Mason

November 18, 2004

2300 ARAMARK TOWER
1101 Market Street
Philadelphia, PA 19107

Phone: (215) 440-7400
Fax: (215) 440-7979

Provisos

BY FACSIMILE ONLY (215-864-9226)

Stephen G. Pollock, Esquire
Ballard, Spahr et al
1735 Market Street, 51st Floor
Philadelphia, PA 19103

**Re: Agreed Provisos for 1709 Walnut Street
Cal. No. 04-1517**

Dear Mr. Pollock:

At its October 26, 2004 meeting, the Center City Residents' Association Zoning Committee voted not to oppose your application, subject to the following provisos:

1. There shall be two restaurants. The first floor, known as "Buttercup", shall be a baked goods and regular food restaurant. There shall be no sales or consumption of alcoholic beverages. The second floor, a/k/a the "Walnut Room", may have a bar not to exceed seating for 12 persons.
2. The exterior facade and signage shall be as per the drawings submitted with the application. Signage shall be as per the drawings and site plans submitted with the application. There shall be no illuminated interior signs visible from the street, and no paper signs or menus, etc., in or on any windows.
3. The existing awning, frame and exterior light fixtures shall be removed and there will be no neon, intermittent flashing, or revolving light visible from the street.
4. There shall be no roll down security gates.
5. All dishes, glass ware and flat ware for the second floor Walnut Room shall be of china, glass or other similar hard, washable materials. No dishes, glass ware, cups or flat ware shall be made of paper or cardboard, or other disposable material, except that "Buttercup" may provide coffee, tea, or other similar non-alcoholic beverages in disposable cups, and baked goods in disposable cardboard or paper containers.
6. There shall be no hand distribution of circulars, flyers or menus on streets or sidewalks.
7. There shall be no accessory sales of groceries, produce, flowers, variety store merchandise, drugs, cosmetics, or lottery tickets, and no cigarette, candy, gum, beverage or other vending machines.

November 18, 2004


Page 2

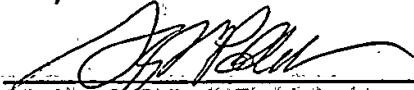
8. There shall be no self-help refrigerator case for beverages.
9. There shall be no window, counter or other location intended to provide take-out service, except for a first floor counter for baked goods.
10. There shall be no sidewalk sales, and no objects of any kind shall be placed on the sidewalk, including bike racks, benches, tables, chairs, planters, A-frame signs, public pay phones, etc.
11. Trash shall be stored inside until commercial pick-up; and there shall be no outside dumpsters.
12. The only bar for alcoholic beverages shall be on the second floor in the Walnut Room, with a maximum seating of 12 persons. There will be no service from this bar in bottles or cans for take-out.
13. Dinner patrons shall be offered full table service by waiters/waitresses. Service may also be provided to customers on the first floor from behind a counter. Full busing shall be provided from all tables for all meals.
14. There will be no doggie bags on visible display. Bags may be available for service to provide to customers upon specific customer request.
15. There will be no dancing by customers or entertainers. Music will be limited to modest amplification not to exceed the volume limits set forth in the Pa. Liquor Code.
16. The hours for "Buttercup" shall not exceed 7:00 a.m. to 12:00 a.m.; and the hours for the "Walnut Room" shall not exceed 5:00 p.m. to 2:00 a.m. Both rooms may be open seven days per week.

This letter supercedes the letter dated October 22, 1998 from the undersigned, for CCRA, and approved by Sam Cho, for the applicant.

Approved this 22nd day of November, 2004.

1709 Walnut Street, Inc.

By: 
Hyunbin (Vincent) Cho, Vice-President


Stephen C. Pollock, Esquire
For Applicant 1709 Walnut Street, Inc.


Stanley R. Krakower, Esquire
For CCRA

NOTICE OF REFUSAL OF PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA		APPLICATION DATE 09-21-04	APPLICATION NUMBER 040921009
		DATE OF REFUSAL 10-07-04		ZONING MAP # 4A-2	
LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE CENTER CITY COMMERCIAL AREA DISTRICT					
APPLICANT		APPLICANT'S ADDRESS			
STEPHEN G. POLLACK, ESQUIRE & LARRY PERSOFSKY, L.E. <i>Attorney and Lic.</i>		1717 RITTENHOUSE SQUARE PHILADELPHIA, PA 19103			
<i>expeditor for lessee (1709 walnut st, inc.)</i>					
THE APPLICATION FOR A USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:					
PHILADELPHIA CODE REFERENCE REASONS FOR REFUSAL SEE SECTION: 14-1607(3)(j), 14-102, 14-305(15) & 14-102(74)					
THE APPLICATION IS FOR A NIGHTCLUB (AS DEFINED IN SECTION 14-102(74) IN THE PHILADELPHIA ZONING CODE, TAKE-OUT WITH SEATING, WITH RETAIL SALES OF BAKED GOODS, TO INCLUDE LIVE ENTERTAINMENT LIMITED TO LIVE CLASSICAL MUSIC, NO DANCING BY GUESTS AND PATRONS, NO AMPLIFICATION OF MUSIC, NO SELF-CONTAINED SOUND SYSTEM AND TO AMEND PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROVISIO LETTER DATED 10-22-1998 ON APPLICATION #980707045A, CALENDAR #98-0755, ON 1ST AND 2ND FLOORS; THE REMOVAL OF ALL EXISTING SIGNAGE AND THE ERECTION OF TWO ACCESSORY SINGLE FACED, EXTERNALLY-ILLUMINATED FLATWALL SIGNS, WITH GARBAGE DISPOSAL AND TRASH STORAGE AREA WITHIN THE BUILDING (SIZE AND LOCATION, AS SHOWN IN THE APPLICATION);					
THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE-OUT SERVICE, IS PROHIBITED IN THE CENTER CITY COMMERCIAL AREA, WHEREAS THE EXTENSION OF A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL; WHEREAS THE PROPOSED SIGN AREA OF 64.75 SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUARE FEET, AND WHEREAS THE PROPOSED "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR AND IS NOT PERMITTED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR.					
FOUR (4) USE REFUSALS FEE TO FILE APPEAL: \$200.00					
NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT					
SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, EAT-IN ONLY, ALL FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA INSIDE BUILDING 1ST AND 2ND FLOOR, 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS ABOVE FOR RESTAURANT, EAT-IN AND TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25008, CALENDAR #89-02523, ZBA GRANTED A PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90.					
CC: 1709 WALNUT STREET, INC. 1709 WALNUT STREET PHILADELPHIA, PA 19103					
Signed <u><i>A. Condon</i></u> <i>Plan Examiner</i>		Signed _____ <i>Section Supervisor</i>			
Date Signed <u>10-12-04</u>					

NOTICE TO APPLICANT:
 An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA	APPLICATION DATE 09-21-04	APPLICATION NUMBER 040921009
		DATE OF REFUSAL 10-07-04	ZONING MAP # 4A-2
LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE CENTER CITY COMMERCIAL AREA DISTRICT			
APPLICANT STEPHEN G. POLLACK, ESQUIRE & LARRY PERSOFSKY, L.E., ATTORNEY AND LIC.		APPLICANT'S ADDRESS 1717 RITTENHOUSE SQUARE PHILADELPHIA, PA 19103	
<p style="text-align: center;"> <i>expeditor for lessee (1709 walnut st., inc.)</i> THE APPLICATION FOR A USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS: </p>			
PHILADELPHIA CODE REFERENCE SEE SECTION: 14-1607(3)(j), 14-102, 14-305(15) & 14-102(74)	REASONS FOR REFUSAL <p> THE APPLICATION IS FOR A NIGHTCLUB (AS DEFINED IN SECTION 14-102(74) IN THE PHILADELPHIA ZONING CODE, TAKE-OUT WITH SEATING, WITH RETAIL SALES OF BAKED GOODS, TO INCLUDE LIVE ENTERTAINMENT LIMITED TO LIVE CLASSICAL MUSIC, NO DANCING BY GUESTS AND PATRONS, NO AMPLIFICATION OF MUSIC, NO SELF-CONTAINED SOUND SYSTEM AND TO AMEND PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROVISIO LETTER DATED 10-22-1998 ON APPLICATION #980707045A, CALENDAR #98-0755, ON 1ST AND 2ND FLOORS; THE REMOVAL OF ALL EXISTING SIGNAGE AND THE ERECTION OF TWO ACCESSORY SINGLE FACED, EXTERNALLY-ILLUMINATED FLATWALL SIGNS, WITH GARBAGE DISPOSAL AND TRASH STORAGE AREA WITHIN THE BUILDING (SIZE AND LOCATION, AS SHOWN IN THE APPLICATION). </p> <p> THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE-OUT SERVICE, IS PROHIBITED IN THE CENTER CITY COMMERCIAL AREA, WHEREAS THE EXTENSION OF A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL, WHEREAS THE PROPOSED SIGN AREA OF 64.75 SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUARE FEET, AND WHEREAS THE PROPOSED "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR AND IS NOT PERMITTED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR. </p> <p> FOUR (4) USE REFUSALS FEE TO FILE APPEAL: \$200.00 </p> <p> NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT </p> <p> SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, EAT-IN ONLY, ALL FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA INSIDE BUILDING 1ST AND 2ND FLOOR, 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS ABOVE FOR RESTAURANT EAT-IN AND TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25008, CALENDAR #99-02523, ZBA GRANTED A PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90. </p>		
CC: 1709 WALNUT STREET, INC. 1709 WALNUT STREET PHILADELPHIA, PA 19103			
Signed <u><i>A. Cond</i></u> Plan Examiner		Signed _____ Section Supervisor	
Date Signed <u>10-12-04</u>			

NOTICE TO APPLICANT:

An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.

* ART. COMM. 1001 *

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 Walnut Street

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street
Front _____ feet _____ inches, Depth _____ feet _____ inches.

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

*USE (CONT'D): THIS
WILL BE A SIGN DANCING BY C. J. GAY
A. J. GAY, 1014 10th St. N.E.
1. THIS IS THE SAME CLASSIFICATION
THAT WILL BE A SIGNIFICATION
WITH 25000 PERMIT ETC. OF THE
1014 10th St. N.E.*

*22F #180
CR 750
AD 9/21/04*

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Two (2) Flat panel wall signs, externally illuminated: one 2'6" x 17'6"
("buttercup") and one oval sign: 6' x 3-1/2' ("Walnut Room") size,
wording and location as shown on plan.

** EXISTING SIGNS TO BE REMOVED
AND REPLACED WITH ABOVE SIGNS
UPON APPROVAL OF THIS APPLICATION*

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	25	25	25			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1 & 2	Restaurant - eat-in only - No food served on disposable containers as per URP #428352		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING		
1 & 2	Restaurant (takeout) with some use of disposable containers; seating and waitress service on 1 st floor (no physical bar on 1 st floor); with restaurant (eat-in) as per URP #428352 on 2 nd floor with accessory trash storage area inside building, seeking to amend paragraphs 2.5, 12, 13, 15 of proviso letter dated 10/22/1998		

Additional use information, if required

OWNER	1709 Walnut Street, Inc.	ADDRESS	1709 Walnut Street, Phila., PA 19103	TELEPHONE NUMBER	215-751-0888
ARCHITECT OR ENGINEER	DW. M. DALL 210	ADDRESS		TELEPHONE NUMBER	
CONTRACTOR	DEPT. SAV. KAPLAN	ADDRESS		TELEPHONE NUMBER	
APPLICANT	Stephen G. Pollock, Esq. BP/H58924 Larry Persofsky, L.E.	ADDRESS	1717 Rittenhouse Sq. Phila. PA 19103	TELEPHONE NUMBER	215-985-4500

81-18 (Rev. 4/95)

AGENT OR OWNER

THIS SPACE FOR OFFICIAL STAMP

DEPT. OF LIC. & INSPECTION
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION
PERMITS

NO. _____
DATE _____

☐ PERMIT GRANTED IN
ACCORDANCE WITH ZBP

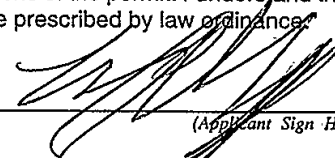
CERTIFICATE
NO. _____
DATE _____

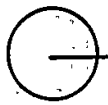
DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

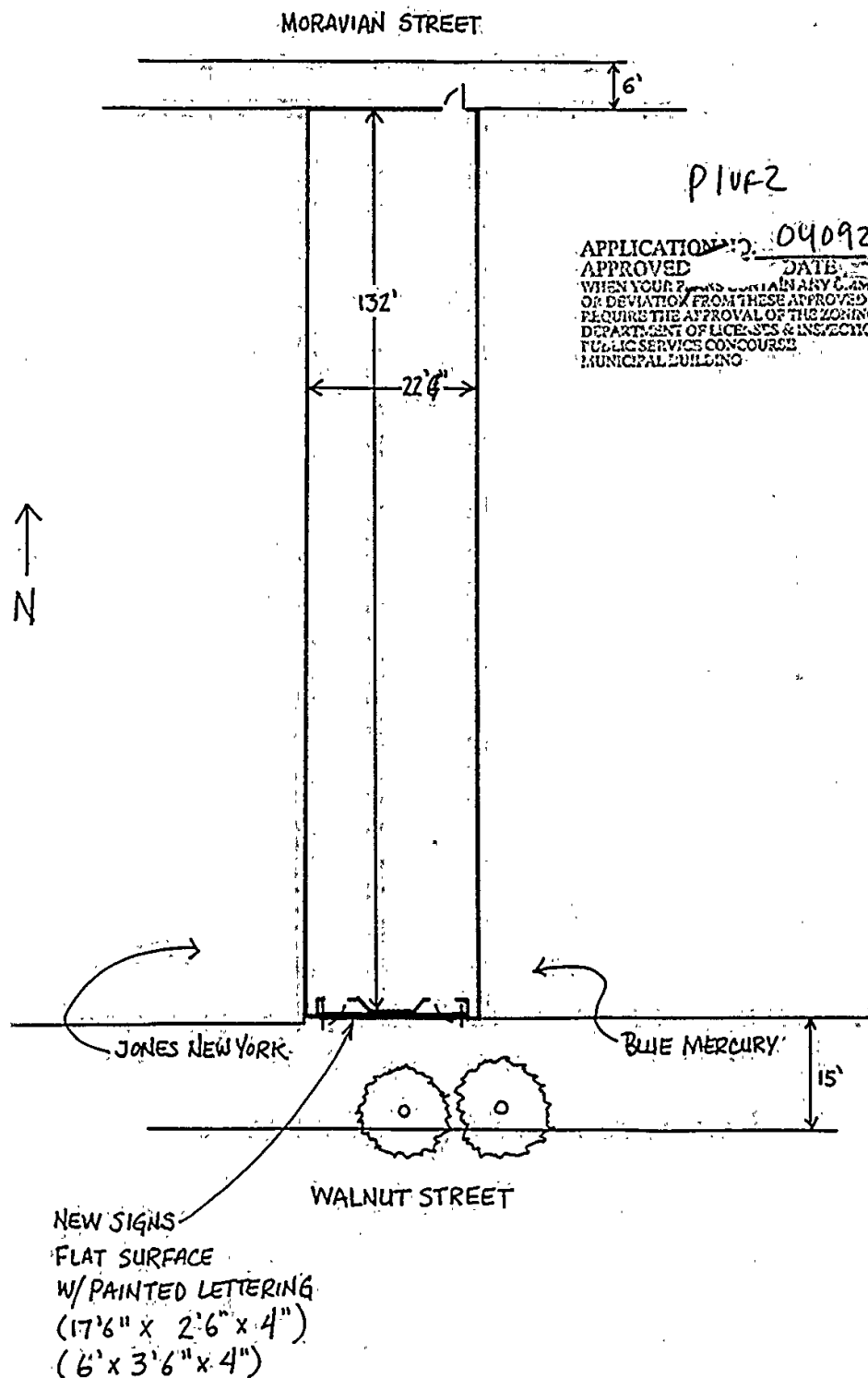

(Applicant Sign Here)

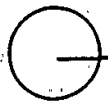


1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY/WALNUT ROOM

SITE PLAN

SCALE: 1"=20'





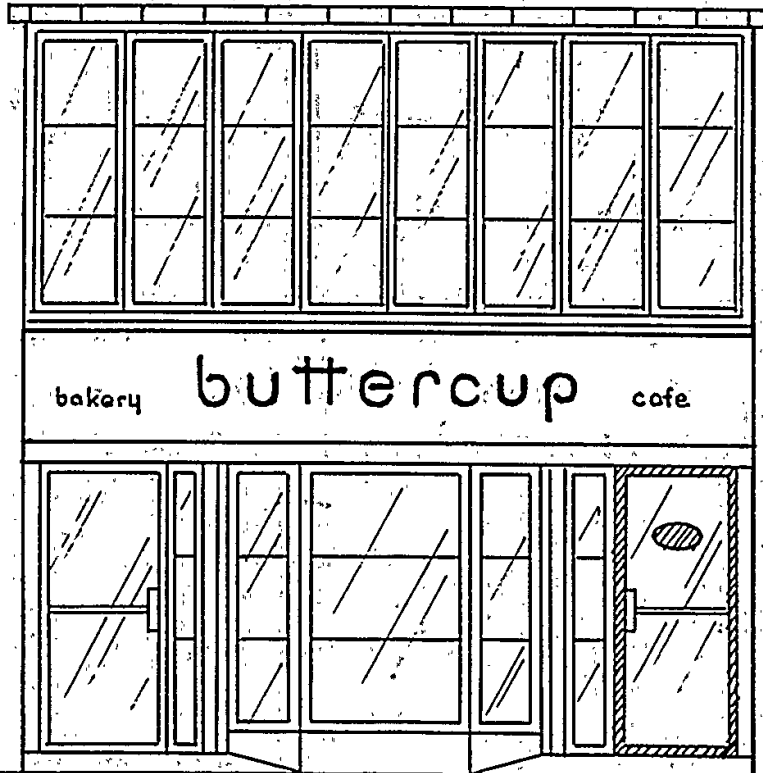
1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

FRONTAL VIEW
SCALE: 1" = 4'

P2062

APPLICATION NO. 040921008
APPROVED DATE
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR
OR DEVIATION FROM THESE APPROVED PLANS, IT WILL
REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE
DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

6'



3'6"

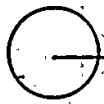
2'6"



8'

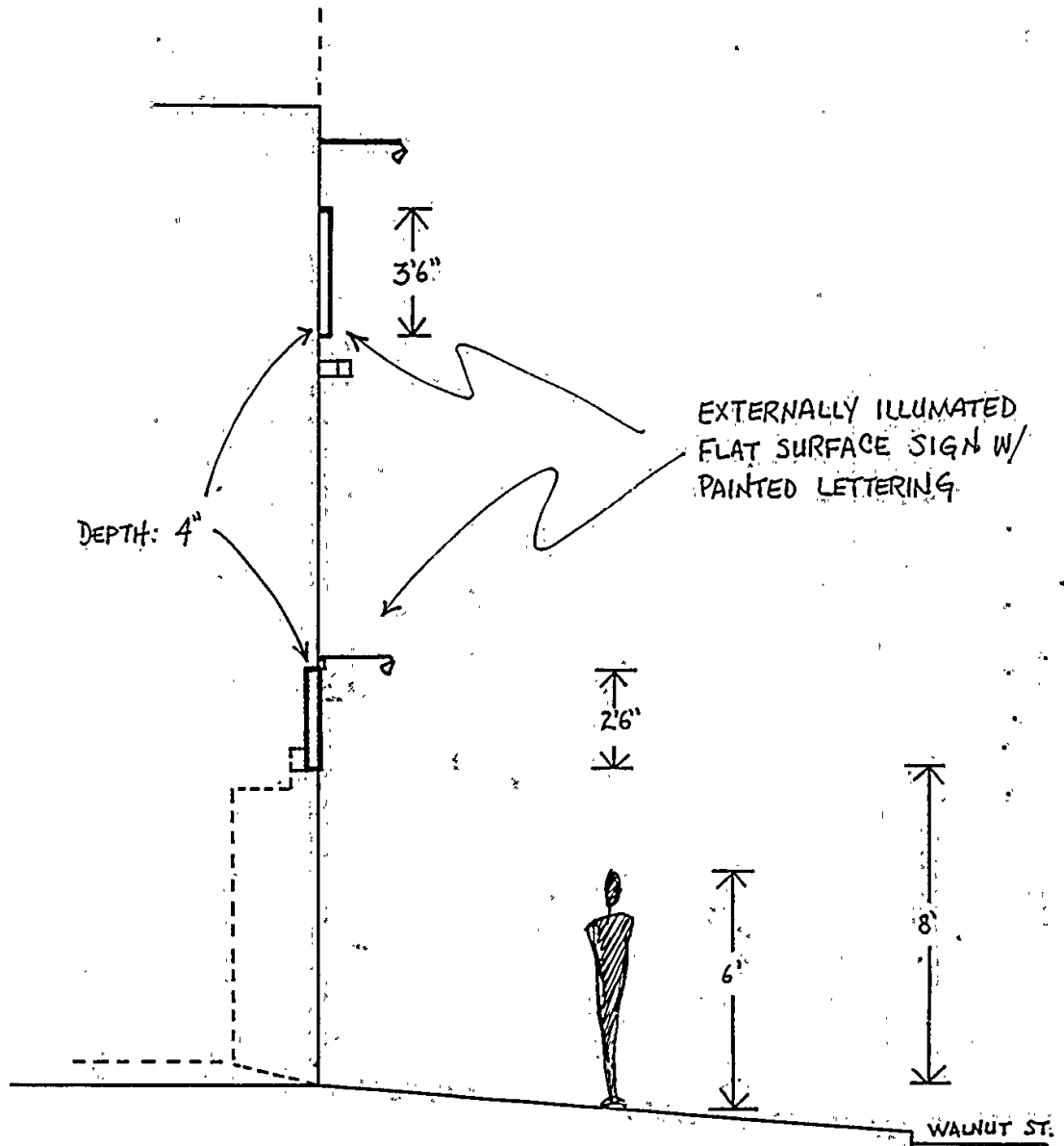
17'6"

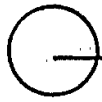
22'6"



1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY/WALNUT ROOM

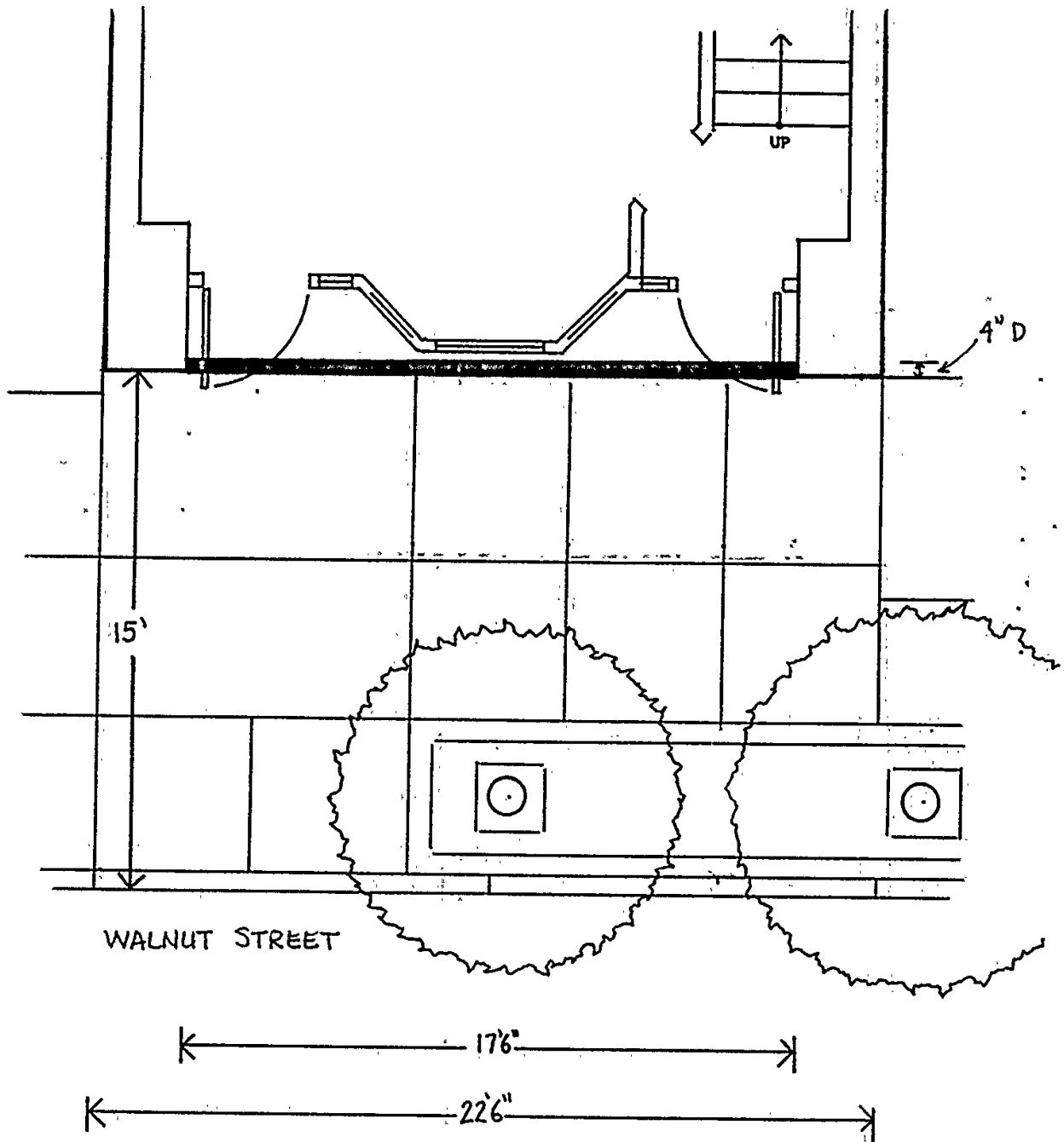
SIDE VIEW
SCALE: 1"=4'



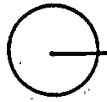


1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

AERIAL VIEW
SITE PLAN DETAIL
SCALE: 1" = 4'

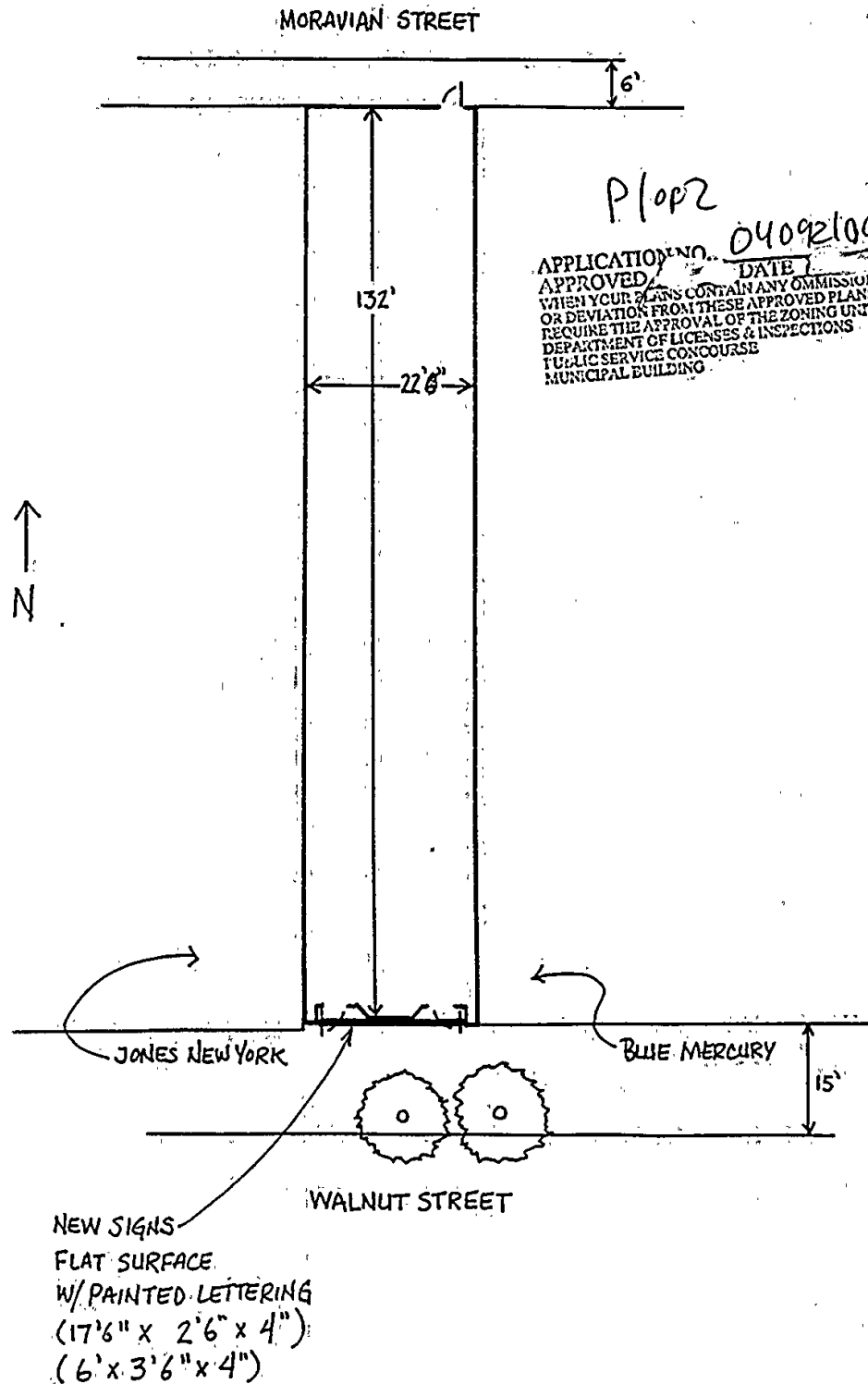


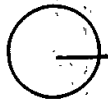
NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA	APPLICATION DATE 09-21-04	APPLICATION NUMBER 040921009
		DATE OF REFUSAL 10-07-04	ZONING MAP # 4A-2
LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE CENTER CITY COMMERCIAL AREA DISTRICT			
APPLICANT STEPHEN G. POLLACK, ESQUIRE & LARRY PERSOFSKY, L.E., Attorney and lic.		APPLICANT'S ADDRESS 1717 RITTENHOUSE SQUARE PHILADELPHIA, PA 19103	
THE APPLICATION FOR A USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
<p>PHILADELPHIA CODE REFERENCE REASONS FOR REFUSAL</p> <p>SEE SECTION: 14-1607(3)(j), 14-102, 14-305(15) & 14-102(74)</p> <p>THE APPLICATION IS FOR A NIGHTCLUB (AS DEFINED IN SECTION 14-102(74) IN THE PHILADELPHIA ZONING CODE, TAKE-OUT WITH SEATING, WITH RETAIL SALES OF BAKED GOODS, TO INCLUDE LIVE ENTERTAINMENT LIMITED TO LIVE CLASSICAL MUSIC, NO DANCING BY GUESTS AND PATRONS, NO AMPLIFICATION OF MUSIC, NO SELF-CONTAINED SOUND SYSTEM AND TO AMEND PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROVISIO LETTER DATED 10-22-1998 ON APPLICATION #980707045A, CALENDAR #98-0755, ON 1ST AND 2ND FLOORS; THE REMOVAL OF ALL EXISTING SIGNAGE AND THE ERECTION OF TWO ACCESSORY SINGLE FACED, EXTERNALLY-ILLUMINATED FLATWALL SIGNS, WITH GARBAGE DISPOSAL AND TRASH STORAGE AREA WITHIN THE BUILDING (SIZE AND LOCATION, AS SHOWN IN THE APPLICATION).</p> <p>THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE-OUT SERVICE, IS PROHIBITED IN THE CENTER CITY COMMERCIAL AREA, WHEREAS THE EXTENSION OF A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL, WHEREAS THE PROPOSED SIGN AREA OF 64.75 SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUARE FEET, AND WHEREAS THE PROPOSED "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR AND IS NOT PERMITTED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR.</p> <p>FOUR (4) USE REFUSALS FEE TO FILE APPEAL: \$200.00</p> <p>NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT</p> <p>SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, EAT-IN ONLY, ALL FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA INSIDE BUILDING 1ST AND 2ND FLOOR, 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS ABOVE FOR RESTAURANT EAT-IN AND TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25008, CALENDAR #89-02523, ZBA GRANTED A PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90.</p> <p>CC: 1709 WALNUT STREET, INC. 1709 WALNUT STREET PHILADELPHIA, PA 19103</p> <p>Signed <u>A. London</u> Plan Examiner Signed _____ Section Supervisor</p> <p>Date Signed <u>10-12-04</u></p>			
<p><u>NOTICE TO APPLICANT:</u></p> <p>An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the <u>Examiner's Signature</u>.</p>			



1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY/WALNUT ROOM

SITE PLAN
SCALE: 1"=20'





1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

FRONTAL VIEW
SCALE: 1" = 4'

P20R2

APPLICATION NO. 040921/609
APPROVED DATE
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR
OR DEVIATION FROM THESE APPROVED PLANS, IT WILL
REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE
DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

6'



3'6"

bakery

buttercup

cafe

2'6"

8'

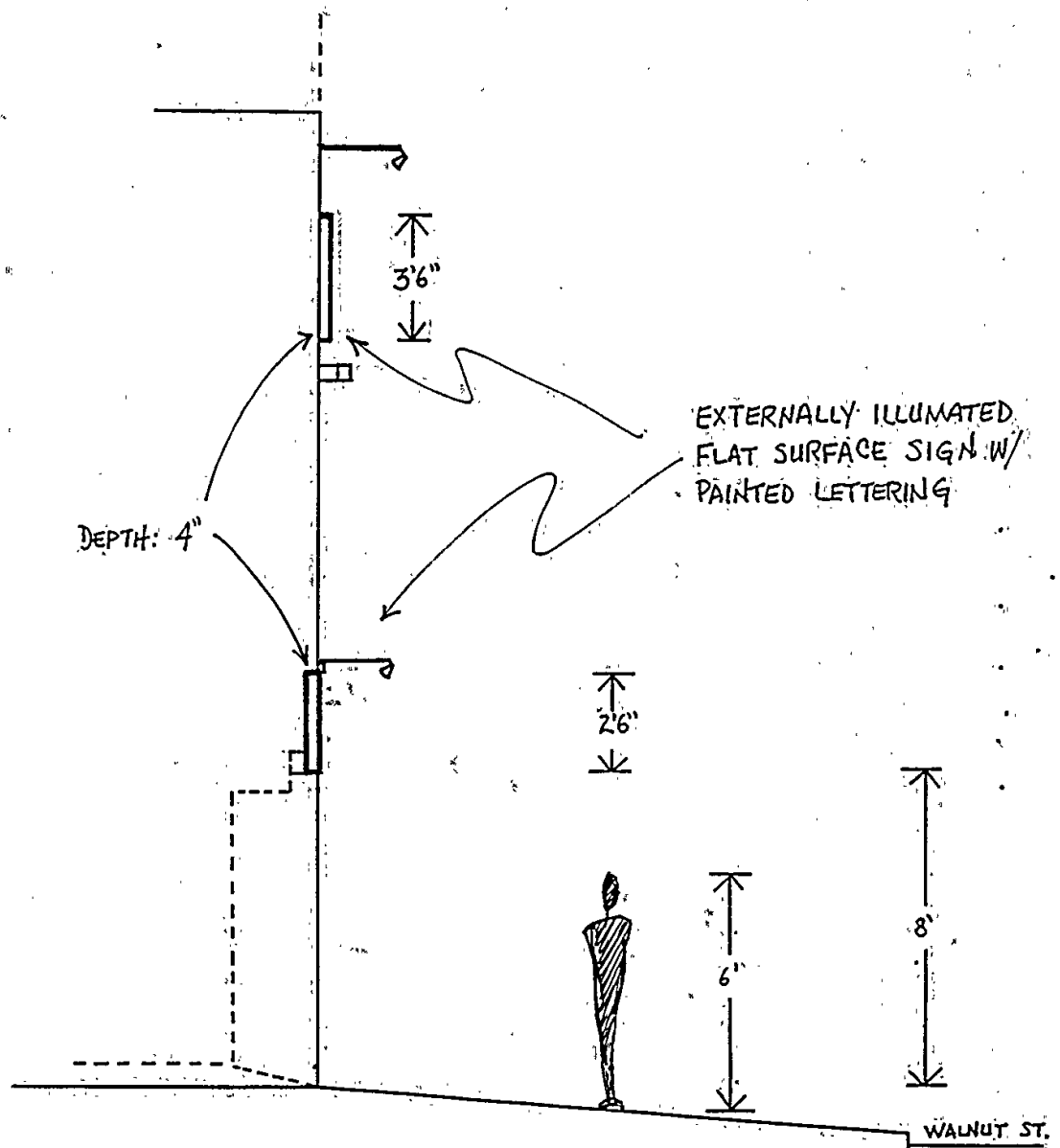


17'6"

22'6"

1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

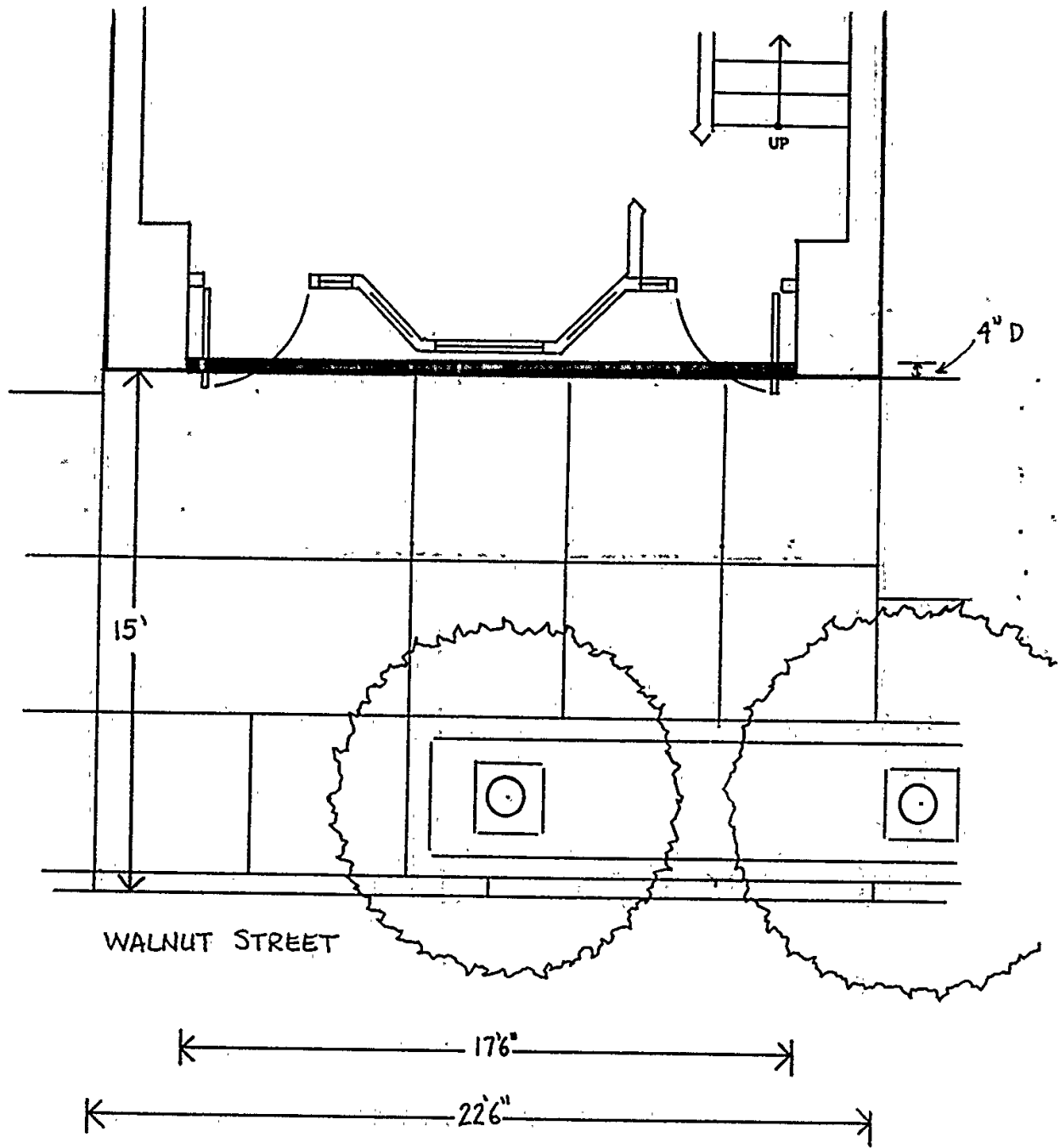
SIDE VIEW
SCALE: 1" = 4'

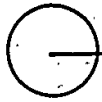




1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

AERIAL VIEW
SITE PLAN DETAIL
SCALE: 1" = 4'

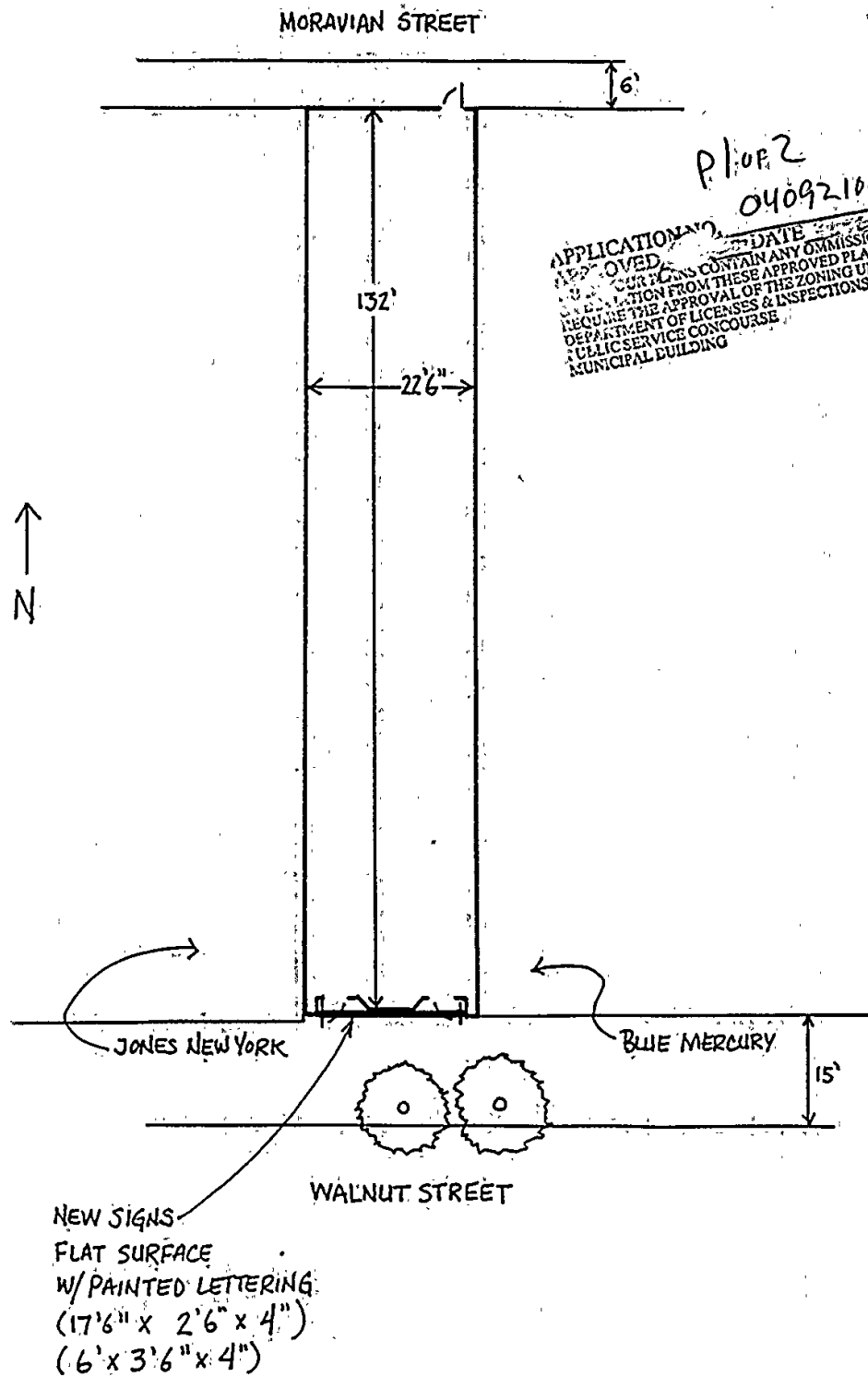


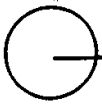


1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY/WALNUT ROOM

SITE PLAN

SCALE: 1"=20'





1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

FRONTAL VIEW
SCALE: 1" = 4'

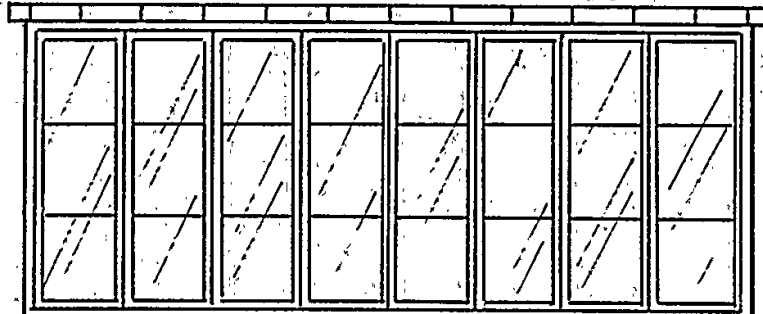
P2012

APPLICATION NO. 040921002
APPROVED _____ DATE _____
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR
OR DEVIATION FROM THESE APPROVED PLANS, IT WILL
REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE
DEPARTMENT OF LICENSES & INSPECTIONS.
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

6'



3'6"

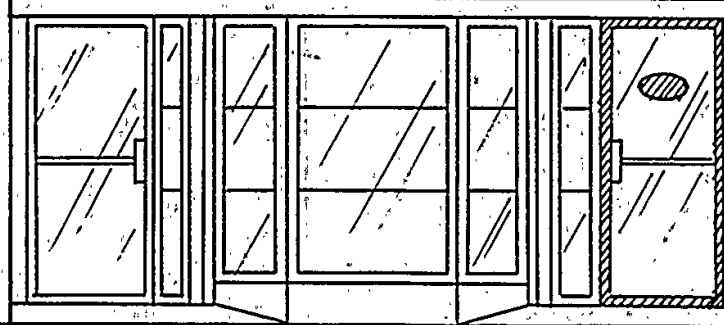


bakery

buttercup

cafe

2'6"



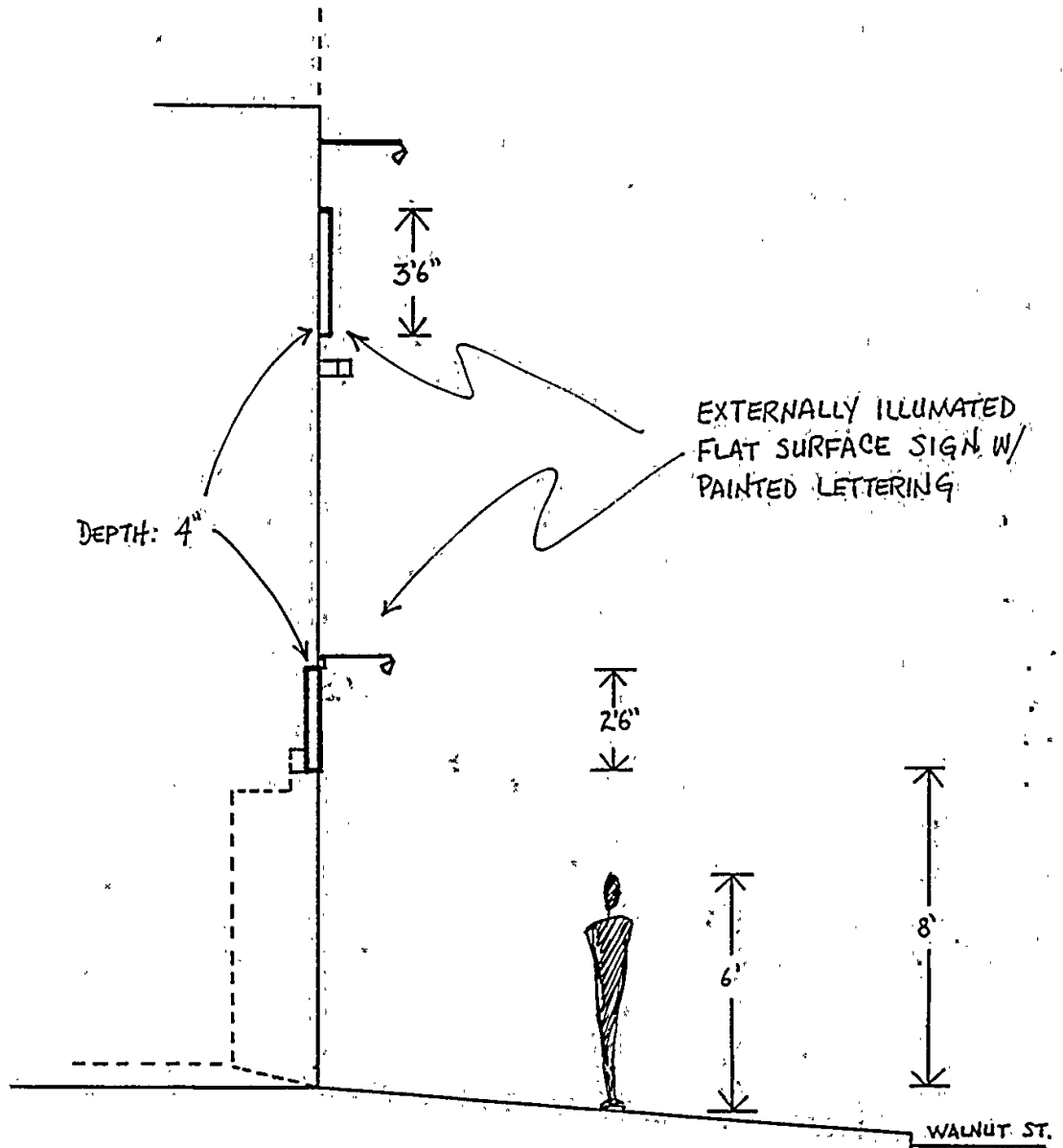
8'

17'6"

22'6"

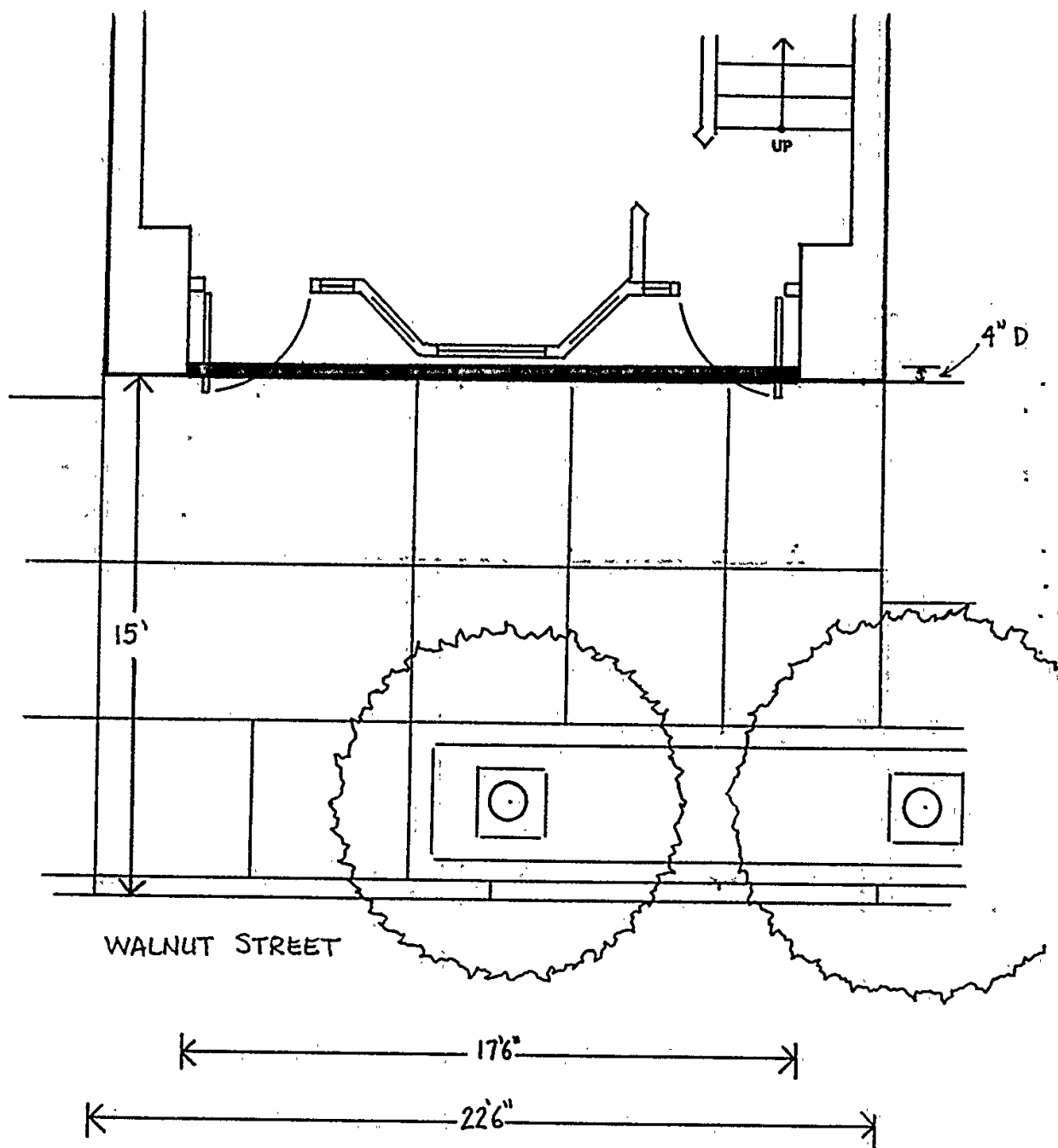
1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY/WALNUT ROOM

SIDE VIEW
SCALE: 1"=4'



1709 WALNUT ST. SIGNAGE
BUTTERCUP BAKERY / WALNUT ROOM

AERIAL VIEW
SITE PLAN DETAIL
SCALE: 1" = 4'



NOTICE OF
REFUSAL OF
PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard - Philadelphia, PA

APPLICATION DATE

09-21-04

APPLICATION NUMBER

040921009

DATE OF REFUSAL

10-07-04

ZONING MAP #:

4A-2

LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE CENTER CITY COMMERCIAL AREA DISTRICT

APPLICANT STEPHEN G. POLLACK, ESQUIRE & LARRY PERSOFSKY, L.E. Attorney and lic. ^(AP 10-12-04) expeditor for lessee (1709 Walnut St. Inc.)
APPLICANT'S ADDRESS 1717 RITTENHOUSE SQUARE
PHILADELPHIA, PA 19103

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

PHILADELPHIA
CODE REFERENCE REASONS FOR REFUSAL
SEE SECTION: 14-1607(3)(j), 14-102, 14-305(15) & 14-102(74)

THE APPLICATION IS FOR A NIGHTCLUB (AS DEFINED IN SECTION 14-102(74) IN THE PHILADELPHIA ZONING CODE, TAKE-OUT WITH SEATING, WITH RETAIL SALES OF BAKED GOODS, TO INCLUDE LIVE ENTERTAINMENT LIMITED TO LIVE CLASSICAL MUSIC, NO DANCING BY GUESTS AND PATRONS, NO AMPLIFICATION OF MUSIC, NO SELF-CONTAINED SOUND SYSTEM AND TO AMEND PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROVISO LETTER DATED 10-22-1998 ON APPLICATION #980707045A, CALENDAR #98-0755, ON 1ST AND 2ND FLOORS; THE REMOVAL OF ALL EXISTING SIGNAGE AND THE ERECTION OF TWO ACCESSORY SINGLE FACED, EXTERNALLY-ILLUMINATED FLATWALL SIGNS, WITH GARBAGE DISPOSAL AND TRASH STORAGE AREA WITHIN THE BUILDING (SIZE AND LOCATION, AS SHOWN IN THE APPLICATION).

THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE-OUT SERVICE, IS PROHIBITED IN THE CENTER CITY COMMERCIAL AREA; WHEREAS THE EXTENSION OF A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL, WHEREAS THE PROPOSED SIGN AREA OF 64.75 SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUARE FEET, AND WHEREAS THE PROPOSED "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR AND IS NOT PERMITTED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR.

FOUR (4) USE REFUSALS
FEE TO FILE APPEAL: \$200.00

NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT

SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, EAT-IN ONLY, ALL FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA INSIDE BUILDING 1ST AND 2ND FLOOR, 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS ABOVE FOR RESTAURANT EAT-IN AND TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25008, CALENDAR #89-02523, ZBA GRANTED A PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90.

CC: 1709 WALNUT STREET, INC.
1709 WALNUT STREET
PHILADELPHIA, PA 19103

Signed

A. Warden
Plan Examiner

Signed

Section Supervisor

Date Signed

10-12-04

NOTICE TO APPLICANT:

An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.

1-Partes

2. Premises

(hereinafter called Lessee), of the other part.

in the City of Philadelphia State of Pennsylvania, to be used and occupied as
Restaurant

3- Term

4- Minimum Rent

in monthly installments in advance during the said term of this lease, or any renewal hereof, in sums of as hereinafter set forth in paragraph 30 of Rider

Dollars (\$) on the 1st day of each month, rent to begin from the 1st day of January 19 99, the first installment to be paid at the time of signing this lease.

APPROVE
BY
INITIALS

C.S.
STF

APPROVE BY: Additional FBI APPROVE BY: Additional FBI
INSTRUMENT OF INSTRUMENT INSTRUMENT OF INSTRUMENT

C. S. T.	C. S.
STF	STF

APPROVED BY: *[Signature]* APPROVED BY: *[Signature]*
INITIALS: *[Initials]* INITIALS: *[Initials]*

(a) Water Heat	
C.S.	C.S.
(b) Cool of Heat	
STE	STE

7-Place of

8- Affirmative
Covenants of
Lessee
(a) Payment
of Rent

(b) Cleaning,
Repairing,
etc.

(c) Requirements
of Public
Authorities

- (d) Fire
- (e) Rules and Regulations
- (f) Surrender of Possession
- (g) Notice of Fire, etc.
- (h) Condition of Payment

(4) Agency on Removal

9—Negative Covenants of Lessee
(a) Use of Premises
(b) Assignment and Subletting

27—Heirs and Assignees

All rights and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several and respective heirs, executors, administrators, successors and assigns of said parties; and if there shall be more than one Lessee, they shall all be bound jointly and severally by the terms, covenants and agreements herein, and the word "Lessee" shall be deemed and taken to mean each and every person or party mentioned as a Lessee herein, be the same one or more; and if there shall be more than one Lessee, any notice required or permitted by the terms of this lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. The words "his" and "him" wherever stated herein shall be deemed to refer to the "Lessor" and "Lessee" whether such Lessor or Lessee be singular or plural and irrespective of gender. No rights, however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing as aforesaid.

28—Security Deposit

Lessee shall, upon execution hereof, deposit with Lessor as security for the performance of all the terms, covenants, and conditions of this lease, the sum of _____

This deposit is to be retained by Lessor until the expiration of this lease and shall be returnable to Lessee provided that (1) premises have been vacated; (2) Lessor shall have inspected the premises after such vacation; and (3) Lessee shall have complied with all the terms, covenants and conditions of this lease, in which event the deposit so paid hereunder shall be returned to Lessee; otherwise, said sum deposited hereunder or any part thereof may be retained by Lessor at his option, as liquidated damages, or may be applied by Lessor against any actual loss, damage or injury chargeable to Lessee hereunder or otherwise, if Lessor determines that such loss, damage or injury exceeds said sum deposited. Lessor's determination of the amount, if any, to be returned to Lessee shall be final. It is understood that the said deposit is not to be considered as the last rental due under the lease. Any headings preceding the text of the several paragraphs and sub-paragraphs hereof are inserted solely for convenience of reference and shall not constitute a part of this lease, nor shall they affect its meaning, construction or effect.

29—Headings No Part of Lease

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written, and intend to be legally bound thereby.

SEALED AND DELIVERED IN THE PRESENCE OF:

EDWARD M. PAUL & COMPANY

Edward M. Paul

(AGENT)

1709 WALNUT STREET, INC.

BY: *Samuel Cho* PRESIDENT

ATTEST: *Samuel Cho*, Sec'y

FAMILY TRUST U/ARTICLE IV U/W OF SAUL KAPLAN

John C. Clark

SEAL

SEAL

SEAL

Lease,

TO

Premises

Rent, \$

per

Commence

Expires

John C. Clark Co., Phila.

FOR VALUE RECEIVED _____ hereby assign, transfer and set over unto _____

Executors, Administrators, Successors and Assigns, all _____ right, title and interest in the within _____ and all benefit and advantages to be derived therefrom.

WITNESS _____ hand and seal this _____ day of _____

A. D. 19 _____

SEALED AND DELIVERED
IN PRESENCE OF

Letter of Authorization

September 8, 2004

Department of Licenses & Inspections
Concourse Level, Municipal Services Bldg.
Philadelphia, PA 19102

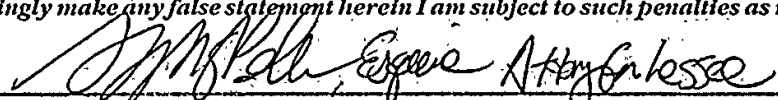
RE: 1709 Walnut Street

To Whom It May Concern:

I, Vincent Cho, President of 1709 Walnut Street, Inc., and the Lessee of the above captioned property, hereby authorize our attorney, Stephen G. Pollock, Esquire, and/or licensed expeditors, Larry and Maggie Persofsky to file and present all necessary applications and documents required by the Department of Licenses & Inspections and/or other city agencies with regard to this location.

1709 WALNUT STREET, INC.

By: 
Vincent Cho, President

PETITION OF APPEAL		PROPERTY ADDRESS 1709 Walnut Street	
CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT MUNICIPAL SERVICES BUILDING • CONCOURSE LEVEL 1401 JOHN F. KENNEDY BOULEVARD • PHILADELPHIA, PA 19102-1687		APPEAL DATE 10/19/04	HEARING DATE Wed Nov 23, 2004
PRINT OR TYPE CLEARLY - DO NOT WRITE IN SHADING AREA		L & I NUMBER 040921009	CALENDAR NUMBER 04-1517
PUBLIC HEARING AT 1515 ARCH STREET • 18TH FLOOR		RECEIPT NUMBER 2836	APPEAL FEES \$700.00
<input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 5:00 P.M. <input type="checkbox"/> OTHER			
PROPERTY ADDRESS 1709 Walnut Street			
OWNER	NAME Family Trust U/Article IV U/W of Saul Kaplan	TELEPHONE NUMBER — (9:00 A.M. — 5:00 P.M.) 215-735-2500	
	ADDRESS 1420 Walnut Street, Suite 607, Philadelphia, PA 19102		
PERSON - FILING APPEAL	NAME 1709 Walnut Street, Inc.	TELEPHONE NUMBER — (9:00 A.M. — 5:00 P.M.) 215-751-0888	
	ADDRESS 1709 Walnut Street Philadelphia, PA 19103	ZIP CODE	
	CHECK APPROPRIATE BOX: <input type="checkbox"/> OWNER <input checked="" type="checkbox"/> LEASEE <input type="checkbox"/> AGENT <input type="checkbox"/> OTHER		
	IF OTHER, STATE INTEREST:		
A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN THE COMMONWEALTH OF PENNSYLVANIA.			
ATTORNEY (IF ANY - NAME) Stephen G. Pollock, Esquire		TELEPHONE NUMBER — (9:00 A.M. — 5:00 P.M.) 215-864-8722	
ADDRESS Ballard Spahr Andrews & Ingersoll, LLP 1735 Market Street, 51st Floor, Philadelphia, PA 19103			
A ZONING APPLICATION WAS FILED WITH L & I FOR THE FOLLOWING REASONS: See attached sheet.			
1004 OCT 19 AM 7:46 RECEIVED ZONING DEPT			
AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL <input type="checkbox"/> PERMIT			
I/WE ARE APPEALING THE ACTION OF L & I FOR THE FOLLOWING REASONS: See attached sheet.			
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.			
SIGNATURE OF APPLICANT			

NOTICE OF DECISION

City of Philadelphia

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

APPLICATION #: 040921009

DATE OF DECISION: 1/25/2005

CAL #: 04-1517

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

APPLICANT: 1709 WALNUT STREET, INC.
1709 WALNUT STREET
PHILADELPHIA, PA 19103

OWNER: FAMILY TRUST U/ARTICLE IV
U/W OF SAUL KAPLAN
1420 WALNUT ST., SUITE 607
PHILADELPHIA, PA 19102

LOCATION OF PROPERTY: 1709 WALNUT ST

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

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:

*****PROVISO: MUST MEET FIRE CODE; NO SALE OR USE OF ALCOHOL/BEER ON FIRST FLOOR; NO TAKE OUT OF BEER ALSO WITH THIS LICENSE; REMOVE REAR VENTILATION FROM BASEMENT; NO DUMPSTER ON SIDEWALK OR STREET; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED INSIDE BUILDING; AS PER PROVISO LETTERS FROM RITTENHOUSE ROW DATED 11/24/04, STEPHEN POLLOCK, ESQ. DATED 12/22/04 AND 12/8/04 AND STANLEY KRAKOWER, ESQ. FOR CCRA DATED 11/18/04.*****

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-



RITTENHOUSE ROW

November 24, 2004

Mr. Steven Pollock
Ballard Spahr
1735 Market Street
Philadelphia, PA 19103

Approved
Lulu

RE: ZBA Cal No. 04-1517

Dear Steven,

On behalf of the Rittenhouse Row Board of Directors, thank you for your presentation at our meeting last night.

The Board voted to support your client's Buttercup and Walnut Room project with the following provisions.

1. All 12 of the provisions required by the Center City Residents Association
2. The Walnut Room will not have a cover charge.
3. There will not be a bouncer/doorperson.
4. There will not be any activity allowed on the sidewalk
5. There will not be any rope/stanchion on the sidewalk
6. There will not be any live entertainment or DJ.
7. Tables may not be removed for a dance floor

Thank you very much for your time. We wish your client much success in this endeavor and look forward to welcoming Buttercup and the Walnut Room to the Rittenhouse business community.

Kind regards,

Corie Moskow
Corie Moskow
Executive Director, Rittenhouse Row

cc: Rittenhouse Row Board of Directors

DEC 09 2004

9:20 AM

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
215-865-8500
FAX: 215-864-8999
WWW.BALLARDSPAHR.COM

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

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

Provision

November 22, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

On behalf of my client, 1709 Walnut Street, Inc., the lessee of the above captioned property, I am authorized to present several conditions to be considered as provisos by the Zoning Board of Adjustment with any grant of relief. 1709 Walnut Street, Inc. proposes to change the format of its existing restaurant. The first floor will be known as Buttercup and will be serving bakery goods and food and will provide tables and waitress service along with a takeout counter that will provide coffee, tea and other non-alcoholic beverages in disposable cups and baked goods in disposable cardboard or paper containers. The second floor will be kept as an eat-in restaurant with waitress service and a bar with a maximum seating for 12 persons.

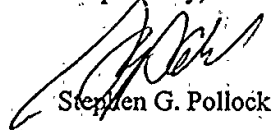
The following limitations are presented for the Board's consideration as provisos:

- 1) Commercial trash pickup will be provided with trash stored within the property.
- 2) Building will meet Philadelphia Fire Code.
- 3) Building will have central air conditioning.
- 4) Applicant accepts all of the 16 conditions as agreed upon provisos as stated in the letter of Stanley Krakower on behalf of the Center City Residents Association Zoning Committee dated November 18, 2004.

Honorable David Auspitz
November 22, 2004
Page 2

We thank the Board for its consideration of these proposed conditions as provisos to any grant of a variance.

Respectfully,

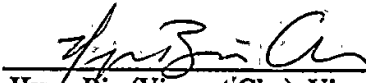


Stephen G. Pollock

SGP/pm

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

1709 WALNUT STREET, INC.



Hyun Bin (Vincent Cho), Vice President

LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
215-665-8500
FAX: 215-664-8999
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DENVER, CO
SALT LAKE CITY, UT
VOORHEES, NJ
WASHINGTON, DC
WILMINGTON, DE

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

Process Letter

December 8, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

I am enclosing for the Board's review and adoption a letter of support from the Rittenhouse Row Board of Directors. This letter signed by Corie Moskow, Executive Director, contains seven additional provisos. It is our belief that this letter addresses the concerns raised by the Zoning Board of Adjustment at the time of the hearing regarding developing limitations to control the nature of the activities conducted in the upstairs restaurant to be known as the Walnut Room, so it does not turn into a nuisance nightclub.

On behalf of my clients at 1709 Walnut Street, Inc., two of whom were present at the hearing, Vincent Cho and Jolyn Beckham, I am authorized to request that the Zoning Board look favorably upon this application for a variance based on the proviso letter of Rittenhouse Row dated November 24, 2004, and the proviso letter of the Center City Residents Association dated November 18, 2004.

We thank the Board for its consideration of this additional information. We respectfully request that the Board vote this case as expeditiously as possible.

Respectfully,


Stephen G. Pollock

SGP/pm
cc: Vincent Cho
Corie Moskow
Stanley Krakower, Esquire

PHL_A #1948619 v1

DEC 09 2004

9:40 AM

Law Offices

KRAKOWER & MASON

Stanley R. Krakower
Barbara A. Mason

November 18, 2004

2300 ARAMARK TOWER
1101 Market Street
Philadelphia, PA 19107

Phone: (215) 440-7400
Fax: (215) 440-7979

Proven Jelle

BY FACSIMILE ONLY (215-864-9226)

Stephen G. Pollock, Esquire
Ballard, Spahr et al
1735 Market Street, 51st Floor
Philadelphia, PA 19103

**Re: Agreed Provisos for 1709 Walnut Street
Cal. No. 04-1517**

Dear Mr. Pollock:

At its October 26, 2004 meeting, the Center City Residents' Association Zoning Committee voted not to oppose your application, subject to the following provisos:

1. There shall be two restaurants. The first floor, known as "Buttercup", shall be a baked goods and regular food restaurant. There shall be no sales or consumption of alcoholic beverages. The second floor, a/k/a the "Walnut Room", may have a bar not to exceed seating for 12 persons.

2. The exterior facade and signage shall be as per the drawings submitted with the application. Signage shall be as per the drawings and site plans submitted with the application. There shall be no illuminated interior signs visible from the street, and no paper signs or menus, etc., in or on any windows.

3. The existing awning, frame and exterior light fixtures shall be removed and there will be no neon, intermittent flashing, or revolving light visible from the street.

4. There shall be no roll down security gates.

5. All dishes, glass ware and flat ware for the second floor Walnut Room shall be of china, glass or other similar hard, washable materials. No dishes, glass ware, cups or flat ware shall be made of paper or cardboard, or other disposable material, except that "Buttercup" may provide coffee, tea, or other similar non-alcoholic beverages in disposable cups, and baked goods in disposable cardboard or paper containers.

6. There shall be no hand distribution of circulars, flyers or menus on streets or sidewalks.

7. There shall be no accessory sales of groceries, produce, flowers, variety store merchandise, drugs, cosmetics, or lottery tickets, and no cigarette, candy, gum, beverage or other vending machines.

November 18, 2004


Page 2

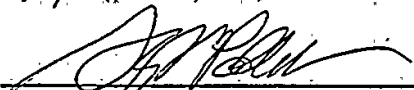
8. There shall be no self-help refrigerator case for beverages.
9. There shall be no window, counter or other location intended to provide take-out service, except for a first floor counter for baked goods.
10. There shall be no sidewalk sales, and no objects of any kind shall be placed on the sidewalk, including bike racks, benches, tables, chairs, planters, A-frame signs, public pay phones, etc.
11. Trash shall be stored inside until commercial pick-up; and there shall be no outside dumpsters.
12. The only bar for alcoholic beverages shall be on the second floor in the Walnut Room, with a maximum seating of 12 persons. There will be no service from this bar in bottles or cans for take-out.
13. Dinner patrons shall be offered full table service by waiters/waitresses. Service may also be provided to customers on the first floor from behind a counter. Full bussing shall be provided from all tables for all meals.
14. There will be no doggie bags on visible display. Bags may be available for service to provide to customers upon specific customer request.
15. There will be no dancing by customers or entertainers. Music will be limited to modest amplification not to exceed the volume limits set forth in the Pa. Liquor Code.
16. The hours for "Buttercup" shall not exceed 7:00 a.m. to 12:00 a.m.; and the hours for the "Walnut Room" shall not exceed 5:00 p.m. to 2:00 a.m. Both rooms may be open seven days per week.

This letter supercedes the letter dated October 22, 1998 from the undersigned, for CCRA, and approved by Sam Cho, for the applicant.

Approved this 22nd day of November, 2004.

1709 Walnut Street, Inc.

By: 
Hyunbin (Vincent) Cho, Vice-President


Stephen G. Pollock, Esquire
For Applicant 1709 Walnut Street, Inc.


Stanley R. Krakower, Esquire
For CCRA

NOTICE OF REFUSAL OF PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 09-21-04	APPLICATION NUMBER 040921009
LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE CENTER CITY COMMERCIAL AREA DISTRICT		DATE OF REFUSAL 10-07-04		
APPLICANT STEPHEN G. POLLACK, ESQUIRE & LARRY PERSOESKY, I.E.	ADDRESS 1717 RITTENHOUSE SQUARE PHILADELPHIA, PA 19103			

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

PHILADELPHIA CODE REFERENCE REASONS FOR REFUSAL
 SEE SECTION: 14-1607(3)(j), 14-102, 14-305(15) & 14-102(74)

THE APPLICATION IS FOR A NIGHTCLUB (AS DEFINED IN SECTION 14-102(74) IN THE PHILADELPHIA ZONING CODE, TAKE-OUT WITH SEATING, WITH RETAIL SALES OF BAKED GOODS, TO INCLUDE LIVE ENTERTAINMENT LIMITED TO LIVE CLASSICAL MUSIC, NO DANCING BY GUESTS AND PATRONS, NO AMPLIFICATION OF MUSIC, NO SELF-CONTAINED SOUND SYSTEM AND TO AMEND PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROVISIO LETTER DATED 10-22-1993 ON APPLICATION #980707045A, CALENDAR #98-0755, ON 1ST AND 2ND FLOORS; THE REMOVAL OF ALL EXISTING SIGNAGE AND THE ERECTION OF TWO ACCESSORY SINGLE FACED, EXTERNALLY-ILLUMINATED FLATWALL SIGNS, WITH GARBAGE DISPOSAL AND TRASH STORAGE AREA WITHIN THE BUILDING (SIZE AND LOCATION, AS SHOWN IN THE APPLICATION).

THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE-OUT SERVICE, IS PROHIBITED IN THE CENTER CITY COMMERCIAL AREA, WHEREAS THE EXTENSION OF A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL, WHEREAS THE PROPOSED SIGN AREA OF 64.75 SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUARE FEET, AND WHEREAS THE PROPOSED "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR AND IS NOT PERMITTED TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR.

FOUR (4) USE REFUSALS
 FEE TO FILE APPEAL: \$200.00

NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL IS REQUIRED PRIOR TO ISSUANCE OF PERMIT.

SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, EAT-IN ONLY, ALL FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA INSIDE BUILDING 1ST AND 2ND FLOOR, 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS ABOVE FOR RESTAURANT EAT-IN AND TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25003, CALENDAR #99-02523, ZBA GRANTED A PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90.

CC: 1709 WALNUT STREET, INC.
 1709 WALNUT STREET
 PHILADELPHIA, PA 19103

Signed Adam Condo
 Plan Examiner

Signed _____
 Section Supervisor

(AHL/MS)

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____ Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT							
DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE		
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
Area inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
Side yard, aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
Height - side							
Height - rear							
High - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED.							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							

FLC

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Addi

OWNER

ABOVE

CONTRACT

APPLICANT

81-16 (Rev.)

* App. Comm. req'd *

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 Walnut Street

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches from _____ side

of _____ Street

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

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

* USE N (CONT'D): THREE

WILL BE NO DANCING BY CUSTOMERS

OR ENTERTAINERS. MUSIC WILL BE

LIMITED TO LIVE CLASSICAL MUSIC

THERE WILL BE NO AMPLIFICATION

VIA SOUND SYSTEMS OR ETC.

MUSIC

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APPLICATION NUMBER

040921009

DISTRICT DESIGNATION

CS COMM.

ZONING MAP NUMBER

4A-2

SUB.

F.A. VOL. PL.

2-128

WARD

PREVIOUS APPLICATION

940707045-AMEND.

CALENDAR NUMBER

04-1517

ZONING

REFUSED

USE

REFUSED

APPEAL

10/19/04

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

THIS SPACE FOR OFFICIAL STAMP

(Do not write in this space)

DEPT. OF LIC. & INSPECTIONS

CITY OF PHILADELPHIA

ZONING AND USE REGISTRATION

PERMITS

NO. _____

DATE _____

☐ PERMIT GRANTED IN

ACCORDANCE WITH

CERTIFICATE

NO. _____

DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	25	25	25			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1 & 2	Restaurant - eat-in only - No food served on disposable containers as per URP #428352		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING
2	Restaurant (takeout) with some use of disposable containers; seating and waitress service on 1 st floor (no physical bar on 1 st floor); with restaurant (eat-in) as per URP #428352 on 2 nd floor with accessory trash storage area inside building seeking to amend paragraphs 2,5,12,13,15 of proviso letter dated 10/22/1998

Additional use information, if required **AND RETAIL SALE OF BAKED GOODS**

1709 Walnut Street, Inc.

ADDRESS 1709 Walnut Street, Phila., PA 19102

ADDRESS

ADDRESS

Stephen G. Pollock, Esq. BP#H5825 1717 Rittenhouse Sq. Phila. PA 19102

Larry Persofsky, L.E.

4/95)

AGENTS R/R OWNERS

TELEPHONE NUMBER

215-751-0888

TELEPHONE NUMBER

TELEPHONE NUMBER

TELEPHONE NUMBER

TELEPHONE NUMBER

TELEPHONE NUMBER

TELEPHONE NUMBER

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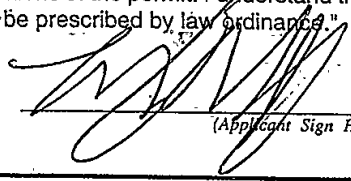
TELEPHONE NUMBER

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."


(Applicant Sign Here)

NOTICE OF DECISION

City of Philadelphia

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

APPLICATION #: 040921009

DATE OF DECISION: 1/25/2005

CAL #: 04-1517

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

APPLICANT: 1709 WALNUT STREET, INC.
1709 WALNUT STREET
PHILADELPHIA, PA 19103

OWNER: FAMILY TRUST U/ARTICLE IV
U/W OF SAUL KAPLAN
1420 WALNUT ST., SUITE 607
PHILADELPHIA, PA 19102

LOCATION OF PROPERTY: 1709 WALNUT ST

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

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
*****PROVISO: MUST MEET FIRE CODE; NO SALE OR USE OF ALCOHOL/BEER ON FIRST FLOOR; NO TAKE OUT OF BEER ALSO WITH THIS LICENSE; REMOVE REAR VENTILATION FROM BASEMENT; NO DUMPSTER ON SIDEWALK OR STREET; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED INSIDE BUILDING; AS PER PROVISO LETTERS FROM RITTENHOUSE ROW DATED 11/24/04; STEPHEN POLLOCK, ESQ. DATED 12/22/04 AND 12/8/04 AND STANLEY KRAKOWER, ESQ. FOR CCRA DATED 11/18/04.*****

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-



RITTENHOUSE ROW

November 24, 2004

Mr. Steven Pollock
Ballard Spahr
1735 Market Street
Philadelphia, PA 19103

Proven
Let

RE: ZBA Cal No. 04-1517

Dear Steven,

On behalf of the Rittenhouse Row Board of Directors, thank you for your presentation at our meeting last night.

The Board voted to support your client's Buttercup and Walnut Room project with the following provisions.

1. All 12 of the provisions required by the Center City Residents Association
2. The Walnut Room will not have a cover charge
3. There will not be a bouncer/doorperson
4. There will not be any activity allowed on the sidewalk
5. There will not be any rope/stanchion on the sidewalk
6. There will not be any live entertainment or DJ
7. Tables may not be removed for a dance floor

Thank you very much for your time. We wish your client much success in this endeavor and look forward to welcoming Buttercup and the Walnut Room to the Rittenhouse business community.

Kind regards,

Corie
Corie Moskow
Executive Director, Rittenhouse Row

cc: Rittenhouse Row Board of Directors

DEC 09 2004

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
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STEPHEN G. POLLOCK
DIRECT DIAL: (215) 864-8722
PERSONAL FAX: (215) 864-9226
E-MAIL: POLLOCKS@BALLARDSPAHR.COM

Provised

November 22, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

On behalf of my client, 1709 Walnut Street, Inc., the lessee of the above captioned property, I am authorized to present several conditions to be considered as provisos by the Zoning Board of Adjustment with any grant of relief. 1709 Walnut Street, Inc. proposes to change the format of its existing restaurant. The first floor will be known as Buttercup and will be serving bakery goods and food and will provide tables and waitress service along with a takeout counter that will provide coffee, tea and other non-alcoholic beverages in disposable cups and baked goods in disposable cardboard or paper containers. The second floor will be kept as an eat-in restaurant with waitress service and a bar with a maximum seating for 12 persons.

The following limitations are presented for the Board's consideration as provisos:

- 1) Commercial trash pickup will be provided with trash stored within the property.
- 2) Building will meet Philadelphia Fire Code.
- 3) Building will have central air conditioning.
- 4) Applicant accepts all of the 16 conditions as agreed upon provisos as stated in the letter of Stanley Krakower on behalf of the Center City Residents Association Zoning Committee dated November 18, 2004.

Honorable David Auspitz
November 22, 2004
Page 2

We thank the Board for its consideration of these proposed conditions as provisos to any grant of a variance.

Respectfully,



Stephen G. Pollock

SGP/pm

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

1709 WALNUT STREET, INC.



Hyun Bin (Vincent Cho), Vice President

LAW OFFICES
BALLARD SPAHR ANDREWS & INGERSOLL, LLP
1735 MARKET STREET, 5TH FLOOR
PHILADELPHIA, PENNSYLVANIA 19103-7599
215-865-8500
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STEPHEN G. POLLOCK
DIRECT DIAL: (215) 864-8722
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December 8, 2004

Honorable David Auspitz
Chairman, Phila. Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
1401 J.F.K. Blvd.
Philadelphia, PA 19102

Re: 1709 Walnut Street
ZBA Cal. No. 04-1517
Hearing Date: Monday, November 22, 2004, 9:30 A.M.

Dear Chairman Auspitz and Members of the Board:

I am enclosing for the Board's review and adoption a letter of support from the Rittenhouse Row Board of Directors. This letter signed by Corie Moscow, Executive Director, contains seven additional provisos. It is our belief that this letter addresses the concerns raised by the Zoning Board of Adjustment at the time of the hearing regarding developing limitations to control the nature of the activities conducted in the upstairs restaurant to be known as the Walnut Room, so it does not turn into a nuisance nightclub.

On behalf of my clients at 1709 Walnut Street, Inc., two of whom were present at the hearing, Vincent Cho and Jolyn Beckham, I am authorized to request that the Zoning Board look favorably upon this application for a variance based on the proviso letter of Rittenhouse Row dated November 24, 2004, and the proviso letter of the Center City Residents Association dated November 18, 2004.

We thank the Board for its consideration of this additional information. We respectfully request that the Board vote this case as expeditiously as possible.

Respectfully,


Stephen G. Pollock

SGP/pm

cc: Vincent Cho

Corie Moscow

Stanley Krakower, Esquire

DEC 09 2004

Law Offices

KRAKOWER & MASON

Stanley R. Krakower
Barbara A. Mason

November 18, 2004

2300 ARAMARK TOWER
1101 Market Street
Philadelphia, PA 19107

Phone: (215) 440-7400
Fax: (215) 440-7979

Proven letter

BY FACSIMILE ONLY (215-864-9226)

Stephen G. Pollock, Esquire
Ballard, Spahr et al
1735 Market Street, 51st Floor
Philadelphia, PA 19103

Re: Agreed Provisos for 1709 Walnut Street
Cal. No. 04-1517

Dear Mr. Pollock:

At its October 26, 2004 meeting, the Center City Residents' Association Zoning Committee Voted not to oppose your application, subject to the following provisos:

1. There shall be two restaurants. The first floor, known as "Buttercup", shall be a baked goods and regular food restaurant. There shall be no sales or consumption of alcoholic beverages. The second floor, a/k/a the "Walnut Room", may have a bar not to exceed seating for 12 persons.
2. The exterior facade and signage shall be as per the drawings submitted with the application. Signage shall be as per the drawings and site plans submitted with the application. There shall be no illuminated interior signs visible from the street, and no paper signs or menus, etc., in or on any windows.
3. The existing awning, frame and exterior light fixtures shall be removed and there will be no neon, intermittent flashing, or revolving light visible from the street.
4. There shall be no roll down security gates.
5. All dishes, glass ware and flat ware for the second floor Walnut Room shall be of china, glass or other similar hard, washable materials. No dishes, glass ware, cups or flat ware shall be made of paper or cardboard, or other disposable material, except that "Buttercup" may provide coffee, tea, or other similar non-alcoholic beverages in disposable cups, and baked goods in disposable cardboard or paper containers.
6. There shall be no hand distribution of circulars, flyers or menus on streets or sidewalks.
7. There shall be no accessory sales of groceries, produce, flowers, variety store merchandise, drugs, cosmetics, or lottery tickets, and no cigarette, candy, gum, beverage or other vending machines.

November 18, 2004


Page 2

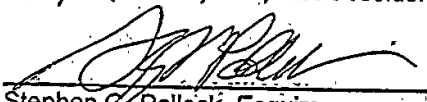
8. There shall be no self-help refrigerator case for beverages.
9. There shall be no window, counter or other location intended to provide take-out service, except for a first floor counter for baked goods.
10. There shall be no sidewalk sales, and no objects of any kind shall be placed on the sidewalk, including bike racks, benches, tables, chairs, planters, A-frame signs, public pay phones, etc.
11. Trash shall be stored inside until commercial pick-up; and there shall be no outside dumpsters.
12. The only bar for alcoholic beverages shall be on the second floor in the Walnut Room, with a maximum seating of 12 persons. There will be no service from this bar in bottles or cans for take-out.
13. Dinner patrons shall be offered full table service by waiters/waitresses. Service may also be provided to customers on the first floor from behind a counter. Full busing shall be provided from all tables for all meals.
14. There will be no doggie bags on visible display. Bags may be available for service to provide to customers upon specific customer request.
15. There will be no dancing by customers or entertainers. Music will be limited to modest amplification not to exceed the volume limits set forth in the Pa. Liquor Code.
16. The hours for "Buttercup" shall not exceed 7:00 a.m. to 12:00 a.m.; and the hours for the "Walnut Room" shall not exceed 5:00 p.m. to 2:00 a.m. Both rooms may be open seven days per week.


This letter supercedes the letter dated October 22, 1998 from the undersigned, for CCRA, and approved by Sam Cho, for the applicant.

Approved this 22nd day of November, 2004.

1709 Walnut Street, Inc.

By: 
Hyunbin (Vincent) Cho, Vice-President


Stephen G. Pollock, Esquire
For Applicant 1709 Walnut Street, Inc.


Stanley R. Krakower, Esquire
For CCRA

* ANT. Comm. req'd *

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 Walnut Street

situated on _____ side of _____ Street

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

of _____ Street

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

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

RECEIVED SEP 21 AM 8:32

ZFP \$100

CK 750

(AD) 9/21/04

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

- Two (2) Flat panel wall signs - externally illuminated: one 2'6" x 17'6" ("buttercup") and one oval sign: 6' x 3-1/2' ("Walnut Room") size, wording and location as shown on plan.

* EXISTING SIGNS TO BE REMOVED
AND REPLACED WITH ABOVE SIGNS
UPON APPROVAL OF THIS APPLICATION

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	25	25	25			
In Stories	2	2	2			

APPLICATION NUMBER

040921009

DISTRICT DESIGNATION

CS COMM.

ZONING MAP NUMBER

4A-2

SUB.

P.A. VOL. PL

2-128

WARD

PREVIOUS APPLICATION

960707045-AMEND.

CALENDAR NUMBER

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED

CERT.

APP. REFUSED

CERT.

REF. TO B. OF A.

REF. GRANTED

CERT.

REF. REFUSED

CERT.

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

REFUSED

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1 & 2	Restaurant - eat-in only - No food served on disposable containers as per URP #428352		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING		
1 & 2	Restaurant (takeout) with some use of disposable containers; seating and waitress service on 1 st floor (no physical bar on 1 st floor); with restaurant (eat-in) as per URP #428352 on 2 nd floor with accessory trash storage area inside building. seeking to amend paragraphs 2,5,12,13,15 of proviso letter dated 10/22/1998	W/ 9475. 257. 545. 11	215-985-4500

Additional use information, if required AND RETAIL SALE OF BAKED GOODS

OWNER	1709 Walnut Street, Inc.	ADDRESS	1709 Walnut Street, Phila., PA 19103	TELEPHONE NUMBER	215-751-0888
ARCHITECT OR ENGINEER		ADDRESS		TELEPHONE NUMBER	
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	Stephen G. Pollock, Esq. BP/HB 58924	ADDRESS	1717 Rittenhouse Sq. Phila. PA 19103	TELEPHONE NUMBER	215-985-4500
	Larry Persofsky, L.E.				



PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE



PROPERTY ADDRESS 1709 WALNUT STREET		BUSINESS NAME RESTAURANT EAT-IN ONLY	
FLOOR FIRST FLOOR	ROOM DINING AREAS 04	NAME OF OWNER GREEN VILLAGE RESTAURANT	
BUILDING PLAN EXAMINER RDS		DATE January 26, 1999	
BUILDING PLAN NUMBER 0260-C-99		SIGN NUMBER 0260C9902	
<input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION S <input type="checkbox"/> OCCUPANCY CHANGE <input type="checkbox"/> OTHER _____			
In accordance with chapter 5-601.7 of the Fire prevention Code, the lawful maximum occupancy is <u>75</u> Persons (number)			
APPROVED: RDS <u>[Signature]</u>		DATE: January 26, 1999	

81-620 (Rev. 04/96)

LICENSES AND INSPECTIONS - ZONING FILE



PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE



PROPERTY ADDRESS 1709 WALNUT STREET		BUSINESS NAME RESTAURANT EAT-IN ONLY	
FLOOR SECOND FLOOR	ROOM DINING AREAS 14 & 15	NAME OF OWNER GREEN VILLAGE RESTAURANT	
BUILDING PLAN EXAMINER RDS		DATE January 26, 1999	
BUILDING PLAN NUMBER 0260-C-99		SIGN NUMBER 0260C9901	
<input type="checkbox"/> ADDITION <input checked="" type="checkbox"/> ALTERATION S <input type="checkbox"/> OCCUPANCY CHANGE <input type="checkbox"/> OTHER _____			
In accordance with chapter 5-601.7 of the Fire prevention Code, the lawful maximum occupancy is <u>100</u> Persons (number)			
APPROVED: RDS <i>[Signature]</i>		DATE: January 26, 1999	

81-620 (Rev. 04/96)

LICENSES AND INSPECTIONS - ZONING FILE

CITY OF PHILADELPHIA

DEPARTMENT OF CITY PLANNING

ZONING BOARD OF ADJUSTMENT

1401 J.F.M. BLVD. PHILADELPHIA, PA 19102-1097

NOTICE OF DECISION

APPLICATION #: 930707045A DATE OF DECISION: 11/01/98 ALR#: 9-0755

APPLICANT: RONALD L. CUIE
1219 SPRUCE ST.
PHILA PA 19106

OWNER: GREEN VILLAGE FOODS
15TH & CHERRY STS.
PHILA. PA 19102

LOCATION OF PROPERTY: 1709 WALNUT ST.

THIS IS NOT A PERMIT

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

GRANT A 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, 1401 J.F.M. 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 A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
PROVIDO: AS PER CCRA LETTER DATED OCT. 22, 1998 AND SIGNED BY MR. CHO & MR. KRAKOWER. AS PER AMENDED REFERRAL 9/11/98. MUST MEET PHILADELPHIA FIRE CODE.

By order of the ZONING BOARD OF ADJUSTMENT
ROSALIE M. LEONARD, Sec

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Phila. County within 30 days from the date of this decision
81-2000 (8/90) copy Applicant

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*****
*
* NOTICE OF DECISION
*
*****
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APPLICATION #: 980707045A DATE OF DECISION: 11/06/98 CAL.#: 98-0755

OWNER: GREEN VILLAGE FOODS
15TH & CHERRY STS.
PHILA., PA 19102

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

GRANT A CERTIFICATE

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 A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
PROVISO: AS PER CCRA LETTER DATED OCT. 22, 1998 AND SIGNED BY MR. CHO & MR. KRAKOWER. AS PER AMENDED REFERRAL 9/11/98, MUST MEET PHILADELPHIA FIRE CODE.

NOTE: All appeals from this decision are to be taken to the Court of Appeals of the State of Pennsylvania within 30 days from the date of this decision.
81-2000 (8/90) copy 3 -

ZONING BOARD OF ADJUSTMENT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS ZONING BOARD OF ADJUSTMENT MUNICIPAL SERVICES BUILDING, CONCOURSE LEVEL 1401 JOHN F. KENNEDY BOULEVARD • PHILADELPHIA, PA 19102-1687	
INSTRUCTIONS TO APPLICANT AT HEARING			
CALENDAR NUMBER		DATE	
198-0755		9/8/98	
ADDRESS OF PROPERTY		CITY	STATE
1709 CALVERT ST			
ZIP CODE			
SUBMIT WITHIN TEN DAYS TO: ZONING BOARD OF ADJUSTMENT—MUNICIPAL SERVICES BUILDING, CONCOURSE—1401 JOHN F. KENNEDY BOULEVARD			
<input type="checkbox"/> RECORDED DEED/LEASE		<input checked="" type="checkbox"/> AMEND APPLICATION (SUBMIT TO PERMIT ISSUANCE)	
<input type="checkbox"/> SETTLEMENT		No TAKE OUT	
<input type="checkbox"/> AGREEMENT OF SALE		<input type="checkbox"/> CONTINUED TO _____	
PHOTO		<input type="checkbox"/> OTHER _____	
LETTER OF AUTHORIZATION		_____	

(Rev. 3/97)

ZONING BOARD OF ADJUSTMENT

NOTICE TO APPLICANTS WAITING FOR A DECISION BY THE ZONING BOARD OF ADJUSTMENT.

DECISIONS WILL BE RENDERED BY MAIL ONLY.

DO NOT TELEPHONE THE ZONING BOARD OFFICE FOR YOUR DECISION. NO DECISIONS WILL BE GIVEN OUT OVER THE TELEPHONE.

ALL DECISIONS WILL BE MAILED TO THE ATTORNEY OR TO THE APPLICANT.

Zoning Board of Adjustment

Law Offices

KRAKOWER & MASON

Stanley R. Krakower
Barbara A. Mason

2300 ARAMARK TOWER
1101 Market Street
Philadelphia, PA 19107

Phone: (215) 440-7400
Fax: (215) 440-7979

October 22, 1998

Mr. Robert D'Agostino, Administrator
Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
Reybourne Plaza
1401 JFK Boulevard
Philadelphia, PA 19102-1687

Re: Agreed provisos for 1709 Walnut Street
Cal. No. 98-0755

Dear Mr. D'Agostino:

As per the hearing of October 20, 1998, the applicant, Mr. Sam Cho, and the interested parties, Rittenhouse Row and Center City Residents' Association, have agreed to request the following provisos as part of the Certificate to be granted to Mr. Cho for the restaurant at the above premises. The provisos are as follows:

1. The blueprint initialed and dated by George Manos for the applicant is incorporated by reference as a proviso. There shall be no significant variations from the blue print.
2. The exterior facade and signage shall be as per the model photograph provided to the Zoning Board. Signage shall be limited to one non-illuminated flat wall sign with text limited to the name of the restaurant. There shall be no illuminated interior signs visible from the street, and no paper signs or menus, etc., in or on any windows.
3. The existing awning, frame and exterior light fixtures shall be removed and there shall be no neon, intermittent flashing, or revolving light visible from the street.
4. There shall be no roll-down security gates.
5. All dishes, glassware, and flatware shall be of china, glass, or other similar hard, washable materials. No dishes, glassware, cups or flatware shall be made of paper or cardboard, or other disposable material.
6. There shall be no hand distribution of circulars, flyers or menus on streets or sidewalks.
7. There shall be no accessory sales of groceries, produce, flowers, variety store merchandise, drugs, cosmetics, or lottery tickets, and no cigarette, candy, gum, beverage or other vending machines. Cigarettes, not on display, may be sold to customers upon specific request.

RECEIVED
OCT 23 PM 1:02

8. There will be no self-help refrigerator case for beverages.
9. There shall be no window, counter, or other location intended to provide take-out service, nor shall take-out service be advertised or encouraged.
10. There shall be no sidewalk sales, and no objects of any kind shall be placed on the sidewalk, including bike-racks, benches, tables, chairs, planters, A-frame signs, public pay-phones, etc.
11. Trash shall be stored inside until commercial pick-up; and there shall be no outside dumpsters.
12. The only bar for alcoholic beverages shall be a service bar. There shall be no stools, and the bar shall not be available to customers. There will be no service from the bar in bottles or cans for take-out.
13. Dinner patrons shall be offered full table service by waiters/waitresses, along with a buffet. Service will be provided to customers from behind the deli counter and the grille. Full busing shall be provided for all tables at all meals.
14. There will be no "doggie bags" on visible display. Bags may be available for servers to provide to customers upon specific customer request.
15. There will be no dancing, by ~~customers~~ or entertainers. Music will be limited to live classical music. There will be no amplification via loudspeakers, etc., of the music.

Approved this 20th day of October, 1998, by:

S/ Sam Cho
SAM CHO, Applicant

S/ George Manos
GEORGE MANOS, Architect

Stanley R. Krakower
STANLEY R. KRAKOWER, Esquire for
CCRA and RITTENHOUSE ROW

AMENDED 9-11-98



REFERRAL

ZONING BOARD OF ADJUSTMENT:

Concourse, Municipal Services Building

APPLICATION DATE

09-08-98

APPLICATION NUMBER

980707045A

DISTRICT

C5 COMM

PLATE

4A 2

Application Number 980707045A

is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT CHARLES A DATNER

APPLICANT'S ADDRESS

P O BOX 738, ARDMORE, PA 19003

PHONE

610-896-5370

LOCATION OF PROPERTY

1709 WALNUT ST

PROPOSED USE

RESTAURANT - EAT IN ONLY - NO FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM & TRASH STORAGE AREA INSIDE BUILDING 1ST & 2ND FLR.

REMARKS

WHEREAS THIS USE RESTAURANT EAT IN ONLY REQUIRES A CERTIFICATE FROM THE ZBA.

ZONING: OK

FEE TO FILE APPEAL: \$200.

SEE APPL # 980707045 CAL # 98-0755

SEE APPL # 25008, CAL # 89-0253, ZBA GRANTED A PROJECTING SIGN ACC TO A RESTAURANT, 10-17-90.

98-0755

AMEND. 9-15-98

980710 PM 1:50

Signed

Plan Examiner

Date Signed

9-16-98

NOTICE
TO

APPLICANT

An APPEAL from this ZONING CODE REFERRAL must be taken with the Zoning Board of Adjustment at the Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature before you may legally proceed.

KRAKOWER & MASON

Stanley R. Krakower
Barbara A. Mason

2300 ARAMARK TOWER
1101 Market Street
Philadelphia, PA 19107

October 22, 1998

Phone: (215) 440-7400
Fax: (215) 440-7979

Mr. Robert D'Agostino, Administrator
Zoning Board of Adjustment
Municipal Services Bldg., Concourse Level
Reybourne Plaza
1401 JFK Boulevard
Philadelphia, PA 19102-1687

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Cal. No. 98-0755

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1. The blueprint initialed and dated by George Manos for the applicant is incorporated by reference as a proviso. There shall be no significant variations from the blue print.
2. The exterior facade and signage shall be as per the model photograph provided to the Zoning Board. Signage shall be limited to one non-illuminated flat wall sign with text limited to the name of the restaurant. There shall be no illuminated interior signs visible from the street, and no paper signs or menus, etc., in or on any windows.
3. The existing awning, frame and exterior light fixtures shall be removed and there shall be no neon, intermittent flashing, or revolving light visible from the street.
4. There shall be no roll-down security gates.
5. All dishes, glassware, and flatware shall be of china, glass, or other similar hard, washable materials. No dishes, glassware, cups or flatware shall be made of paper or cardboard, or other disposable material.
6. There shall be no hand distribution of circulars, flyers or menus on streets or sidewalks.
7. There shall be no accessory sales of groceries, produce, flowers, variety store merchandise, drugs, cosmetics, or lottery tickets, and no cigarette, candy, gum, beverage or other vending machines. Cigarettes, not on display, may be sold to customers upon specific request.

October 22, 1998

Page 2

8. There will be no self-help refrigerator case for beverages.
9. There shall be no window, counter, or other location intended to provide take-out service, nor shall take-out service be advertised or encouraged.
10. There shall be no sidewalk sales, and no objects of any kind shall be placed on the sidewalk, including bike-racks, benches, tables, chairs, planters, A-frame signs, public pay-phones, etc.
11. Trash shall be stored inside until commercial pick-up; and there shall be no outside dumpsters.
12. The only bar for alcoholic beverages shall be a service bar. There shall be no stools, and the bar shall not be available to customers. There will be no service from the bar in bottles or cans for take-out.
13. Dinner patrons shall be offered full table service by waiters/waitresses, along with a buffet. Service will be provided to customers from behind the deli counter and the grille. Full busing shall be provided for all tables at all meals.
14. There will be no "doggie bags" on visible display. Bags may be available for servers to provide to customers upon specific customer request.
15. There will be no dancing by customers or entertainers. Music will be limited to live classical music. There will be no amplification via loudspeakers, etc., of the music.

Approved this 20th day of October, 1998, by:

S/ Sam Cho
SAM CHO, Applicant

S/ George Manos
GEORGE MANOS, Architect

Stanley R. Krakower
STANLEY R. KRAKOWER, Esquire for
CCRA and RITTENHOUSE ROW



REFERRAL

ZONING BOARD OF ADJUSTMENT:
Concourse, Municipal Services Building

APPLICATION DATE

09-08-98

APPLICATION NUMBER

980707045A

DISTRICT

C5 COMM

PLATE

4A 2

Application Number **980707045A** is hereby referred to the **BOARD OF ADJUSTMENT**.

APPLICANT **CHARLES A DATNER**

APPLICANT'S ADDRESS

P O BOX 738, ARDMORE, PA 19003

PHONE

610-896-5370

LOCATION OF PROPERTY

1709 WALNUT ST

PROPOSED USE

RESTAURANT - EAT IN ONLY - NO FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM & TRASH STORAGE AREA INSIDE BUILDING 1ST & 2ND FLR.

REMARKS

WHEREAS THIS USE RESTAURANT EAT IN ONLY REQUIRES A CERTIFICATE FROM THE ZBA.

ZONING: OK

FEE TO FILE APPEAL: \$200.

SEE APPL # 980707045 CAL # 98-0755

SEE APPL # 25008, CAL # 89-0253, ZBA GRANTED A PROJECTING SIGN ACC TO A RESTAURANT, 10-17-90.

Signed

Deanne Kling
Plan Examiner

Date Signed

9-10-98

NOTICE
TO
APPLICANT

An APPEAL from this ZONING CODE REFERRAL must be taken with the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature before you may legally proceed.



**NOTICE OF
REFUSAL OF
PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard - Philadelphia, PA 19102

APPLICATION DATE

07-07-98

APPLICATION NUMBER

980707045

DATE OF REFUSAL

07-09-98

ZONING MAP #

4A-2

LOCATION **1709 Walnut St. is in a C-5 Comm. Dist.**

APPLICANT **Charles Datner**

APPLICANT'S ADDRESS **P.O. Box 738 Ardmore, PA 19003**

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

PHILADELPHIA
CODE REFERENCE

REASONS FOR REFUSAL

See sec. 14-304 & 14-1607

USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.

REMARKS: ONE USE REFUSAL

FEE TO FILE APPEAL \$200.

See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.

Signed

[Signature]
Plan Examiner

Signed

[Signature]
Section Supervisor

Date Signed

7-14-98

NOTICE TO APPLICANT:

An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.



REFERRAL

ZONING BOARD OF ADJUSTMENT:
Concourse, Municipal Services Building

APPLICATION DATE

09-08-98

APPLICATION NUMBER

980707045A

DISTRICT

C5 COMM

PLATE

4A 2

Application Number **980707045A** is hereby referred to the **BOARD OF ADJUSTMENT**.

APPLICANT **CHARLES A DATNER**

APPLICANT'S ADDRESS

P O BOX 738, ARDMORE, PA 19003

PHONE

610-896-5370

LOCATION OF PROPERTY

1709 WALNUT ST

PROPOSED USE

RESTAURANT - EAT IN ONLY - NO FOOD SERVED ON DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM & TRASH STORAGE AREA INSIDE BUILDING 1ST & 2ND FLR.

REMARKS

WHEREAS THIS USE RESTAURANT EAT IN ONLY REQUIRES A CERTIFICATE FROM THE ZBA.

ZONING: OK

FEE TO FILE APPEAL: \$200.

SEE APPL # 980707045 CAL # 98-0755

SEE APPL # 25008, CAL # 89-0253, ZBA GRANTED A PROJECTING SIGN ACC TO A RESTAURANT, 10-17-90.

Signed

Jeanne Kling
Plan Examiner

Date Signed

9-10-98

NOTICE
TO
APPLICANT

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NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE	APPLICATION NUMBER				
		DATE OF REFUSAL					
LOCATION							
APPLICANT		ADDRESS					
<p>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:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%; text-align: left;">PHILADELPHIA CODE REFERENCE</th> <th style="width: 70%; text-align: left;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td style="height: 300px;"></td> <td></td> </tr> </tbody> </table> <div style="text-align: right; margin-top: 20px;"> <p>Signed _____ Plan Examiner</p> <p>Signed _____ Section Supervisor</p> </div>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

For extension of serve off disposable containers - single family dwelling with accessory, _____ garage, size and location, equipment and capacity as shown in the application, to include use of new construction for garbage disposal system and trash. Authorized by and subject to the conditions of Board of Adjustment Certificate, GRANTED 11-6-47

Issued by

Alvin Gode 11/6/48
11-880. Bcl Q

Authorized by

Storage area w/in the bldg. proviso
and signed by CHD & MR. KRAXOWER. As per amc
referral. 9-11-48. MUST MEET PHILA FIRE CODE

APPLICANT: ~~not use this sheet~~

EXAMINER'S REPORT							
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR	
						ACCESSORY	
						TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
Area inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
Side yard, aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
Height - side							
Height - rear							
High - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

Amended

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT ST.

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

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

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
TO OPEN RESTAURANT - SELF
SERVICE - EAT IN ONLY.

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	25	25	25			
In Stories	8	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	VACANT - RESTAURANT	RESTAURANT	JAN. '97
2	"	"	"

PROPOSED USE OF PRESENT BUILDING

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	RESTAURANT NO TAKE OUT	
2	EAT IN ONLY NO DISPOSABLE CONTAINERS.	

Additional use information, if required: Garb Disp system & trash storage area

OWNER GREEN VILLAGE RESTAURANT	ADDRESS 1523 CHERRY ST PHILA PA	TELEPHONE NUMBER
ARCHITECT OR ENGINEER CHARLES D. DATNER & ASSOC.	ADDRESS P.O. Box 738 ARDMORE PA 19003	TELEPHONE NUMBER 610-896-5370
CONTRACTOR	ADDRESS	TELEPHONE NUMBER
APPLICANT CHARLES D. DATNER, I.R.A.	ADDRESS P.O. Box 738 ARDMORE PA. 19003	TELEPHONE NUMBER 610-896-5370

81-16 (Rev. 4/95)

B, PR # 22580

APPLICATION NUMBER
980707045 Amended

DISTRICT DESIGNATION
C5 Cmm 14-160

ZONING MAP NUMBER
472 SUB.

F.A. VOL. PL.
2-128 WARD

PREVIOUS APPLICATION
980707045

CALENDAR NUMBER

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED CERT.

APP.
REFUSED CERT.

REF. TO
B. OF A.

REF.
GRANTED CERT.

REF.
REFUSED CERT.

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

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 428352
DATE 11-6-98
☒ PERMIT GRANTED IN
ACCORDANCE WITH ZSA
CERTIFICATE
NO. [Signature]
DATE 11-6-98

600 896 5370

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.

72 JULIAN FOST

7102 - TRANQUILITY VALLEY
STATION - 10000

[illegible]

(A.I)

10. 11. 1944

240

70. 1. 11.

THE APOSTOLICAL CHURCH

THAQUATZ - 11215

—

70) THE THREATS

4

"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."

Charles D. Dature

(Applicant Sign Here)



**NOTICE OF
REFUSAL OF
PERMIT**

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building - Concourse Level
1401 John F. Kennedy Boulevard - Philadelphia, PA 19102

APPLICATION DATE
07-07-98
DATE OF REFUSAL
07-09-98

APPLICATION NUMBER
980707045
ZONING MAP #
4A-2

LOCATION **1709 Walnut St. is in a C-5 Comm. Dist.**

APPLICANT **Charles Datner**

APPLICANT'S ADDRESS **P.O. Box 738 Ardmore, PA 19003**

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

PHILADELPHIA
CODE REFERENCE

REASONS FOR REFUSAL

See sec. 14-304 & 14-1607

USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.

REMARKS: ONE USE REFUSAL

FEE TO FILE APPEAL \$200.

See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.

Signed

James Kling
Plan Examiner

Signed

Section Supervisor


Date Signed

7-14-98

NOTICE TO APPLICANT:

An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.

PETITION OF APPEAL		PROPERTY ADDRESS	
CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT Municipal Services Building • Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102-1887		<u>1709 WALNUT ST.</u>	
PRINT OR TYPE CLEARLY—DO NOT WRITE IN SHADED AREA PUBLIC HEARING AT 1600 ARCH STREET • 15TH FLOOR. <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 5:00 P.M. <input type="checkbox"/> OTHER _____		APPEAL DATE <u>7-14-98</u>	HEARING DATE <u>8-14-98</u>
		L & I NUMBER <u>980707045</u>	CALENDAR NUMBER <u>98-0755</u>
		RECEIPT NUMBER <u>#2387</u>	APPEAL FEES <u>\$212.00</u>
PROPERTY ADDRESS <u>1709 WALNUT ST.</u>			
OWNER	NAME <u>GREEN VILLAGE FOODS</u>	TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.)	
	ADDRESS <u>15TH & CHERRY STS PHILA. PA.</u>		
PERSON FILING APPEAL	NAME <u>CHARLES D. DATNER R.A.</u>	TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.) <u>610-876-5370 R.A.M.</u>	
	ADDRESS <u>P.O. BOX 738 ARDMORE PA 19003</u>	ZIP CODE	
CHECK APPROPRIATE BOX: <input type="checkbox"/> OWNER <input type="checkbox"/> LEASEE <input type="checkbox"/> AGENT <input type="checkbox"/> OTHER _____ IF OTHER, STATE INTEREST: <u>ARCHITECT</u>			
ATTORNEY (IF ANY—NAME)		TELEPHONE NUMBER — (9:00 A.M.—5:00 P.M.)	
ADDRESS			
A ZONING APPLICATION WAS FILED WITH L&I FOR THE FOLLOWING REASONS: <u>TO OPEN RESTAURANT—EAT-IN/TAKE OUT</u>			
AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> REFERRAL <input type="checkbox"/> PERMIT			
I/WE ARE APPEALING THE ACTION OF L&I FOR THE FOLLOWING REASONS: <u>SEATING IS FOR 150 PEOPLE (SELF SERVE STYLE (BUFFET))</u> <u>TAKE OUT IS LIMITED TO 20% MAX.</u> <u>ALL DELIVERIES AND REMOVALS ARE FROM REAR STREET.</u> <u>TRASH ROOM IS CONTAINED WITHIN BUILDING.</u>			
<u>FOODS PREPARED ARE A WIDE VARIETY FOR LUNCH AND DINNER,</u> <u>GOURMET STYLE, AND WILL BE A BENEFIT TO LOCAL CITIZENRY.</u>			
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.			
SIGNATURE OF APPLICANT		<u>Charles D. Datner</u>	

NOTICE OF REFUSAL OF PERMIT	<small>CITY OF PHILADELPHIA</small> DEPARTMENT OF LICENSES & INSPECTIONS <small>Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102</small>	<small>APPLICATION DATE</small> 07-07-98	<small>APPLICATION NUMBER</small> 980707045										
		<small>DATE OF REFUSAL</small> 07-09-98	4A-2										
<small>LOCATION</small> 1709 Walnut St. Is In a C-5 Comm. Dist.													
<small>APPLICANT</small> Charles Datner		<small>ADDRESS</small> P.O. Box 738 Ardmore, PA 19003											
<p>THE APPLICATION FOR A <u>USE</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED* BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 30%;">PHILADELPHIA CODE REFERENCE</th> <th style="text-align: left;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td>See sec. 14-304 & 14-1607 USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.</td> <td></td> </tr> <tr> <td colspan="2">REMARKS: ONE USE REFUSAL</td> </tr> <tr> <td colspan="2">FEE TO FILE APPEAL \$200.</td> </tr> <tr> <td colspan="2">See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.</td> </tr> </tbody> </table>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL	See sec. 14-304 & 14-1607 USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.		REMARKS: ONE USE REFUSAL		FEE TO FILE APPEAL \$200.		See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.	
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REMARKS: ONE USE REFUSAL													
FEE TO FILE APPEAL \$200.													
See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.													
		Signed <u></u> <small>Plan Examiner</small>											
		Signed _____ <small>Section Supervisor</small>											

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____ Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT							
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR	
						ACCESSORY TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted		%		Reg. when used	
Lot area							
Occupied area							
Area rear yard							
Area inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
Side yard, aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
Height - side							
Height - rear							
High - garage							
Garage - Inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	APPLICATION DATE DATE OF REFUSAL	APPLICATION NUMBER 6807070-45						
LOCATION 1709 Walnut St. is in a C-5 Comm. Dist.		ADDRESS P.O. Box 738 Ardmore, PA 19003							
APPLICANT Charles Datner									
<p>THE APPLICATION FOR A <u>USE</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%; text-align: left;">PHILADELPHIA CODE REFERENCE</th> <th style="width: 70%; text-align: left;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td>See sec. 14-304 & 14-1607</td> <td></td> </tr> <tr> <td>USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.</td> <td></td> </tr> </tbody> </table> <p>REMARKS: ONE USE REFUSAL</p> <p>FEE TO FILE APPEAL \$200.</p> <p>See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.</p> <div style="text-align: right; margin-top: 100px;"> Signed _____ Plan Examiner </div> <div style="text-align: right; margin-top: 20px;"> Signed _____ Section Supervisor </div>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL	See sec. 14-304 & 14-1607		USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.	
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL								
See sec. 14-304 & 14-1607									
USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.									

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT							
DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE		
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
Area inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
Side yard, aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
Height - side							
Height - rear							
High - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

8/4/98

APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMITCITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT ST. thru to Moravian

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

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

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

#80pd ck#98

ZONING SECTION
DEPARTMENT OF L&I
JUL - 7 AM 11:28Moravian
1-7-98
664 124 L

APPLICATION NUMBER

980707045

DISTRICT DESIGNATION

C5Comm

ZONING MAP NUMBER

4A-2

F.A. VOL. PL.

2-128

WARD

PREVIOUS APPLICATION

23008

CALENDAR NUMBER

98-0755

ZONING

REFUSED

USE

REFUSED

APPEAL

7/14/98

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

THIS SPACE FOR OFFICIAL STAMP

(Do not write in this space)

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INTERIOR FIT-OUT ONLY, FOR A SELF
SERVICE GOURMET FOOD RESTAURANT.
SEATING FOR APPROXIMATELY 150 DINERS.
20% TAKE-OUT.

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	20'	20'	20'			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	VACANT RESTAURANT	RESTAURANT	approx 3 yrs
2	VACANT RESTAURANT	RESTAURANT	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1	RESTAURANT		
2	RESTAURANT	Eat in & take out	
		trash storage area inside bldg and garbage disposal system	

Additional use information, if required eat in & take out, no dispensing window or mail food served and disposable ware beverages

OWNER	Y&S FOOD INC.	ADDRESS	1512 ST. AT CHERRY PHILA. PA.	TELEPHONE NUMBER	564 2400
ARCHITECT OR ENGINEER	CHARLES D. DATNER	ADDRESS	P.O. BOX 738 ARDMORE PA. 19003	TELEPHONE NUMBER	610 876 5370
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	CHARLES D. DATNER R.A.	ADDRESS	P.O. BOX 738 ARDMORE PA 19003	TELEPHONE NUMBER	610 876 5370

81-16 (Rev. 4/95)

B. PK. # 22500

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

RECEIVED
JUL 1 1988
DEPARTMENT OF PUBLIC WORKS
CITY OF TAMPA

"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."

Charles D. Deane

(Applicant Sign Here)



**NOTICE OF
REFUSAL OF
PERMIT**

DEPARTMENT OF LICENSES AND INSPECTIONS

Municipal Services Building - Concourse Level

1401 John F. Kennedy Boulevard - Philadelphia, PA 19102

07-07-98

980707045

DATE OF REFUSAL

07-09-98

ZONING MAP #

4A-2

LOCATION **1709 Walnut St. is in a C-5 Comm. Dist.**

APPLICANT **Charles Datner**

APPLICANT'S ADDRESS **P.O. Box 738 Ardmore, PA 19003**

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

PHILADELPHIA
CODE REFERENCE

REASONS FOR REFUSAL

See sec. 14-304 & 14-1607

USE: The application is for a restaurant - eat in and take out with food served on disposable ware (no dispensing window or malt beverages), whereas this use restaurant with take out services are prohibited on Walnut St. in the Center City Commercial Area.

REMARKS: ONE USE REFUSAL

FEE TO FILE APPEAL \$200.

See application #25008 Cal. #89-0253 Zoning Board of Adjustment granted a projecting sign acc. to a restaurant 10/17/90.

Signed

Charles King
Plan Examiner

Signed

Section Supervisor

Date Signed

7-14-98

NOTICE TO APPLICANT:

An APPEAL from this ZONING CODE REFUSAL must be made to the Zoning Board of Adjustment, Municipal Services Building, Concourse Level, 1401 John F. Kennedy Boulevard, Philadelphia, PA 19102, within THIRTY (30) DAYS of the date of the Examiner's Signature.

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT ST. thru to Moravian

situated on _____ side of _____ Street

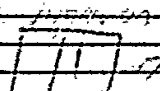
at the distance of _____ feet _____ inches from _____ side

of _____ Street

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

If lot is irregular in shape, give deed description below

PERMIT SECTION
DEPARTMENT OF L & I
JUL - 7 AM 11:30



APPLICATION NO. 7807045

DISTRICT DESIGNATION

ZONING MAP NO. COMM SUB.

F. A. VOL. 149 2 WARD

PREVIOUS APPLICATION

CALENDAR NO. 25008

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

APP.

REFUSED

REF. TO

B. OF A.

REF.

GRANTED

REF.

REFUSED

CERT.

CERT.

CERT.

CERT.

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INTERIOR FIT OUT ONLY FOR A SELF
SERVICE GOURMET FOOD RESTAURANT.
SEATING FOR APPROXIMATELY 150 DINERS.
20% TAKE-OUT.

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HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	20'	20'	20'			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	VACANT RESTAURANT	RESTAURANT	
2	VACANT RESTAURANT	RESTAURANT	APPROX 2/75

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	RESTAURANT	
2	RESTAURANT	RESTAURANT & take out

Additional use information, if required

OWNER	Y & S FOOD INC.	ADDRESS	75 ST. AT CHERRY PHILA PA.	PHONE	2400
ARCHITECT OR ENGINEER	CHARLES D. DATNER ASSOC.	ADDRESS	P.O. BOX 738 ARDMORE PA. 19003	PHONE	5370
CONTRACTOR		ADDRESS		PHONE	
APPLICANT	CHARLES D. DATNER R.A.	ADDRESS	P.O. BOX 738 ARDMORE PA 19003	PHONE	5370

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

Charles D. Nature

(Applicant Sign Here)

TO:
DEPARTMENT OF LICENSES & INSPECTIONS
PHILADELPHIA, PA

1-7-98

RE: PROPERTY, 1709 WALNUT ST.

THIS IS AUTHORIZATION FOR CHARLES D. DATNER & ASSOCIATES TO
REPRESENT US AS OWNERS OF THE CAPTIONED PROPERTY IN APPLYING FOR
ALL NECESSARY PERMITS FOR ZONING AND BUILDING.


OWNER

The
PHILADELPHIA



COMMISSION

13 April 1995

Carl K. Zucker
231 South Broad Street
Suite 320
Philadelphia, PA 19107

Re: #77-92
Rib-It
1709 Walnut Street

Thora Jacobson
Chair

Diane Burko

Karen Daroff

Anthony S. Holmes

Richard S. Jordan

Arthur M. Kaplan

Robert P. Levy

Andres Perez, Jr.

Charles P. Pizzi

Dear Mr. Zucker:

Thank you for attending the Art Commission meeting of April 5, 1995 to discuss the legalization of the existing awning with signage on the Rib-It Restaurant at 1709 Walnut Street.

The Commission voted to uphold the past actions of previous Commissions and staff, disapproving the awning as it exists. They felt that there is indeed a significant aesthetic difference between what was approved and what was erected. Also, they unfortunately hear all too often, requests to approve objects which have been installed mistakenly, simply because of the cost to the applicant to correct the problem. Since they really have no way of telling which of these requests are legitimate, they cannot consider that as a criteria in making their decisions.

Your client should develop as soon as possible a plan to replace the awning with something more in keeping with the original proposal. Please note that even if they decide to go with exactly that proposal, a material sample must still be submitted to this office prior to fabrication per our 1992 approval letter and notice of violation.

Please phone if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read 'William J. Burke, Jr.', with a large, stylized flourish at the end.

William J. Burke, Jr.
Director

Diane Dalto
*First Deputy City Representative
for Arts and Culture*

William J. Burke, Jr.
*Director
Art Commission*

1600 Arch Street
7th Floor
Philadelphia, PA 19103-1628
TEL 215-686-2851
FAX 215-686-2852



VIOLATION NOTICE

DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19102

CITY OF PHILADELPHIA

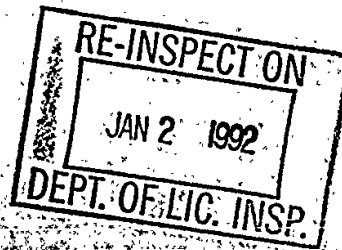
Dec. 2, 1992

A 38487

PREMISES
IN
VIOLATION

1709 Walnut St.

Rib. It
1709 Walnut St.
Phila. Pa.



An inspection of the above premises reveals conditions which are in violation of the Philadelphia Code of General Ordinances, as specified below. Your name appears on official records as the owner, agent or other responsible party for the premises found to be in violation. Failure to correct these conditions within the specified time of this notice will result in prosecution. If title has been transferred please furnish proof of transfer to U & I Central Clerical, Public Service Concourse, Municipal Services Building, 15th Street & J. F. Kennedy Boulevard, Philadelphia, Pa. 19102. The Department does not authorize anyone to solicit any work for services which may be required by this notice.

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

For information on the violations, contact

Inspector Adams

Rm. 921 Cigna Bldg-1600 Arch. St. 686-5153

A REINSPECTION WILL BE MADE IN 30 DAYS

To appeal any violation on this notice apply to the Board of License and Inspection Review, Room 710 Municipal Services Building, Philadelphia, Pa. 19102 within 10 days of this notice. It is required to submit a copy of this notice with the appeal.

SECTION

VIOLATION

Title 14-141 Cease maintaining awning with signage not in accordance with the approved art commission plan.

cc



**CITY OF PHILADELPHIA
ART COMMISSION**

DECISION FORM

File #: 77-92

Date Reviewed: 28 April 1992

Name: Carl K. Zucker
North American Building
121 South Broad Street
Suite 320
Philadelphia, PA 19107

Location: Rib-It
1709 Walnut Street

Proposal: Installation of an awning with signage

**Commission
Decision:** APPROVAL

Remarks:

- The outer edges of the awning should be aligned with the window and door openings above and below.
- The awning should be a dark green matte finish fabric with white and yellow copy. Please submit a sample of the material to this office prior to fabrication.
- The copy may be no larger than 2' high.

**Sandra Gross Bressler
Executive Director**

Review of this application was performed by the staff of the Philadelphia Art Commission. Appeals may be directed to the Full Commission, by appointment only at its regular monthly meetings.

1600 Arch Street
7th Floor
Philadelphia, PA 19103
TEL 215-686-4463
FAX 215-564-0635

Sandra Gross Bressler
Executive Director

Theodore T. Newbold
Chairman

1709 WALNUT ST
22'

STORE FRONTS

AWNING

18'

STORE FRONTS

SIDEWALK

12'

CURB

CURB

CURB

WALNUT ST

CLIENT R1B-IT

ADDRESS

ACCT. EXEC.

TELEPHONE

DATE

DESIGNER

SCALE

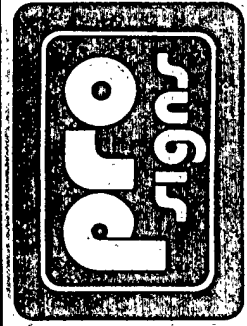
DATE

REVISIONS

APP'VD

CWN

3/16"=1'



1720 STATE ROAD
UPPER DARBY, PA. 19082
(215) 734-1650

Please proofread above sketch thoroughly. Any changes in spelling, layout, ect. that are made by you must be initialed: Your signature represents approval of this sketch in it's entirety.

AUTHORIZED SIGNATURE

30.46 July 20

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT STREET 19103

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

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

If lot is irregular in shape, give deed description below: RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

FEB 8 1989

PERMIT ISSUANCE

Receipt # 50-074113 P. 30 3/9/89

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Creation of an awning 5 ft x 18'
Projection 2 ft. 8 ft. from grade

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Restaurant		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same	

Additional use information, if required

OWNER	U.S. Restaurants	ADDRESS	2555 Industry Lane	PHONE	631-9350
ARCHITECT OR ENGINEER		ADDRESS		PHONE	
CONTRACTOR	Pro Sign	ADDRESS	1720 State Rd Urban 198834	PHONE	
APPLICANT	Chris Kasten	ADDRESS	1720 State Rd Urban	PHONE	

81-16 (Rev. 12/63) C.K. Zucke

121 S. Broad St. Phila, PA 19107 546-4141

APPLICATION NO. 25008

DISTRICT DESIGNATION C56

ZONING MAP NO. 4A-2

F. A. VOL. PL. 2-125 WARD

PREVIOUS APPLICATION

CALENDAR NO. 89-0253

ZONING REFUSED

USE REFUSED

APPEAL 3/9/89

APP. GRANTED 10-17-90 CERT.

APP. REFUSED CERT.

REF. TO S. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

THIS SPACE FOR OFFICIAL STAMP
DEPT. OF LICENSES & INSPECTIONS
CITY OF PHILADELPHIA

ZONING AND USE REGISTRATION PERMITS

NO. 353578

DATE 5-20-92

PERMIT GRANTED IN ACCORDANCE WITH ZBA

CERTIFICATE

NO.

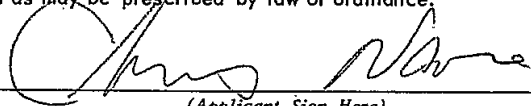
DATE 10-17-90

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

WHITE - LICENSE APPLICANT	WHITE - REVENUE	CANARY - REVENUE	PINK - LICENSE ISSUANCE	GOLDENROD - LICENSE ISSUANCE
1	1	1	1	1
2	2	2	2	2
3	3	3	3	3
4	4	4	4	4
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86	86	86	86	86
87	8			

**DISPLAY PROMINENTLY
IF REQUIRED BY LAW.**

THIS LICENSE IS GRANTED TO THE PERSON AND LOCATION AND FOR THE PURPOSE STATED BELOW, IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THE DEPARTMENT FOR VIOLATION OF CITY ORDINANCES AND REGULATIONS.

5/20/03

5/20/03 22

PAY THIS AMOUNT!

\$15.

LICENSE TAX 178 PAIA D01-09662
12 F 21-MAY-92 01:04:3078d000000035874/

AMOUNT PAID	15.00
THIRD YEAR	

THANK YOU

CORRECTED COPY

*
* NOTICE OF DECISION *
*

City of Philadelphia

=====ZONING BOARD OF ADJUSTMENT
Rm 710 Municipal Services Bldg
Philadelphia, PA 19102

APPLICATION #: 025008

DATE OF DECISION: 10/17/90

CAL.#: 89-0253

ATTORNEY: CARL K. ZUCKER
121 S. BROAD ST.
PHILA., PA 19107

APPLICANT:
CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

OWNER:
CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

LOCATION OF PROPERTY: 1709 WALNUT ST.

*
* THIS IS NOT A PERMIT *
*

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

GRANT A VARIANCE

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:

10-7-91 - Art Comm. approval is being extended to allow for community input. I will authorize issuance of permit after due date because of this delay.
By order of the BOARD OF ADJUSTMENT
SAMUEL STATEN, JR, Sec

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Phila. County within 30 days from the date of this decision
81-2000 (8/90) copy 3 - Permit Issuance

**CITY OF PHILADELPHIA
ART COMMISSION****DECISION FORM**

File #: 77-92

Date Reviewed: 28 April 1992

Name: Carl K. Zucker
North American Building
121 South Broad Street
Suite 320
Philadelphia, PA 19107

Location: Rib-it
1709 Walnut Street

Proposal: Installation of an awning with signage

Commission
Decision: APPROVAL

Remarks:

- The outer edges of the awning should be aligned with the window and door openings above and below.
- The awning should be a dark green matte finish fabric with white and yellow copy. Please submit a sample of the material to this office prior to fabrication.
- The copy may be no larger than 2' high.

A handwritten signature in cursive script, appearing to read "Sandra Gross Bressler".

Sandra Gross Bressler
Executive Director

LAW OFFICES
CARL K. ZUCKER
SUITE 320
NORTH AMERICAN BUILDING
121 SOUTH BROAD STREET
PHILADELPHIA, PA. 19107
(215) 546-4141

LISA M. PALOMBI
LEGAL ASSISTANT

M E M O R A N D U M

TO: Anthony Pugliese
Chief Zoning Section *CKZ*
FROM: Carl K. Zucker, Esquire
DATE: October 7, 1991
RE: Calendar No. 89-0253
1709 Walnut Street

Kindly issue the Zoning and Use Permit authorized by the attached Zoning Board Notice of Decision filed 10/17/90. Your records should reflect, as agreed at the hearing, that no building permit shall issue without final approval of the Art Commission and notice to CCRA.

Thank you for your attention.

CKZ/klw

Enclosure

NOTED COPY

City of Philadelphia

ZONING BOARD OF ADJUSTMENT
Rm 710 Municipal Services Bldg
Philadelphia, PA 19102

* NOTICE OF DECISION *

APPLICATION #: 025008

DATE OF DECISION: 10/17/90

CAL. #: 89-0253

ATTORNEY: CARL K. ZUCKER
121 S. BROAD ST.
PHILA., PA 19107

APPLICANT: CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

OWNER: CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

LOCATION OF PROPERTY: 1709 WALNUT ST.

* THIS IS NOT A PERMIT *

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

GRANT A VARIANCE

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

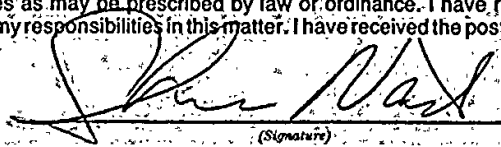
1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, MUNICIPAL SERVICES BUILDING, WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION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

By order of the BOARD OF ADJUSTMENT
SAMUEL STATEN, JR, Sec

Samuel Staten, Jr.

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Phila. County within 30 days from the date of this decision.
copy 1 - Applicant
81-2000 (8/90)

PERMIT TO TAKE SECTION
DEPARTMENT OF L & I
1991 OCT -7 PM 11:20

PETITION OF APPEAL CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 710 MUNICIPAL SERVICES BUILDING		LOCATION OF PROPERTY (For Z.B.A. Use Only) THIRTYXXH 1709 Walnut Street CALENDAR NO. 89-0253 HEARING DATE Thurs. Mar. 30, 1989	
SEND NOTICES TO PRO SIGNS INC. ATTORNEY (If any)		ADDRESS 1720 STATE RD UPPER DARBY PA 19082 ADDRESS PRO SIGNS 1720 STATE RD UPPER DARBY PA. 19082	
OWNER LESSEE AGENT CHRIS NAST (Appellant)		ADDRESS 1720 STATE RD UPPER DARBY PA. 19082	
PERSON FILING THIS APPEAL CHRIS NAST			
IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST Sign Co.			
APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN OF PERMIT FOR <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> GRANTING <input type="checkbox"/> REFERRAL			
Lettering on Canopy			
THIS APPEAL IS BASED ON THE FOLLOWING FACTS We would like to follow the uniformity of the other canopies in the immediate area			
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance. I have received instructions on the handling of Appeal by the Zoning Board and understand my responsibilities in this matter. I have received the posters required for public notice of this appeal.			
 (Signature)			
FOR ZONING BOARD USE ONLY			
CALENDAR NO. 89-0253 ON (Date) Thursday, March 30, 1989	TIME SET FOR PUBLIC HEARING: <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 1:30 P.M. <input type="checkbox"/> 5:30 P.M. ALL HEARINGS ARE HELD IN RM. 603 CITY HALL ANNEX • JUNIPER AND FILBERT ST.	RECEIPT NO. 50-055665 APPEAL FEES 120.00	L&I APPLIC. NO. 025008 DATE OF APPEAL 3/9/89
• AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS art • YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD			

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR		ACCESSORY	TO WHAT USE	
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%	
Lot area							
Occupied area							
Area rear yard							
" Inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION			EXAMINER (Signature)				
INSPECTOR'S REPORT							
DATE OF INSPECTION			INSPECTOR (Signature)				

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 2/3/89	APPLICATION NO. 025008
		DATE OF REFUSAL 3/9/89 4A-2	
LOCATION 1709 Walnut St. is in a C-5 Comm.			
APPLICANT Chris Nast		ADDRESS 1720 State Rd. Upper darby, Pa. 19082	
THE APPLICATION FOR A <u>USE</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
See sec. 14-1607 USE: The application is for a projecting sign acc.to restaurant,whereas projecting signs are prohibited at this location.			
REMARKS: ONE USE REFUSAL			
NOTE TO ZONING BOARD OF ADJUSTMENT: Applicant must obtain Art Commission approval and submit to Zoning Board of Adjustment at time of hearing.			
Signed _____		Plan Examiner	
Signed _____		Section Supervisor	

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING THE ERECTION OF A PROJECTING SIGN (AWNING)

For partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a single family dwelling with accessory; garage, size and location, as shown in the application.

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

USE WITH SIGNAGE) ACC. TO AN EXISTING RESTAURANT

For extension of single family dwelling with accessory, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for

Authorized by and subject to the conditions of Board of Adjustment Certificate, GRANTED 10-17-90

Issued by Esther Meter 9/2 SIGN. Loc. Reg. \$20.00
Authorized by 5-20-92 15.00

1241 U-8 ~~110 BAL.~~ 110 BAL.

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT STREET 19103

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches from _____ side

of _____ Street

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

FEB 1989

PERMIT ISSUANCE

Receipt #50-074113 P.D. 31-000000 3/1/89

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Erection of an awning 5 ft x 18'
Projection 24 ft. 8 ft. from grade

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Restaurant		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	Same		

Additional use information, if required.

OWNER	U.S. RESTAURANTS	ADDRESS	2535 INDUSTRIAL LANE	PHONE	631-9350
ARCHITECT OR ENGINEER		ADDRESS		PHONE	
CONTRACTOR	PRO SIGN	ADDRESS	1720 STATE RD UCCIN. DABV	PHONE	
APPLICANT	CHRIS MASTENAST	ADDRESS	1720 S-	Calendar No.	89-0253

81-16 (Rev. 12/63)

Exhibit 2

NOTICE OF REFUSAL
OF PERMIT

CITY OF PHILADELPHIA
DEPT. OF LICENSES & INSPECTIONS
SECOND FLOOR, CITY HALL ANNEX

APPLICATION DATE 2/3/89 APPLICATION NO. 025008
DATE OF REFUSAL 3/9/89 4A-2

LOCATION

1709 Walnut St. is in a C-5 Comm.

APPLICANT

Chris Nast

ADDRESS

1720 State Rd. Upper Darby, Pa. 19082

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

PHILADELPHIA
CODE REFERENCE

REASONS FOR REFUSAL

See sec. 14-1607

USE: The application is for a projecting sign acc.to restaurant, whereas
projecting signs are prohibited at this location.

REMARKS: ONE USE REFUSAL

NOTE TO ZONING BOARD OF ADJUSTMENT: Applicant must obtain Art Commission
approval and submit to Zoning Board of Adjustment at time of hearing.

Signed _____

Plan Examiner

Signed _____

Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____ Authorized by _____

THE RIBBY RESTAURANT / BACKLITE BUILDING
1704 WALNUT ST, PHILA. ...

FRAME - WELDED ALUMINUM
 COVER - TRANSLUCENT PLEXIGLASS

TOP VIEW

3" WOOD-CORROSION-RESISTANT LAG/SHIELDS

18'

FRONT VIEW

24" approx

THE RIBBY RESTAURANT FOR THE

12" approx

TRANS. GREEN COPY

3" GREEN FACE

GREEN TOP

SIDE VIEW

MIN. FINISH UP TO SURFACE

2'

RIBBY

1 1/2"

5'

3' RADIUS

8' x 10' 1"

SPACE

* NOTICE OF DECISION *

ZONING BOARD OF ADJUSTMENT
Rm 710 Municipal Services Bldg
Philadelphia, PA 19102

APPLICATION #: 025008

DATE OF DECISION: 10/17/90

CAL.#: 89-0253

ATTORNEY: CARL K. ZUCKER
121 S. BROAD ST.
PHILA., PA 19107

APPLICANT:

CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

OWNER:

CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

LOCATION OF PROPERTY: 1709 WALNUT ST.

THIS IS NOT A PERMIT

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

GRANT A VARIANCE

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:

10-7-91 - Art Comm. approval is being extended to allow for community input. I will authorize issuance of permit after due date because of this delay.

By order of the BOARD OF ADJUSTMENT
SAMUEL STATEN, JR, Sec

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Phila. County within 30 days from the date of this decision.
81-2000 (8/90) copy 3 - Permit Issuance

*
* NOTICE OF DECISION *
*

City of Philadelphia
=====

ZONING BOARD OF ADJUSTMENT
Rm 710 Municipal Services Bldg.
Philadelphia, PA 19102

APPLICATION #: 025665 ? DATE OF DECISION: 10/17/90 CAL.#: 89-0253

ATTORNEY: CARL K. ZUCKER
121 S. BROAD ST.
PHILA., PA 19107

APPLICANT: CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

OWNER: CHRIS NAST
1720 STATE RD.
UPPER DARBY, PA 19082

LOCATION OF PROPERTY: 1709 WALNUT ST. PHILA., PA

*
* 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

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:

By order of the BOARD OF ADJUSTMENT

SAMUEL STATEN, JR, Sec

NOTE: All appeals from this decision are to be taken to the Court of Common Pleas of Phila. County within 30 days from the date of this decision.
81-2000 (4/89) copy 1 - Applicant

sent to J/K Brown
 young refused
 11/1/70
 VA
 3:30

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."

(Applicant Sign Here)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	42-2

LOCATION: 1799 Walnut Street is in a C-3 Commercial District.

C.E. Zucker, Esquire

APPLICANT: Lining, Inc. c/o sub-let

ADDRESS: 121 S. Broad Street

THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:

PHILADELPHIA
CODE REFERENCE

REASONS FOR REFUSAL

See Section § 14-1607

USE: The application is for the erection of a fixed awning with signage on front only (Size and location as shown in the application), whereas this use - a projecting sign is prohibited in the district.

REMARKS: ONE USE REFUSAL.

NOTE TO ZONING BOARD OF ADJUSTMENT: Existing sign and banner to be removed.

NOTE TO APPLICANT: Art Commission approval is required prior to hearing.

Signed

Janne Klinge
Plan Examiner

Signed

Section Supervisor

AN APPEAL FROM A:

Zoning Section refusal may be made to the Zoning Board of Adjustment, Room 710, Municipal Services Building, within ten (10) days on forms furnished by that Board.

Building Code refusal may be made to the Department of Licenses and Inspections, Construction Section. A hearing will be scheduled with the Board of Building Standards.

Fire Code refusal may be made to the Board of Safety and Fire Prevention. ATTENTION: Deputy Commissioner, Fire Prevention, 3rd & Spring Garden Streets, Philadelphia, Pa. 19123, within thirty (30) days on forms furnished by that Board.

Electrical Code refusal may be made to the Electrical Code Advisory Board, Room 713, City Hall Annex, Philadelphia, Pa 19107, within ten (10) days on forms furnished by that Board.

Housing Code refusal may be made to the Board of L & I Review, Room 710, Municipal Services Building, within ten (10) days on forms furnished by that Board.

All costs, if any, in connection with advertising hearings are to be borne by the applicant.

DECISION FORM

ART COMMISSION
1515 MARKET STREET
17TH FLOOR
PHILADELPHIA, PENNA. 19102
215-686-4463, 4470

Date Reviewed: February 26, 1990
File #: 54-89

Location:
Rib-It
1709 Walnut Street
Philadelphia, Penna.

Proposal:
To install an awning

Owner/Applicant:
U.S. Dining, Inc.
t/a Rib-It

Carl Zucker
121 S. Broad Street
Philadelphia, Penna.

Commission Decision: DISAPPROVED

Remarks:

Members do not approve an awning at this location. Please feel free to contact our office and we will gladly set an appointment to discuss alternative ideas regarding your exterior sign.

SGB
Sandra Gross Bressler
Executive Director

cc: Licenses & Inspection
District Managers: South, North, Central, East
Historical Commission
Fairmount Park Commission

1713 1711 1709
 VALNUT Flat Sign
 Dangler to be removed
 Fixed w/ h Sign
 Front only
 10' 1" clearance on 4' prof
 Hum: 17 3.118
 Sign area 76 x 86
 Walnut

1200 330

4.17

S

1000

SMALL SKYLITS
 AIR COND

123' - 8"

2 2 3 8

S

1 1 8 8

2 2

BANK

BST ONLY
 (AS)

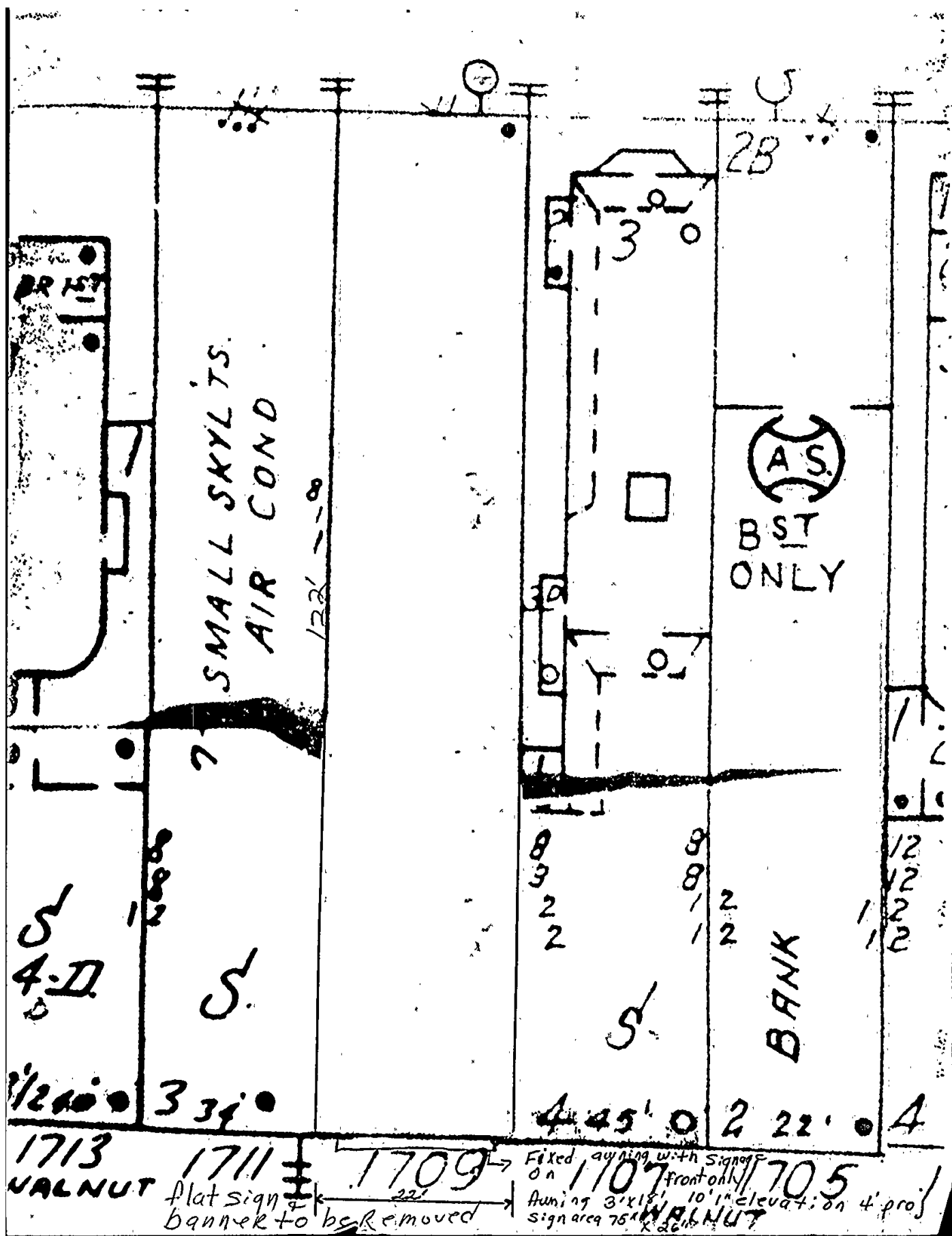
28

4

1 1 2 2

1 1 2 2

1 1 2 2



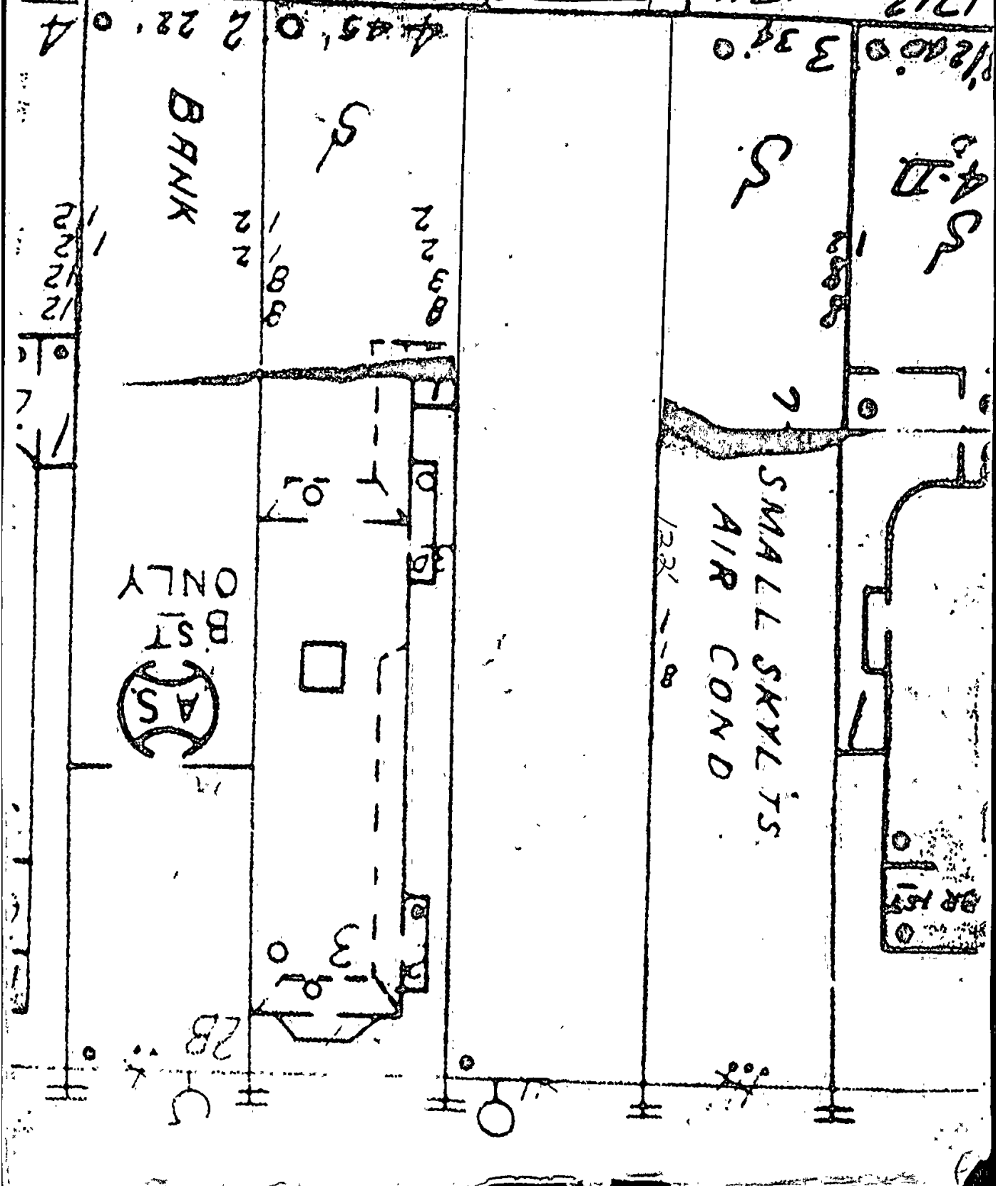
705

1713 1711 1709 1705

Fixed wiring w/ th. Signal
10' front only
10' clearance: on 4' post

Flat Signal
to be removed

VALANT



NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 10-25-89	APPLICATION NO. 043796
		DATE OF REFUSAL 1-31-90	4A-2

LOCATION
1709 Walnut Street is in a C-5 Commercial District.

APPLICANT U.S. Dining, Inc. t/a Rib-It	ADDRESS C.R. Zucker, Esquire 121 S. Broad Street
--	---

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
See Section # 14-1607	
USE:	The application is for the erection of a fixed awning with signage on front only (Size and location as shown in the application), whereas this use - a projecting sign is prohibited in the district.
REMARKS:	ONE USE REFUSAL.
NOTE TO ZONING BOARD OF ADJUSTMENT:	Existing sign and banner to be removed.
NOTE TO APPLICANT:	Art Commission approval is required prior to hearing.

Signed *Jeanne Klingler*
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached								
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR		ACCESSORY		TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted		%		Req. when used		Existing		Proposed	
Lot area											
Occupied area											
Area rear yard											
" inner court											
Total open area											
Set-back front											
Set-back side											
Rear yard - depth											
Side yard, minimum width											
" " aggregate width											
Open court - width											
Court between wings - width											
Inner court - least dimension											
Height - front											
" - side											
" - rear											
" - garage											
Garage - inner dimensions											
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No				UNDER WHAT PROVISION							
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED											
ZONING PERMIT						USE PERMIT					
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required						<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required					
REMARKS											
RE-22X122											
DATE OF EXAMINATION						EXAMINER (Signature)					
INSPECTOR'S REPORT											
DATE OF INSPECTION						INSPECTOR (Signature)					

PHILADELPHIA ART COMMISSION
1329 CITY HALL ANNEX
Philadelphia, PA 19107

MU 6-4470 or 4463

DATE - March 28, 1985

NAME OF PROJECT AND LOCATION

Rib-It Restaurant
1709 Walnut Street

SUBMISSION NO. 31-85

DATE SUBMITTED 2/25/85

DATE REVIEWED 3/26/85

TYPE OF PROPOSAL (UNDERLINED)

- A - NEW CONSTRUCTION OR ADDITION TO BUILDING
- B - RENOVATIONS TO EXISTING BUILDING OR STRUCTURE
- C - PROPOSED NEW SIGN CANOPY PENTEAVE
- D - EXISTING SIGN CANOPY PENTEAVE
- E - OTHER EXISTING APPENDAGE TO BUILDING
- F - PROPOSED SCULPTURE PAINTING OTHER ART FORM
- G - MISCELLANEOUS ADDITIONAL PROPOSALS

DECISION OF COMMISSION

- A - PRELIMINARY APPROVAL INDICATED
- B - FINAL APPROVAL INDICATED
- C - APPROVED SUBJECT TO RECOMMENDATIONS NOTED BELOW
- D - DISAPPROVED....SEE RECOMMENDATIONS NOTED BELOW
- E - DECISION WITHHELD PENDING FURTHER STUDY AS NOTED BELOW

EXPLANATORY REMARKS

The proposed sign will be cut down to 30 sq. ft., horizontal in configuration. Applicant agreed to submit accurate rendering.

4/10/85 Received new rendering which reflects the above recommendations.

Kathleen H. McKenna
Kathleen H. McKenna, Executive Director
Philadelphia Art Commission

ORIGINAL SENT TO: Bart Forman, Forman Signs
COPIES SENT TO: Frank Antico, L&L



Forman
Signs

April 8, 1985

Philadelphia Art Commission
1329 City Hall Annex
Phila., Pa. 19107

Attn: Kathleen McKenna

Re: Rib-It Restaurant
1709 Walnut St.
Phila., Pa. 19103

Dear Ms. McKenna:

Enclosed drawing revised, showing reduced signage from 35' to 30'.
Size 3'x10' Single face sign.

Sincerely,

Bart Forman
Secretary/Treasurer

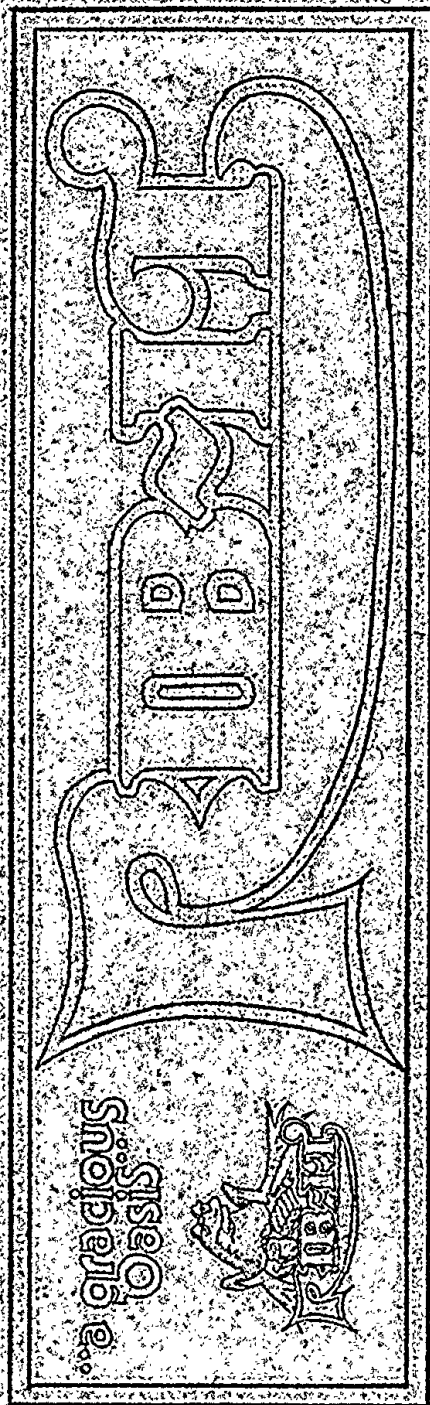
SUBMISSION # 31-85
Rec'd. by Art Commis

APR 10

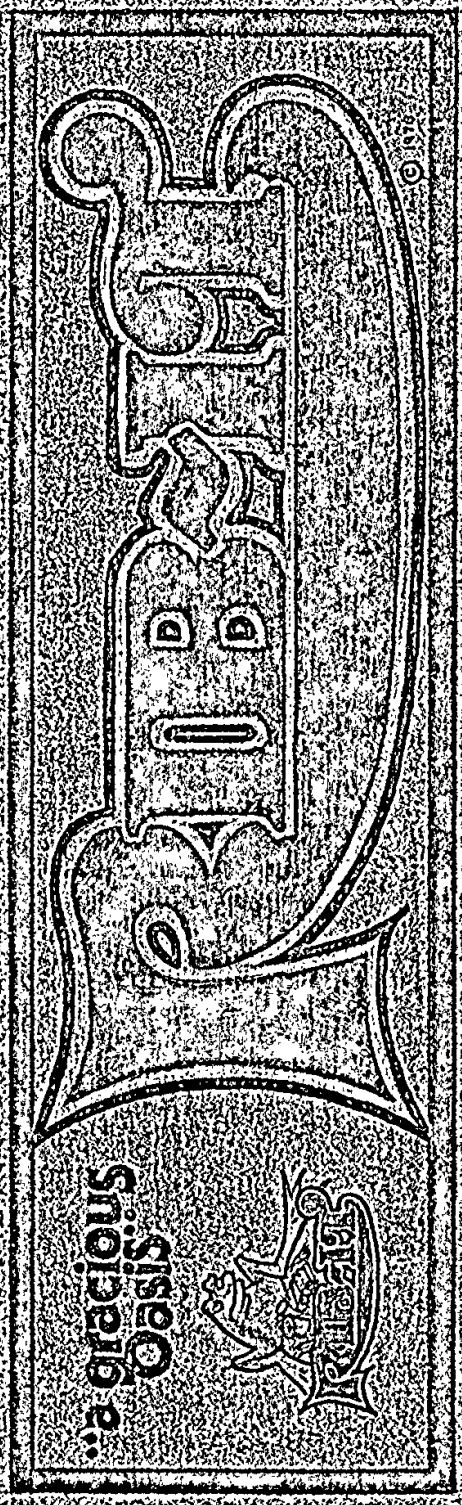
2525 E. York Street

Philadelphia, PA 19125

(215) 425-7640



3X70 PATENT
3X70 PATENT




...a gracious
Oasis



EXCITING
WAVE

EXCITING
WAVE

SUBMISSION # 3185
Rec'd By Art Commission FEB 25

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.
		DATE OF REFUSAL	
LOCATION			
APPLICANT		ADDRESS	
THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
 APPROVED - ART COMMISSION MAR 27 1985 Karl W. Wick			
Signed _____		Plan Examiner	
Signed _____		Section Supervisor	

ZONING Use: INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS
Wall sign over Restaurant & Bar

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

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

Issued by 139 #70
me
Authorized by [Signature]
5-22-85

APPLICANT! Do not use this sheet.

SUBMISSION #

3185

Rec'd. by Art Comm.

FEB 25

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR		ACCESSORY	TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			

REMARKS

DATE OF EXAMINATION

EXAMINER (Signature)

INSPECTOR'S REPORT

APPROVED - ART. COMMISSION

MAR 27 1985

Karl W. Beck

DATE OF INSPECTION

INSPECTOR (Signature)

SUBMISSION # 31-83
Rec'd. by Art Commission FEB 25

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS				NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations.			
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.						APPLICATION NO. 93216	
LOCATION OF PROPERTY (Street and House Number) 1709 WALNUT ST.						DISTRICT DESIGNATION C560	
						ZONING MAP NO. 4A-2	
situated on _____ side of _____ Street at the distance of _____ feet _____ inches from _____ side of _____ Street						F. A. VOL. PL. 2-128 WARD	
Front _____ feet _____ inches. Depth _____ feet _____ inches.						PREVIOUS APPLICATION 22714	
If lot is irregular in shape, give deed description below:						CALENDAR NO.	
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION INSTALL (1) 3'X10' S.F. Illuminated Sign on Front of Bldg. Xlow-Flash Non-Revolving. Non-Intermittent.						ZONING REFUSED	
						USE REFUSED	
						APPEAL	
						APP. GRANTED CERT.	
						APP. REFUSED CERT.	
REF. TO B. OF A.						REF. GRANDT. OF LIC. & INSPECTIONS	
REF. REFUSED CITY OF PHILADELPHIA						REF. REFUSED	
HIZONING AND CORRECTION STAMP (Do not write in this space) NO. 332086 DATE 5/22/85 <input type="checkbox"/> PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE APPROVED ART COMMISSION							
STORIES AND HEIGHTS FROM GROUND TO ROOF							
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING			
	FRONT	SIDE	REAR	FRONT	SIDE	REAR	
In Feet							
In Stories							
TABULATION OF USES							
FLOOR NO.	PRESENT USE			LAST PREVIOUS USE			DATE LAST USED
	REST. & BAR						
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING			PROPOSED USE OF ADDITION OR NEW BUILDING			
	REST. & BAR						
Additional use information, if required							
OWNER Mr. Reimer		ADDRESS 1709 WALNUT ST		PHONE			
ARCHITECT OR ENGINEER		ADDRESS		PHONE			
CONTRACTOR Forman Sign Co.		ADDRESS 2525 E Yank ST		PHONE 415-7640			
APPLICANT		ADDRESS		PHONE			

DRAW PLANS ON SPACE BELOW

SUBMISSION #

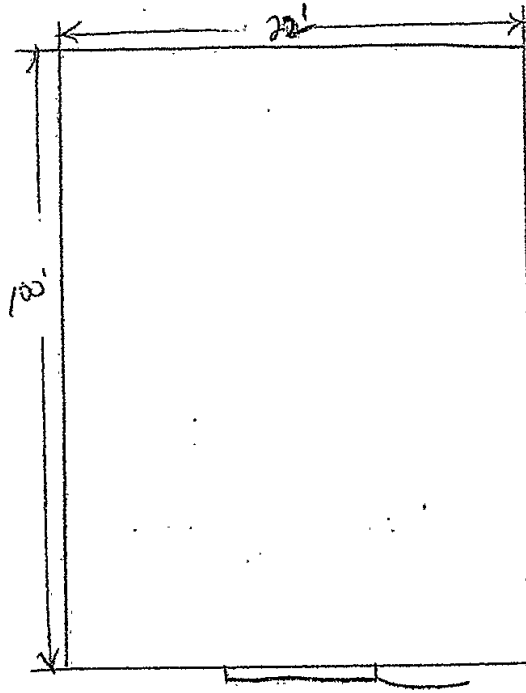
3183

Rec'd by Art Commissioner

FEB 25

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.



22' x 100'
5/22/85

3' x 10'
Illuminated Sign.

APPROVED - ART COMMISSIONER

MAR 27 1985

Karl W. Lee

"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)

MEMORANDUM

CITY OF PHILADELPHIA

TO : FILE

DATE 8-11-87

FROM : JAMES M. ROSSI

SUBJECT: Location: 1709 WALNUT STREET

Occupancy: BAR & RESTAURANT (preparing & serving food)

A Statement of Occupancy is not required for use of the subject property because
this is:

- ☐ Pre-Code Use
- ☐ Minor Alteration
- ☒ No Change in Occupancy Classification

see S.O. dated 10-20-80

Signed

James M. Rossi
(Building Plan Examiner)



STATEMENT OF OCCUPANCY

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

PUBLIC SERVICE CONCOURSE & MUNICIPAL SERVICES BUILDING

SECTION 4-3005, CODE OF GENERAL ORDINANCES, EFFECTIVE DATE 1956

PLAN NO. YR.
2196-A 1980
BUILDING PERMIT NO.
101589
FLOOR CERTIFICATE NO.

The building situated at 1709 WALNUT ST. Ward,
conforms with the plans approved by this Department, the requirements of the Philadelphia Building Code for this group of
occupancy, and as stated below:

DATE OF COMPLETION		TYPE OF CONSTRUCTION		PRINCIPAL OCCUPANCY		LIVE LOAD (Per Sq. Foot)	
NUMBER	ENCLOSURE	STORY	GROSS AREA EACH FLOOR	GRP.	DESCRIPTION	NUMBER OF APARTMENTS SEATS ETC.	
FIRE TOWERS	None	BASEMENT	2400 ft ²	B-1	Storage & Acc. Office	—	5106 on grade
FIRE STAIRWAYS	None	1ST FLOOR	2400 ft ²	F-3	Restaurant & Bar	110 Occ.	80 P.S.F.
ADD: STAIRWAYS	3	Mezz. Floor	2020 ft ²	F-3	Restaurant	150 Occ.	80 P.S.F.
EXITS TO BASEMENT	1	—	—	—	—	—	—
EXIT DOORS	2	—	—	—	—	—	—
EXIT DOORS	—	—	—	—	—	—	—
LOCATION OF SPRINKLERS	Basement	—	—	—	—	—	—
NUMBER OF STANDPIPES	—	—	—	—	—	—	—
APPROVED BY (For Engineer)		DATE		(Signature of Qualified Licensed Architect or Engineer)		DATE	
Joh. J. DeB...		10/20/80		[Signature]		2/11/81	
THIS BUILDING COMPLIES WITH THE BUILDING, HOUSING, FIRE, ELECTRIC, ZONING AND PLUMBING CODES OF PHILADELPHIA							
APPROVED BY DISTRICT SUPERVISOR (Signature)		DATE		DISTRICT NO.		ADDRESS	
[Signature]		2/11/81		1		801. [Signature]	

COMMENTS		RECEIVED CENTRAL CLERICAL	
HOUSING AND FIRE	10/20/80	1-12-80	1-12-80
ZONING	10/20/80	1-12-80	1-12-80
ELECTRICAL	10/20/80	1-12-80	1-12-80
PLUMBING	10/20/80	1-12-80	1-12-80
COMMERCIAL AND INDUSTRIAL	10/20/80	1-12-80	1-12-80
BUILDING	10/20/80	1-12-80	1-12-80

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE DATE OF REFUSAL	APPLICATION NO.
LOCATION			
APPLICANT		ADDRESS	
THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
Empty space for details			
		Signed _____ <small>Plan Examiner</small>	
		Signed _____ <small>Section Supervisor</small>	

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

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

USE

For extension of RESTAURANT (EAT IN) WITH ALCHEMIST NOT AS REFUSED IN single family dwelling with accessory, _____ garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____ DUA 14-1605

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

1 USE - 1000

Authorized by [Signature]
8-21-80

APPLICANT! Do not use this sheet

EXAMINER'S REPORT						
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached			
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED						
ZONING PERMIT			USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS						
DATE OF EXAMINATION			EXAMINER (Signature)			
INSPECTOR'S REPORT						
DATE OF INSPECTION			INSPECTOR (Signature)			

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1700 WALNUT ST. PHILA. PA.

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

Front _____ feet _____ inches Depth _____ feet _____ inches.

If lot is irregular in shape, describe below:

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

AUG 21

PHILADELPHIA
PLANNING COMMISSION

AUG. 21 1980

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INTERIOR ALTERATIONS - INSTALLING
TWO NEW STAIRS, REMOVING EXISTING
STAIR, INCREASING FLOOR AREA
OF MEZZANINE LEVEL, NEW
UNISEX BATHROOM.
NO CHANGE IN HEIGHT OR AREA

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	28	28	28			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
BASEMENT	STORAGE	STORAGE	
1	RESTAURANT (BAN)	RESTAURANT	
2	RESTAURANT	RESTAURANT	

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
BASEMENT	STORAGE ACC UNDR 25%	
1	RESTAURANT	
2	RESTAURANT	

Additional use information if required: *See Enticement notes defined in Act 14-1605*

OWNER PAUL RIMMEIR	ADDRESS 108 MARKET ST. PHILA. PA.	PHONE MA-7-4412
ARCHITECT OR ENGINEER DAVID BECK	ADDRESS 233 CHURCH PHILA. PA.	PHONE 923-3706
CONTRACTOR EER BUILDERS	ADDRESS 108 MARKET ST. PHILA. PA.	PHONE MA-7-4412
APPLICANT PAUL RIMMEIR	ADDRESS 108 MARKET ST. PHILA. PA.	PHONE MA-7-4412

APPLICATION NO. 22114

DISTRICT DESIGNATION

C5C0M

ZONING MAP NO.

4a-2

F. A. VOL. PL.

2-128

WARD

PREVIOUS APPLICATION

66946

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
D. OF A.

REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

THIS SPACE FOR OFFICIAL STAMP

(Do not write in this section)
CITY OF PHILADELPHIA

USE REGISTRATION PERMIT

NO. 286591

DATE 10-21-80

☐ PERMIT GRANTED IN
ACCORDANCE WITH ZBA

CERTIFICATE

NO.

DATE

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"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."

Michael P. McLean
(Applicant Sign Here)

LAWFUL OCCUPANCY CERTIFICATE (Prepare in Duplicate)		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS MECHANICAL SERVICES SECTION	
ADDRESS 1709 WALNUT ST		BUSINESS NAME RIBBIT S	
LOCATION (Floor or Room) MEZZ. # 104744		NAME OF OWNER	
1ST Floor BAN & REST. # 104745 <p style="text-align: center;">In accordance with Chapter 5-1302 of the Fire Code, the lawful maximum occupancy for the above location is <u>150</u> persons. <i>MESS.</i> (number) 110 Persons 1st Floor</p>			
NUMBER OF CARD(S) DELIVERED 2	DATE DELIVERED 10/12/10	SIGNATURE OF RECIPIENT	
PREMISES INSPECTED BY (Full Name)	DATE INSPECTED	BLDG. PLAN NO.	BLDG. PLAN EXAMINER HOCT

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed
Lot area						
Occupied area						
Area rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED						
ZONING PERMIT			USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS						
DATE OF EXAMINATION			EXAMINER (Signature)			
<div style="text-align: center; margin-top: 10px;">INSPECTOR'S REPORT</div>						
DATE OF INSPECTION			INSPECTOR (Signature)			

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 Walnut Street. to rear portion

situated on _____ side of _____ Street

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

of _____ Street _____

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

If lot is irregular in shape, give deed description
RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

NOV 12 1978

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INSTALL ONE (1) WALL SIGN 2'-6" X 20'-0"
50# NON ILLUMINATED BOX WITH
ILLUMINATED INDIVIDUAL LETTERS DRUG.
398-76 1' 6 1/2" prof.

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	30	30	30			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	VACANT.	COMMERCIAL.	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	RESTAURANT	ADDITION OF SIGNWORK	

Additional use information, if required NON FLASHING - NON REVOLVING

OWNER	Long John Silver	ADDRESS	1709 Walnut St. Phila. Pa.	PHONE	
ARCHITECT OR ENGINEER		ADDRESS		PHONE	
CONTRACTOR	Simpson Sign Co.	ADDRESS	1000 Washington Ave. Crown Pk	PHONE	787-5515
APPLICANT	Ronald D. Simpson	ADDRESS	"	PHONE	"

APPLICATION NO.

65946

DISTRICT DESIGNATION

C-5 Corn

ZONING MAP NO.

HA-2

F. A. VOL. PL.

2-128

PREVIOUS APPLICATION

103897

CALENDAR NO.

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

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CITY OF PHILADELPHIA

ZONING AND USE REGISTRATION

PERMITS

NO. 243458

DATE 11-17-76

☐ PERMIT GRANTED IN

ACCORDANCE WITH ZBA

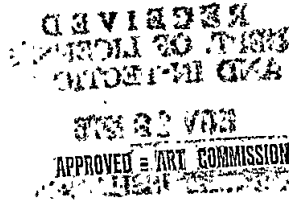
CERTIFICATE

NO.

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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



OCT 19, 1976

Beverly T. Volk

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."


(Applicant Sign Here)

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

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS.

ZONING *Use*

For ~~partial demolition of Existing Building and erection of Addition, structure, garage, accessory to a~~ *a wall sign (7" proj.)*
~~single family dwelling with accessory~~ *restaurant*
 garage, size and location, as shown in the application.
 Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

USE

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

C. Hellman
9/3/76

Authorized by

Signific. Rep'd.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT		TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached					
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No	HOW MANY FAMILIES	HOW MANY STORIES	USE APPLIED FOR	ACCESSORY	TO WHAT USE		
AREAS AND DIMENSIONS		Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area							
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No		UNDER WHAT PROVISION					
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION			EXAMINER (Signature)				
INSPECTOR'S REPORT							
DATE OF INSPECTION			INSPECTOR (Signature)				

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT ST - thru to Morrison

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

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

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

Filed
1708 Morrison
DEPT. OF LIC. & INSPECTIONS
SEP 7 1976

PERMIT

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INSTALL 1 SET OF 12" METAL
BACKLIT LETTERS 10 1/2" AS PER
DRAWING # 398-76 7" (Fluor.)

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	30	30	30			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	VACANT	COMMERCIAL	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	RESTAURANT	ADDITION OF SIGN	

Additional use information, if required - NON-FLASHING NON-REVOLVING

OWNER LONG JOHN SILVER	ADDRESS 1709 WALNUT ST	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR SIMPSON SIGN CO	ADDRESS 1000 WASHINGTON BLVD CRAWFORD PA	PHONE OR-C-8080
APPLICANT L.C. C.C. C.	ADDRESS P. C. C. C. C.	PHONE C

RECD. BY ALC COMMISSION AUG 15 1976

160-76

APPLICATION NO. 63897

DISTRICT DESIGNATION C-5 COM

ZONING MAP NO. 4A-5 SUB. 8

P. A. VOL. PL. 2-128

PREVIOUS APPLICATION 77794

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

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

ZONING AND USE REGISTRATION PERMITS

NO. 240986

DATE 9-9-76

☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA

CERTIFICATE

NO.

DATE

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

APPROVED - ART COMMISSION

AUG 25 1976

Beverly T. Volk

"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance."


(Applicant Sign Here)

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

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Authorized by _____

8/29/75

APPLICANT! Do not use this sheet

EXAMINER'S REPORT							
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached				
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR	
						ACCESSORY TO WHAT USE	
AREAS AND DIMENSIONS		Req. or Permitted		%		Req. when used	
Lot area						Existing	
Occupied area						Proposed	
Area rear yard							
" inner court							
Total open area							
Set-back front							
Set-back side							
Rear yard - depth							
Side yard, minimum width							
" " aggregate width							
Open court - width							
Court between wings - width							
Inner court - least dimension							
Height - front							
" - side							
" - rear							
" - garage							
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION				
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED							
ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required				<input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required			
REMARKS							
DATE OF EXAMINATION				EXAMINER (Signature)			
INSPECTOR'S REPORT							
DATE OF INSPECTION				INSPECTOR (Signature)			

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

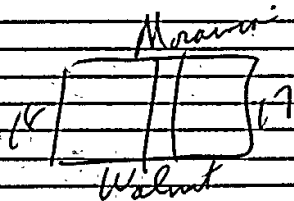
LOCATION OF PROPERTY (Street and House Number)

1709 WALNUT STREET

situated on NORTH side of WALNUT Street
at the distance of 112 feet 9 inches from WEST side
of 17TH Street

Front 21 feet 7 inches. Depth 125 feet 0 inches.

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



RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

AUG 29 1975

PERMIT ISSUANCE

APPLICATION NO.

47794

DISTRICT DESIGNATION

C-5 COMM

ZONING MAP NO.

4A-2

FR. A. VOL. PL.

WARD

2-125

PREVIOUS APPLICATION

MIS-116- SEE NOTE

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.

REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INTERIOR FITOUT FOR RESTAURANT AS
LEASEHOLD IMPROVEMENTS

NO CHANGES IN ALLEYS OR AREA

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	20	20	20			
In Stories	2	2	2			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	FURNITURE SHOWROOM		
2			
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1	FOOD SERVICE & DINING	RESTAURANT	
2	DINING		

Additional use information, if required

OWNER SILVER'S ENTERPRISES, INC (TENANT)	ADDRESS BOX 7119, LEXINGTON, KY, 40502	PHONE 606 278 0511
ARCHITECT OR ENGINEER JAMES M. HAMILL	ADDRESS 1949 NICHOLASVILLE RD, LEX. KY. 40503	PHONE 606 276 2525
CONTRACTOR N/A	ADDRESS	PHONE
APPLICANT DONALD MATZKIN	ADDRESS FRIDAY BRCH / PLAN 260 S 20TH ST.	PHONE 604 0814

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

TESSIE TUNJAW POT
TUNJAW HITSON
P SH
O 231 7

SEE DRAWINGS

"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."

Donald M. [Signature]

(Applicant Sign Here)

Application No. _____

Date of Refusal _____

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To _____ Applicant Address _____

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

Signed _____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

3-02
Authorized by _____

DISTRICT:						
TYPE OF PROPERTY: <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-detached <input type="checkbox"/> Detached						
DWELLING: <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES?		HOW MANY STORIES?		
USE APPLIED FOR			ACCESSORY		TO WHAT USE?	
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	%
Lot area						
Occupied area						
Area rear yard						
" Inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard - depth						
Side yard, minimum width						
" " aggregate width						
Open court - width						
Court between wings - width						
Inner court - least dimension						
Height - front						
" - side						
" - rear						
" - garage						
Garage - inner dimensions						
IS USE PERMITTED IN THIS DISTRICT? <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION?			
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED?						
ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required						
USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required						
REMARKS:						
Date of Examination			Examiner (Signature)			

INSPECTOR _____

Date of Inspection _____

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

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

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

LOCATION OF PROPERTY: 2141 N. 22nd St.

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Legalize beauty parlors -

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet						
In Stories	2					

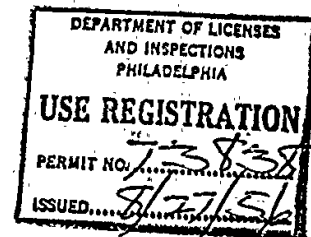
TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Beauty Salon		
	4 Offices		

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	<i>same</i>	

Additional use information, if required.

Address _____ Phone _____
Address: 1700 Sanson St _____ Phone _____
Address: _____ Phone _____



13-8381

DRAW PLANS ON SPACE BELOW

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

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


(Applicant Sign Here)

Application No. _____

Date of Refusal _____

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To _____ Applicant's Address _____

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

Signed _____

For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Authorized by _____

APPLICANT! Do not use this sheet
EXAMINER'S REPORT

DISTRICT:

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

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

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

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

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

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination Examiner (Signature)

INSPECTOR'S REPORT

INSPECTOR

Date of Inspection

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

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

NOTE:

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

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

LOCATION OF PROPERTY:

1709 Walnut Street

(Street and House Number)

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches from _____ side
of _____ Street
Front _____ feet _____ inches. Depth _____ feet _____ inches.

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

Application No. **20536F**

District Designation **D Com**

Zoning Map No. **417** Sub. **96**

F. A. Vol. Pl. _____ Ward **2-128**

Previous Application **2663**

Calendar No. _____

Zoning Refused _____

Use Refused _____

Appeal _____

App. Granted _____ Cert. _____

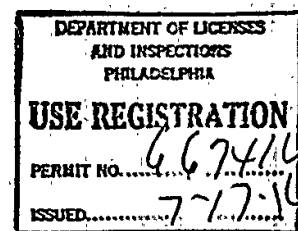
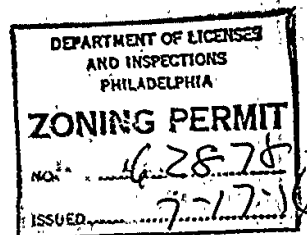
App. Refused _____ Cert. _____

Ref. to B. of A. _____

Ref. Granted _____ Cert. _____

Ref. Refused _____ Cert. _____

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



1316640

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Installation of a 7 1/2 ton air conditioning system--with tower on roof.

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Beauty Shop		
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	Same		

Additional use information, if required _____

Owner Albert's Beauty Parlor

Address 1709 Walnut Street

Phone _____

Architect or Engineer _____

Address 1625 W. Thompson St.

Phone _____

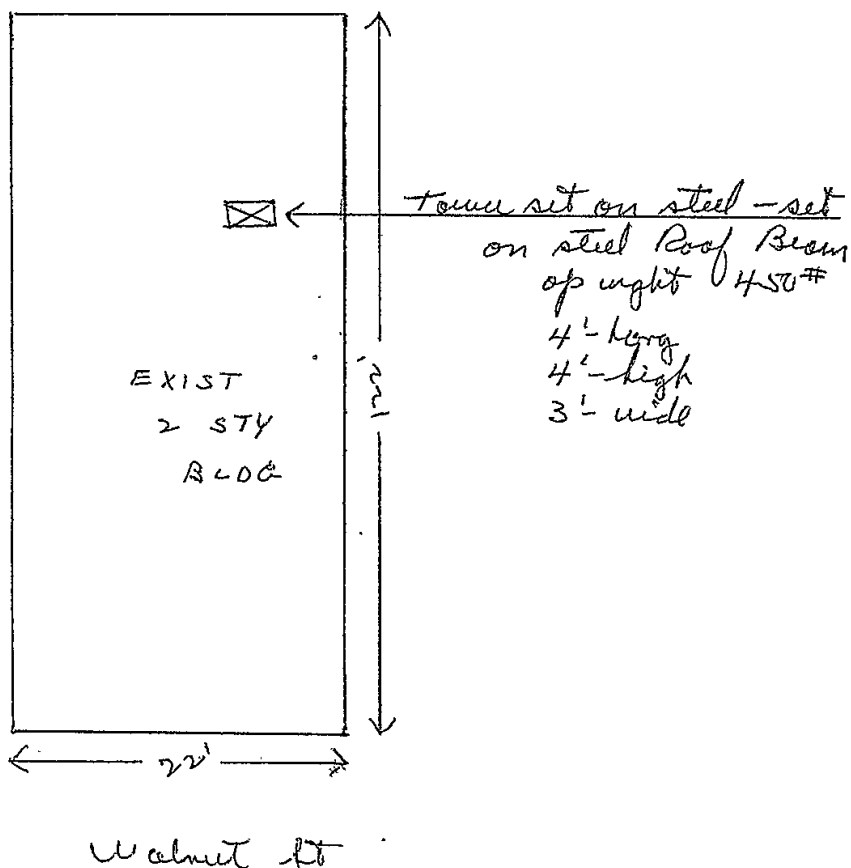
Contractor Jacy Inc.

Address 601 Dewey Building

Phone _____

DRAW PLANS ON SPACE BELOW

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



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

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

David Seidman

(Applicant Sign Here)

I understand that if I knowingly make any false statement herein I am subject to such penalties as may be imposed by law or ordinance."

REASONS FOR REFUSAL

Signed _____

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

For ZONING Building other than dwelling (22 x 122 x 25' over st. high)
covering one hundred (100) % of the lot area.

USE
Conforming Interior alterations and furnishings
Non-conforming (A Corner #9 and #22)

Z - 3.00

V - 2.00

p/11/1/10

EXAMINER'S REPORT

District.....
 Is this a corner property?.....Attached?.....Semi-detached?.....Detached?.....
 Dwelling?.....Other than dwelling?.....How many families?.....How many stories?.....
 Use applied for.....Accessory.....To what use?.....

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

Is Use permitted in this district?.....Under what provision?.....

If Use is not permitted in this district, under what provision is it permitted?.....

Zoning Permit.....Grant ☒ Refuse.....Refer.....Not required.....
 Use Permit.....Grant ☒ Refuse.....Refer.....Not required.....

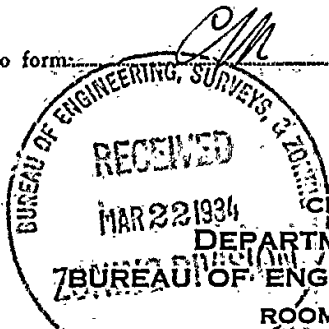
REMARKS:.....

Chapman
 (Examiner)

Date of examination 3/22/1934

INSPECTOR'S REPORT

Approved as to form:

Application No. 2663District Designation DC-1Zoning Map No. 4ASub. 96Survey District 8Ward 8Previous Application 705

CITY OF PHILADELPHIA
DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING, SURVEYS AND ZONING
ROOM 1223, CITY HALL ANNEX

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Townsend, Schroeder & Wood Inc. 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: 1709 Walnut St

(Street and House Number)

Situated on North side of Walnut street at the distance of 90 feet 9 inches from West side of Market street 8 Ward. Front 22 feet 0 inches. Depth 122 feet 0 inches. If lot is irregular in shape, give deed description below:

Zoning Refused _____
Use Refused _____
Appealed _____
App. Granted _____ Cert. _____
App. Refused _____ Cert. _____
Ref. to B. of A. _____
Ref. Granted _____ Cert. _____
Ref. Refused _____ Cert. _____

This Space For Official Stamp
(Do not write in this space)

BUREAU OF ENGINEERING
SURVEYS AND ZONING
PHILADELPHIA
USE REGISTRATION
PERMIT No. 603
ISSUED 3-22-34

WHAT KIND OF WORK IS GOING TO BE DONE?

Remodeling of Present BuildingIS THIS PROPERTY A VACANT LOT? NoIf buildings are used, for what use? A few daysIf buildings are vacant, since what date? NoIs proposed building a dwelling? No How many families? —Dwelling will be altered to accommodate — families.Is proposed building a garage? No Car capacity? —Number of cars will be — trucks — delivery cars — pleasure cars

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet	<u>22</u>	<u>50</u>	<u>27</u>	<u>25</u>	<u>25</u>	<u>25</u>
Height in stories	<u>3</u>	<u>3 1/2</u>	<u>3</u>	<u>One</u>		

TABULATION OF USES

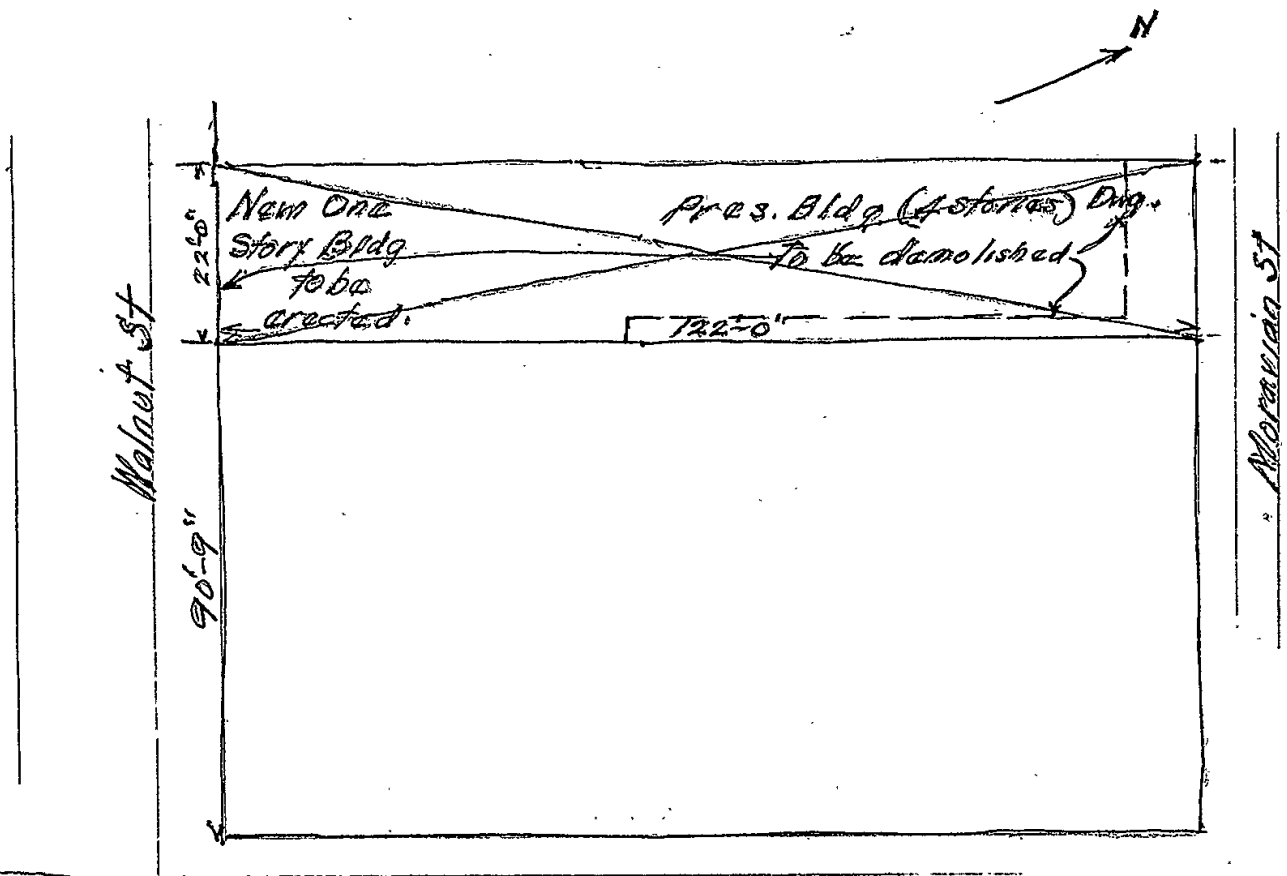
FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
		<u>Store & Office</u>	
		<u>Interior Remodeling & Renovation</u>	

Additional use information, if required:

Applicant Townsend, Schroeder & Wood Inc.Address 1700 Locust St.Phone Lo 5720

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN TO SCALE, 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.



COMMONWEALTH OF PENNSYLVANIA, } ss.
COUNTY OF PHILADELPHIA

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared J. H. Townsend Jr.

who being duly sworn according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

and subscribed to before

me, this 22nd

day of March

A. D. 193 4

NOTARY PUBLIC :

My Commission Expires Nov. 14, 1937

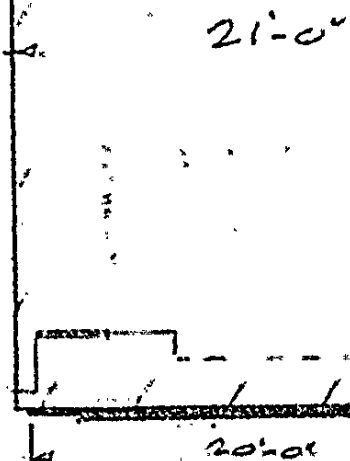
Frederick M. Danner

J. H. Townsend Jr.
(Applicant Sign Here)

[illegible]

THOU SILVER

117-0



WALNUT STREET

— PLAN VIEW —

SCALE - 1/8" = 1'-0"

APPROVED - ART COMMISSION

OCT 19, 1976

SUBMISSION # 160-76

Rec'd. by Art Commission

OCT 19 1976

LONG JOHN SILVER

SIMPSON SIGN COMPANY

1600 WALNUT ST. - P.O. BOX 177 - PHILADELPHIA, PA. 19102 - 733 55

NAME: LONG JOHN SILVER

DRAWN

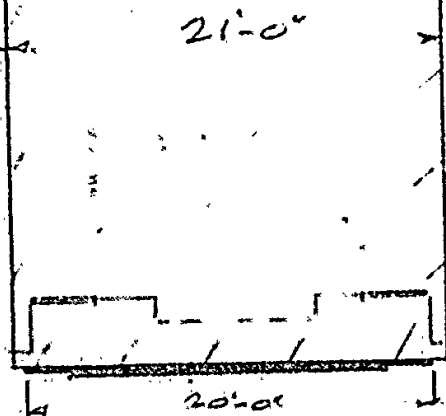
1709 WALNUT ST.

MARKET

PHILA., PA.

CHECKS

Severly T. Volk



WALNUT STREET

— PLAN VIEW —

SCALE - 1/8" = 1'-0"

APPROVED BY ART COMMISSION

OCT 19 1976

SUBMISSION # 160-76
Rec'd. by Art Commission
LONG JOHN SILVER

OCT 19 1976

Severly T. Volk

SIMPSON SIGN COMPANY

1709 WASHINGTON AVE - P.O. BOX 177 - ORADON, PA. 19020 - 788 56

LONG JOHN SILVER

1709 WALNUT ST.

PHILA., PA.

DRAWN

CHECKED

CHECKED

Mr. Edward J. Keenan, Chief Inspector
Department of Licenses and Inspections
Ruth C. Roberts
Executive Secretary, Art Commission
Complaint of alleged illegal canopy for
Gary-Elliott Towne Salon, 1709 Walnut Street

9-24-65

*File Folder
Zoning eff*

The Art Commission has asked that I call your attention to
an existing canopy at the above premises.

This office has no record of approving the canopy and it
appears to be illegal.

RCR:z

cc - Edmund J. Cummins, L & I

SEP 27 1965

LICENSE

RETAIN UNTIL MACHINE ACCOUNTING DIV. VERIFIES

No. **A061541**

DO NOT KEY PUNCH SEE BELOW

LICENSE CODE

3409

W-8

PAY THIS AMOUNT



LICENSEE:
FOR: **Sam-7th Proj.
1709 Walnut St.**

\$10.

EXPIRES LAST
DAY OF MONTH YEAR

12/76

MAILING
ADDRESS:

**Long John Blycor
1709 Walnut St.
Phila., Pa.**

ZIP CODE

ISSUED BY:

CHECKED BY:

**9/9/76
R. McK.**

TAG NUMBER

81-62 (Rev. 5/72)

CODE:

DELETE FROM THE FILE - OUT OF BUSINESS (CHECK LOCATION AS ABOVE)

LICENSE NO.

170066

FEE:

674

CITY OF PHILADELPHIA



ART COMMISSION
1329 CH. HILL AVENUE, PHILADELPHIA, PA. 19107
BEVERLY T. VOLK, Executive Secretary
MURDOCK 2-4470, 4471
JOHN J. DOERANCK, Jr., President
ROBERT SILVER, Commissioner of Public Property
FREDERIC R. MANN
CHARLES MADON
JOSEPH ORSATTI
THOMAS J. MANDAN
JOSEPH BROWN
CARMELITA T. FARNER
MEYER P. NOTAMKIN

August 25, 1976

Mr. Ronald D. Simpson, Pres.
Simpson Sign Company
P.O. Box 127
1000 Washington Avenue
Croydon, Pa. 19020

Re: LONG JOHN SILVER'S RESTAURANT
1709 Walnut Street
Submission # 160-76

Dear Mr. Simpson:

Enclosed herewith is the material which you submitted for the Art Commission's review, relative to the sign proposed for the above location. Approval has been granted, and the application and designs have been executed accordingly. By copy of this letter, I am notifying the Department of Licenses and Inspections that a permit may now be issued upon presentation of this material.

Very truly yours,
Beverly T. Volk
BEVERLY T. VOLK,
Executive Secretary
Philadelphia Art Commission
BTV/elp
Enclosures
cc - Dept. of Licenses & Inspections - Zoning Section

Aug 26
ZONING

PHILADELPHIA ART COMMISSION
1329 City Hall Annex
Philadelphia, Penna. 19107

MU-6-4470 or 4463

DATE - Oct. 19, 1976

I. NAME OF PROJECT AND LOCATION

SUBMISSION NO. #160-76

LONG JOHN SILVER RESTAURANT
1709 Walnut Street

DATE SUBMITTED 10-04-76

DATE REVIEWED 10-12-76

II. TYPE OF PROPOSAL (UNDERLINED)

- A - NEW CONSTRUCTION OR ADDITION TO BUILDING
- B - RENOVATIONS TO EXISTING BUILDING OR STRUCTURE
- ☒ C - PROPOSED NEW SIGN - CANOPY - PENTEAVE
(REVISED DESIGN)
- D - EXISTING SIGN - CANOPY - PENTEAVE
- E - OTHER EXISTING APPENDAGE TO BUILDING
- F - PROPOSED SCULPTURE - PAINTING - OTHER ART FORM
- G - MISCELLANEOUS ADDITIONAL PROPOSALS

III. DECISION OF THE COMMISSION

- A - PRELIMINARY APPROVAL INDICATED
- ☒ B - FINAL APPROVAL INDICATED
- C - APPROVED SUBJECT TO RECOMMENDATIONS NOTED BELOW
- D - DISAPPROVED SEE RECOMMENDATIONS NOTED BELOW
- E - DECISION WITHHELD PENDING FURTHER STUDY AS NOTED BELOW

IV. EXPLANATORY REMARKS

Due to mechanical difficulties encountered by the sign company, the sign approved by the Commission under date of August 25, 1976 could not be installed. Revised designs for a different type of sign have therefore been approved, as noted.

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

OCT 20

BEVERLY T. VOLK, Executive Secretary
ZONING Philadelphia Art Commission

STV/efp

Original sent to: Henry Hurling, Acting Chief, Department of Licenses and Inspections
Copies sent to: Ronald D. Simpson, President, Simpson Sign Company



STATEMENT OF OCCUPANCY

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

PUBLIC SERVICE CONCOURSE & MUNICIPAL SERVICES BUILDING
SECTION 4-3005, CODE OF GENERAL ORDINANCES, EFFECTIVE DATE 1956.

The building situated at 1709 WALNUT ST. Ward,
conforms with the plans approved by this Department, the requirements of the Philadelphia Building Code for this group of
occupancy, and as stated below.

DATE OF COMPLETION		TYPE OF CONSTRUCTION		PRINCIPAL OCCUPANCY	
		I.V.A.			
NUMBER		ENCLOSURE		STORY	
FIRE TOWERS		None		BASEMENT	
FIRE STAIRWAYS		None		1ST FLOOR	
ADD. STAIRWAYS		2 bays 3/8" drop ceiling bath sides stl. studs top		2ND FLOOR	
EXITS TO BASEMENT		1 SIZE 32x80		-	
EXIT DOORS		3 SIZE 32x80		-	
EXIT DOORS		-		-	
LOCATION OF SPRINKLERS		Basement		-	
NUMBER OF STANDPIPES		-		-	
APPROVED BY (Plan Examiner)		J. P. L. Hall		DATE 2/16/75	
APPROVED BY DISTRICT SUPERVISOR (Signature)		J. P. L. Hall		DATE 11/26/76	
THIS BUILDING COMPLIES WITH THE BUILDING, HOUSING, FIRE, ELECTRIC, ZONING AND PLUMBING CODES OF PHILADELPHIA					
POST THIS STATEMENT OF OCCUPANCY IN A CONSPICUOUS LOCATION					

8-1-18

DEPT. OF PLANNING & ZONING
1ST DISTRICT
RECEIVED
FEB 24 1960
PHILADELPHIA

COMMENTS				
			HOUSING AND FIRE	
		<i>John R. Moody</i>	ZONING	
			ELECTRICAL	
			PLUMBING	
		<i>Joseph Board</i>	COMMERCIAL AND INDUSTRIAL	
			BUILDING	
JACKET NUMBER	DATE			

5/1/50

47794

2/6/76

18560

11/23/76

13737

11-19-76