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NOTICE OF DECISION

City of Philadelphia

ZONING BOARD OF ADJUSTMENT 1401 J. F. K. Bivd. - 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

THIS IS NOT A PERMIT

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

GRANTED

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

- 1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
- 2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD PROVED BY THE ZONING BY
- 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 ZÖNING 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 nous Litt

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 sidewalk6. 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

Executive Director, Rittenhouse Row

cc: Rittenhouse Row Board of Directors

9:20 AN

LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

1735 MARKET STREET, 5 1⁵⁷ FLOOR PHILADELPHIA, PENNSYLVANIA 19 103-7599 2 15-665-8500

FAX: 215-864-8999 www.sallarospahr.com

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

Diamos Juli

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

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.

PHL_A #1943203 v1

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,

en 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

PHL_A #1943203 v1.

LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

1735 MARKET STREET, 5 17 FLOOR PHILADELPHIA, PENNSYLVANIA 19 103-7599 215-65-8500

215-055-8500 FAX: 2,15-864-8999 www.ballarospahr.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-MAL: POLLOCKS@BALLARDSPAHR.COM

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

tephen G. Pollock

SGP/pm

cc: Vincent Cho

Corie Moscow

Stanley Krakower, Esquire

PHL_A #1948619 v1

DEC: 0:9 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

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:

from lelle

- 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, intermittant 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.

- 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.

Hyundin (Vincent) Cho, Vice-President

Stephen & Pollock, Esquire

For Applicant 1709 Walnut Street, Inc.

Stanley R. Krakower, Esquire

For CCRA

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NOTICE OF REFUSAL OF PERMIT DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F, Kennedy Boulevard - Philadelphia, PA LOCATION 1709 WALNUT STREET IS IN A C-5 COMMERCIAL DISTRICT AND THE AREA DISTRICT STEPHEN G. POLLACK, ESQUIRE & (A) 10-12-04 LARRY PERSOFSKY, L.E. ATTORACY AND IC. PHILA	RITTENHOUSE SQUARE ADELPHIA, PA 19103 FOR THE ABOVE LOCATION DOE HAVE NOT BEEN DELPHIA ZONING CODE, TAKE-OUT V IMITED TO LIVE CLASSICAL MUSIC, INED SOUND SYSTEM AND TO AM 180707045A, CALENDAR #98-0755, ON
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AND LOCATION, AS SHOWN IN THE APPLICATION).	OF INO ACCESSOR! SINGLE FA
THE USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE "NIGHTCLUB" WITH TAKE CENTER CITY COMMERCIAL AREA, WHEREAS THE EXTENSION OF A USE PREVIOUSLY ADJUSTMENT, REQUIRED ADDITION ZONING BOARD OF ADJUSTMENT APPROVAL, WHEREAS SQUARE FEET EXCEEDS THE ALLOWABLE SIGN AREA OF 44 SQUARE FEET BY 70.75 SQUAR "WALNUT ROOM" FLATWALL SIGN IS PROPOSED TO BE LOCATED ABOVE THE BOTTOM OF TO BE LOCATED ABOVE THE BOTTOM OF THE 2ND FLOOR.	AS THE PROPOSED SIGN AREA OF REFEET, AND WHEREAS THE PROPO
FOUR (4) USE REFUSALS FEE TO FILE APPEAL: \$200.00	
NOTE TO ZONING BOARD OF ADJUSTMENT & APPLICANT: ART COMMISSION APPROVAL PERMIT	. IS REQUIRED PRIOR TO ISSUANCE
SEE APPLICATION #980707045A, CALENDAR #98-0755, ZBA GRANTED A RESTAURANT, DISPOSABLE CONTAINERS WITH GARBAGE DISPOSAL SYSTEM AND TRASH STORAGE AREA 11/6/98. SEE APPLICATION #980707045, CALENDAR #98-0755, APPLICATION AMENDED AS TAKE-OUT WITH FOOD SERVED ON DISPOSABLE WARE. SEE APPLICATION #25008, C PROJECTING SIGN ACCESSORY TO A RESTAURANT, 10/17/90.	A INSIDE BUILDING 1ST, AND 2ND FLO ABOVE FOR RESTAURANT EAT-IN
CC: 1709 WALNUT STREET, INC. 1709 WALNUT STREET PHILADELPHIA, PA 19103	
Signed Signed Section S	Supervisor,
Date Signed 10-12-04	

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*.

APPLICATION FOR ZONING PERMIT NOTE: The requirements for this p	ermit 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 not conform with the Building Code, Plumbing Code,
DEPARTMENT OF ECCASES & INSPECTIONS	The state of the s
Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.	DISTRICT DESIGNATION
OCATION OF PROPERTY (Street and House Number)	- "C" COWW
1709 Walnut Street	ZONTING MAP MUTIMBER SUB.
tuated onside ofStree	ELVOLPL CITTLE WARD
the distance of feet inches fromsid	PREVIOUS, APPLICATION TO
Street	CALENDAR NUMBER
rontfeetinches, Depthfeetqnches	ZONING REFUSED
lot is irregular in shape, give deed description below: 76 - 1818021	USE : REFUSED
SICE GONTIAL THESE	APPEAL
THE BENEFIT PADEME BY E WOODY CK 750	APP. CERT.
- 100/A 100/	APP. CERT.
MINES THE CARE CONTROLLY	REF. TO B. OF A
CICLOS REPORTED TO THE PROPERTY OF THE PROPERT	REF. CERT.
25/5%	GRANTED CERT.
to the second se	REF. CERT.
EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION	THIS SPACE FOR OFFICIAL STAMP
Two (2) Flat panel wall signs (externally illuminated: one 2'6" x 17'6	DEPT(OP TION OF THE TILITY OF PHILADELPHIA
("buttercup") and one oval sign: 6' x 3-1/2' ("Walnut Room") size	ZONING AND USE REGISTRATION
wording and location as shown on plan.	PERMITS
* EXISTING SIGNS TO BE REMOVED	NO.
ALD REPLACED WITH ABOVE SUCHS	DATE
- Ups APPLIAL OF 1919 APPLICATION	PERMIT GRANTEDIN
STORIES AND HEIGHTS FROM GROUND TO ROOF	ACCORDANCE YOUR ALBO
PROPOSED ADDITION, ALTERATION OR NEW BURLDING	CERTIFICATE NO
FRONT SIDE REAR FRONT SIDE REAR	DATE
n Feet 25 25 25 25 25 25 25 25 25 25 25 25 25	
TABULATION OF USES	2 20 20 20 20 20 20 20 20 20 20 20 20 20
FLOOR NO	US 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 w/ 3915. dist. sys.
service on 1st floor (no physical bar on 1st floor); with restaurant (ex	
URP #428352 on 2 ^{od} floor with accessory trash storage area insigned seeking to amend paragraphs 2,5,12,13,15 of proviso letter dated 10/2	de building,

ANIMES TO

ADDRESS ADDRESS TECEDIONE NUMBER
215-751-0888
TELEPHONE NUMBER

TELEPHONE NUMBER

ESq. BP#H58524 1717 Rittenhouse Sq.Phila.PA 1910 FELF 1910 85-4500 Stephen G. Pollock,
Larry Persofsky,
81-16 (Rev. 4/95) ACENT DE ONDER

Additional use information, if required _

OWNER 1709 Walnut Street,

ARCHITECT OR ENGINEER DW

TENTALCTOR

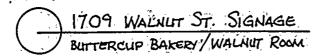
DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

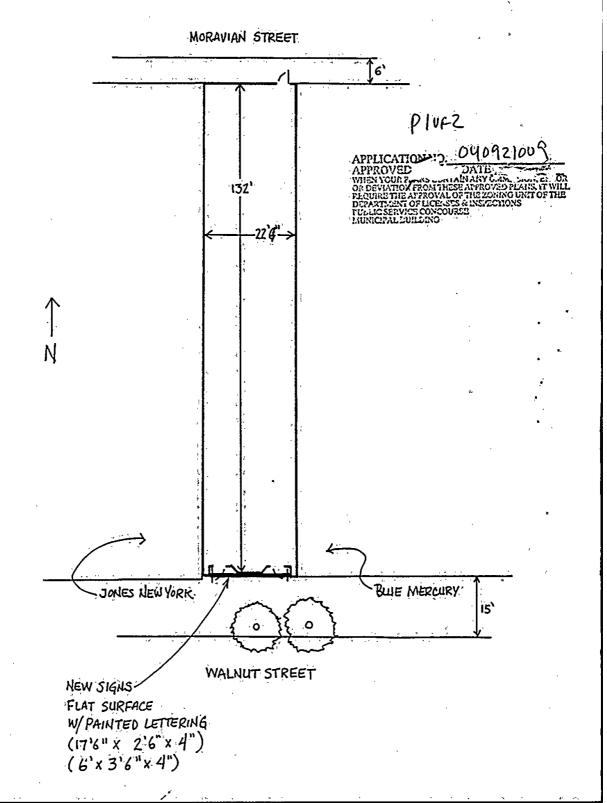
- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
- 3. Curb lines and their distances from lot lines.
- 4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
- 5. Distances from building to lot lines and to other buildings on same lot.
- 6.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

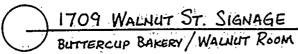
"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware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

(Applicant Sign Here)

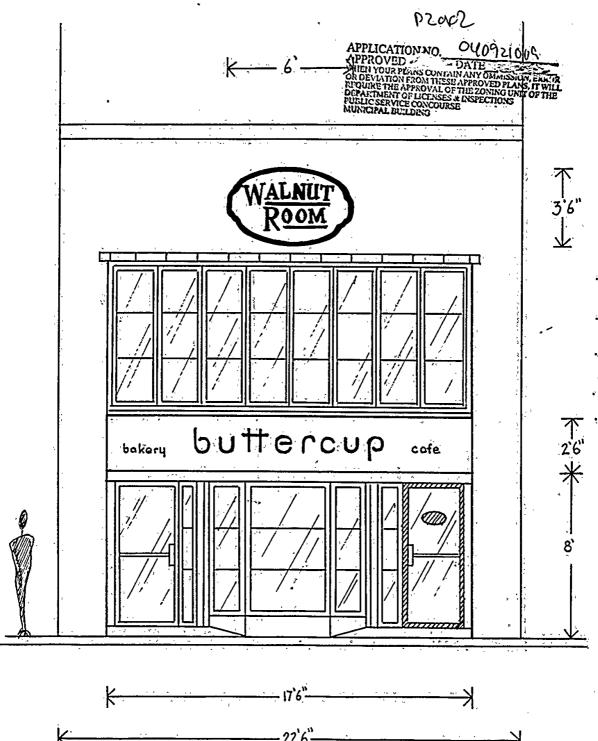


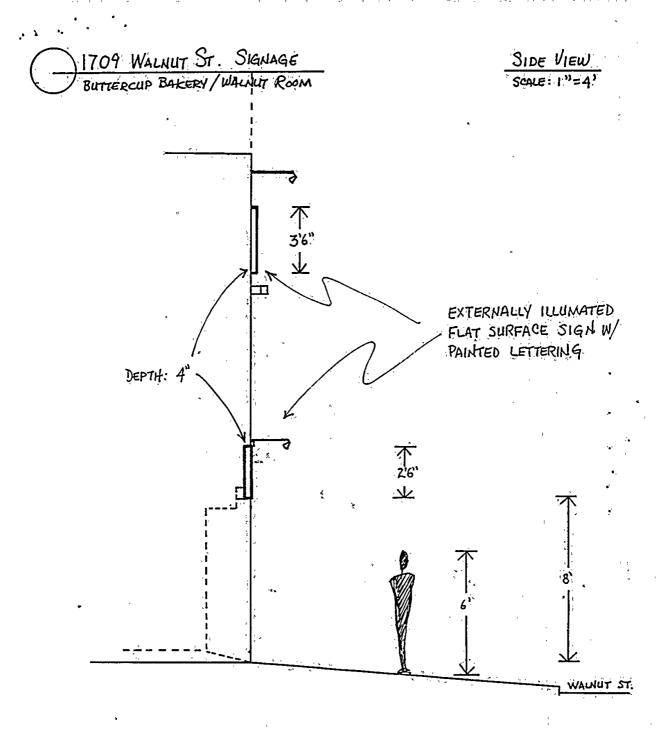
SITE PLAN SCALE: 1"=20"





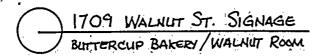
FRONTAL VIEW SCALE: 1"=4"



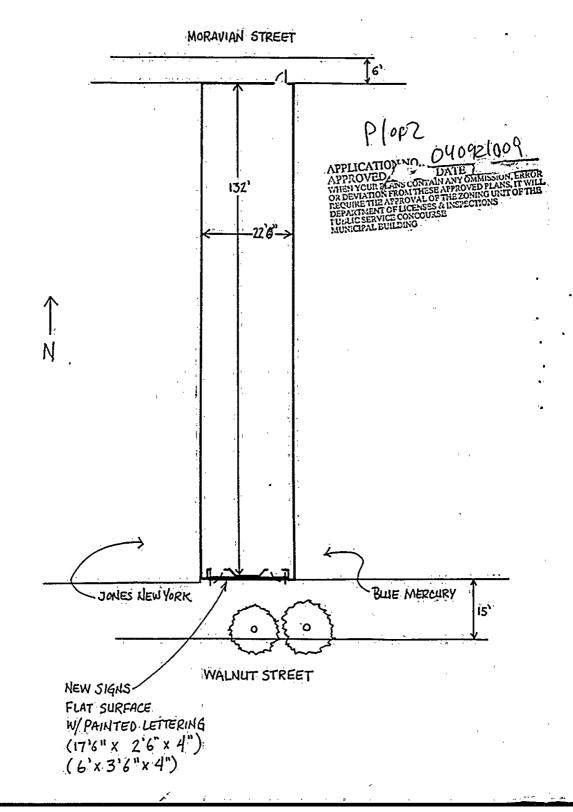


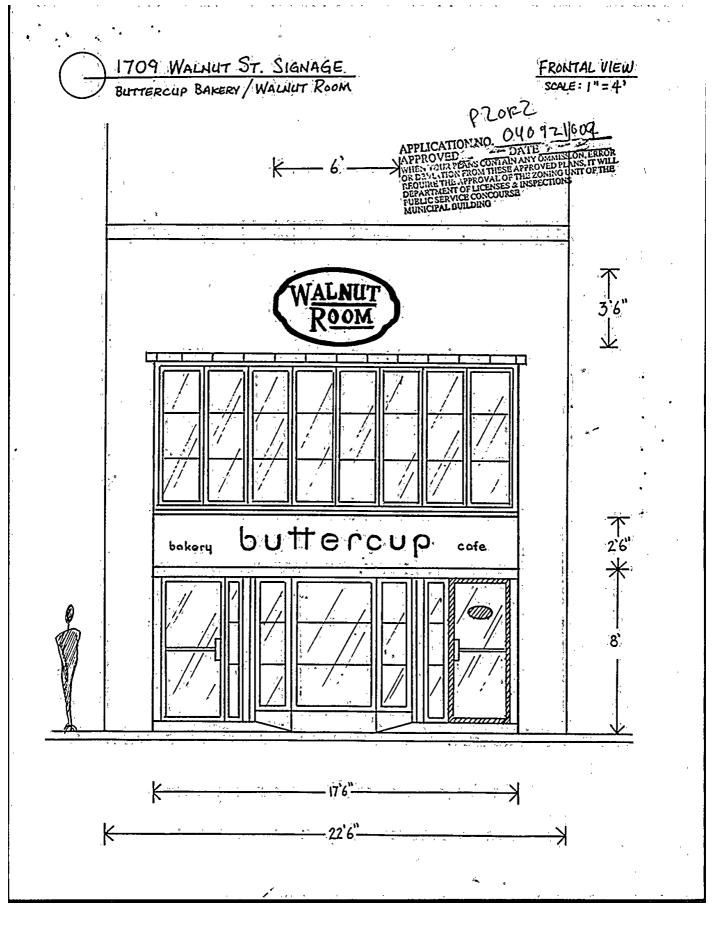
1709 WALNUT ST. SINAGE
BUTTERCUP BAKERY / WALNUT ROOM AERIAL VIEW SITE PLAN DETAIL SCALE: I"= 4" 45 WALNUT STREET

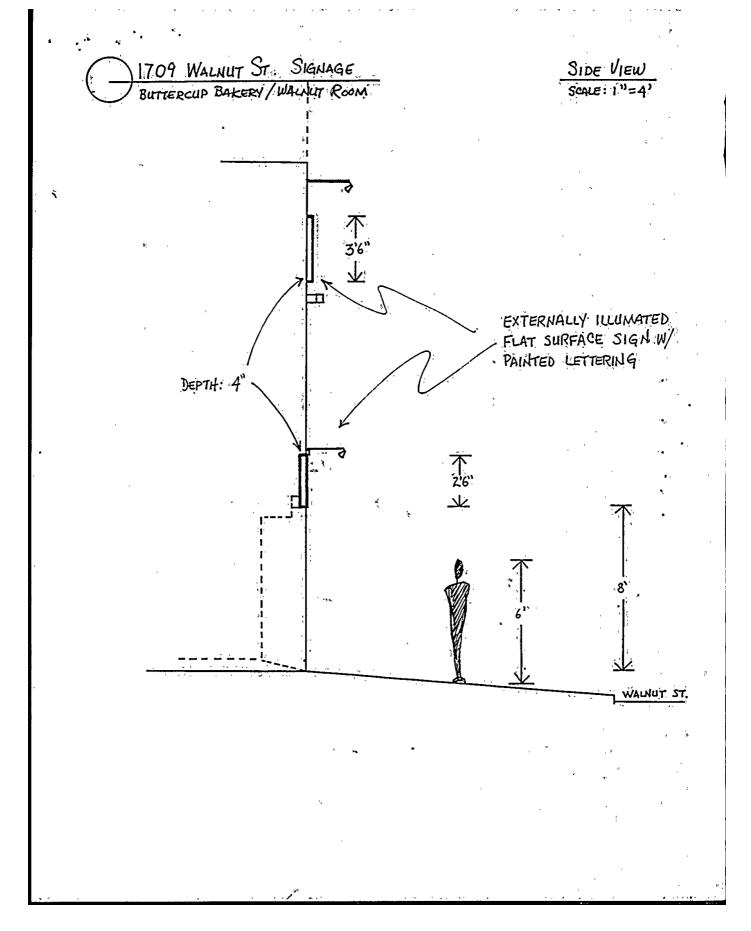
*				
NOTICE OF	CITY OF PHILADELP	· · · · · · · · · · · · · · · · · · ·	APPLICATION DATE	APPLICATION NUMBER
REFUSAL OF	DEPARTMENT OF LICENSES AN	1	09-21-04	040921009
PERMIT	Municipal Services Building - Co		10-07-04	4A-2
LOCATION 1709 WALNUT STREET IS	1401 John F. Kennedy Boulevard			Y COMMERCIAL
AREA DISTRICT				er v v
STEPHEN G. POLLACK, ES	SQUIRE & AULTIE-OY A	PLICANTS ADDRESS	1717 RITTENHOUS	
LARRY PERSOFSKY, L.E.	ATTORNEY and lie.		PHILADELPHIA, PA	19103
EXPEDITOR THE APPLICATION FOR A HAS BEEN REFUSED BECAUSE T COMPLIED WITH IN THE FOLLOW	TEC 1855EE (1709 WAIA USE HE PROVISIONS OF THE ING PARTICULARS:	PE	RMIT FOR THE ABO	
SEE SECTION: 14-1607(3)(j), 14-102, 14-30	N			
THE APPLICATION IS FOR A NIGHTCLUB SEATING, WITH RETAIL SALES OF BAK DANCING BY GUESTS AND PATRONS, PARAGRAPHS 2, 5, 12, 13 AND 15 OF PROAND 2ND FLOORS; THE REMOVAL OF EXTERNALLY-ILLUMINATED FLATWALL SAND LOCATION, AS SHOWN IN THE APPLIANCE.	ED GOODS, TO INCLUDE LIN NO AMPLIFICATION OF MU- DYISO LETTER DATED 10-22-19 FALL EXISTING SIGNAGE A BIGNS, WITH GARBAGE DISPO ICATION).	/E ENTERTAINN SIC, NO SELF- 198 ON APPLICA AND THE EREC ISAL AND TRAS	MENT LIMITED TO LIVE CONTAINED SOUND S' TION#980707045A, CAL CTION OF TWO ACCE H STORAGE AREA WIT	CLASSICAL MUSIC, NO YSTEM AND TO AMEND ENDAR #98-0755, ON 1ST SSORY SINGLE FACED, HIN THE BUILDING (SIZE
THE USE IS REFUSED FOR THE FOLLOW CENTER CITY COMMERCIAL AREA, WH ADJUSTMENT, REQUIRED ADDITION ZON SQUARE FEET EXCEEDS THE ALLOWABI "WALNUT ROOM" FLATWALL SIGN IS PR TO BE LOCATED ABOVE THE BOTTOM OF	EREAS THE EXTENSION OF IING BOARD OF ADJUSTMEN LE SIGN AREA OF 44 SQUARE OPOSED TO BE LOCATED AB	A USE PREVIO T APPROVAL, W FEET BY 70.75	DUSLY GRANTED BY THEREAS THE PROPOS SQUARE FEET, AND W	THE ZONING BOARD OF SED SIGN AREA OF 64.75 HEREAS THE PROPOSED
FOUR (4) USE REFUSALS FEE TO FILE APPEAL: \$200.00				•
NOTE TO ZONING BOARD OF ADJUSTM PERMIT	ENT & APPLICANT: ART CO	MMISSION APP	ROVAL IS REQUIRED	PRIOR TO ISSUANCE OF
SEE APPLICATION #980707045A, CALEI DISPOSABLE CONTAINERS WITH GARBA 11/6/98. SEE APPLICATION #980707045, TAKE-OUT WITH FOOD SERVED ON D PROJECTING SIGN ACCESSORY TO A RE	GE DISPOSAL SYSTEM AND 1 CALENDAR #98-0755, APPLI ISPOSABLE WARE. SEE A	RASH STORAG CATION AMEND	E AREA INSIDE BUILDII DED AS ABOVE FOR R	NG 1ST AND 2ND FLOOR, ESTAURANT EAT-IN AND
CC: 1709 WALNUT STREET, INC. 1709 WALNUT STREET PHILADELPHIA, PA 19103				
signed A who	. Signe			
Plan Examiner	,	S	ection Supervisor	
Date Signed 10-12-6.				
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			· · · · · · · · · · · · · · · · · · ·	
NOTICE TO APPLICAN	<i>T</i> :			
An APPEAL from this ZO	NING CODE REFUSAL r	nust be made	to the Zoning Boar	d of
Adjustment, Municipal Se	rvices Building, Concourse	Level, 1401 Jo	hn F. Kennedy Boule	vard,
Philadelphia, PA 19102, withi	n THIRTY (30) DAYS of the	e date of the E	<u>xaminer's Signature</u>	ę.

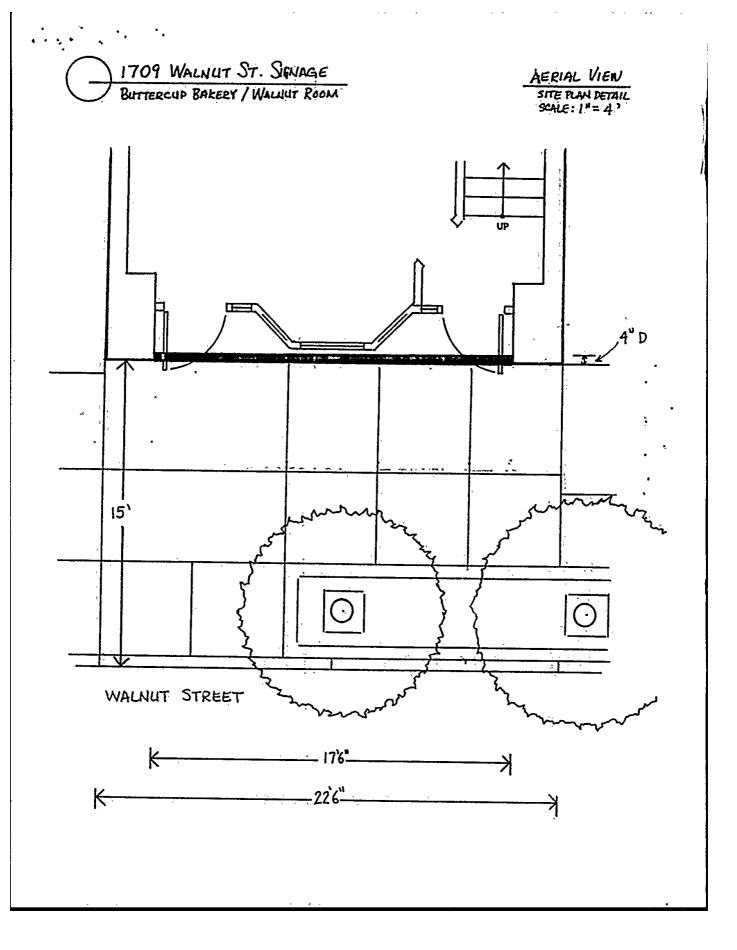


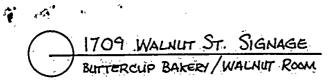
SITE PLAN SCALE: 1"=20'



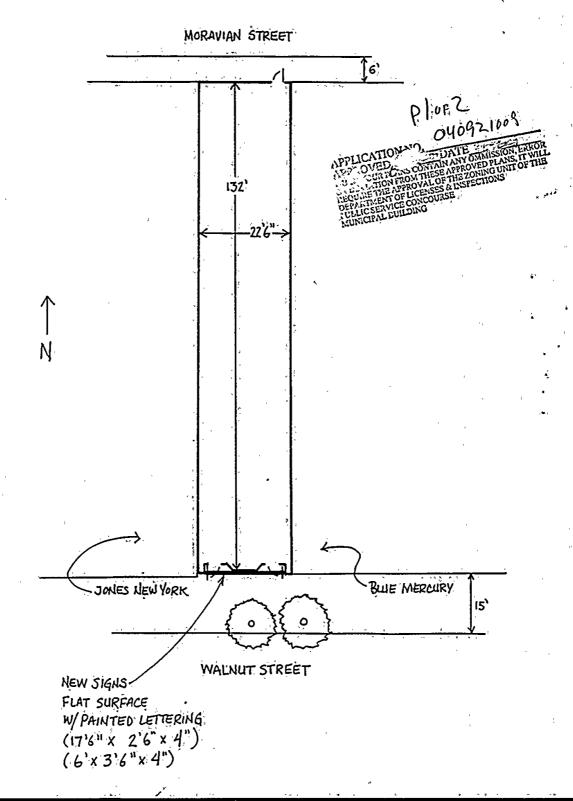


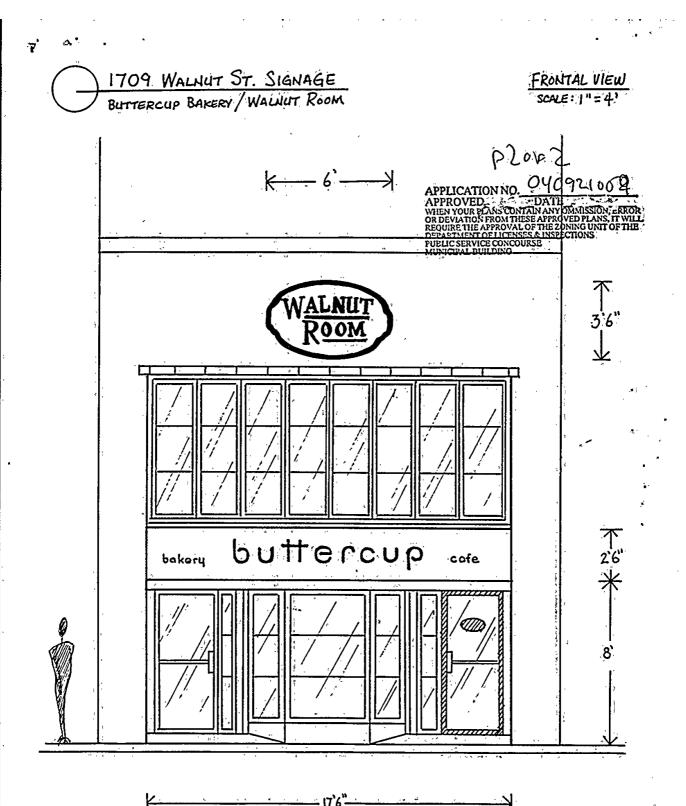


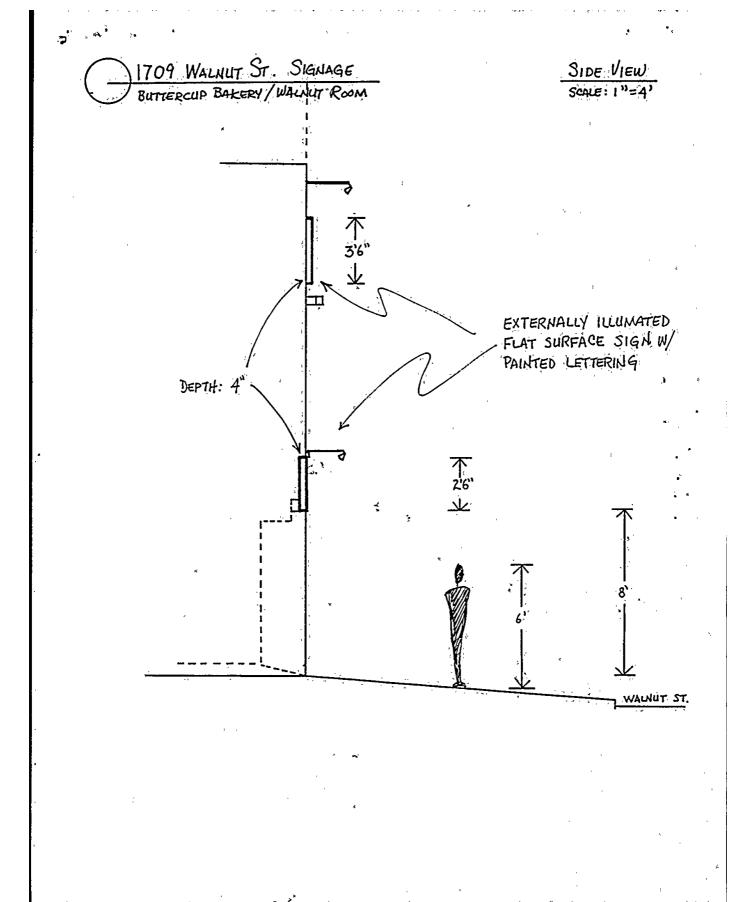




SITE PLAN







1709 WALNUT ST. SINAGE
BUTTERCUP BAKERY / WALLUT ROOM SCALE: 1"= 4" 15 WALNUT STREET - 176-

, , , , , , , , , , , , , , , , , , ,	***	APPLICATION DATE	APPLICATION NUMBER
NOTICE OF	CITY OF PHILADELPHIA	09-21-04	040921009
REFUSAL OF	DEPARTMENT OF LICENSES AND INSPE	CTIONS DATE OF REFUSAL	ZONING MAP #:
PERMIT	Municipal Services Building - Concourse	Level	4A-2
	1401 John F. Kennedy Boulevard - Philadelp	MINO, F.V.	4.55
ARFA DISTRICT	IN A C-5 COMMERCIAL DISTR	N N	
STEPHEN G. POLLACK, E	SQUIRE & (A) 10-12-04 APPLICANTS	1717 KIŢIENHOU	P Par
LARRY PERSOFSKY, L.E.	ATTOCKEY OND LICE	PHILADELPHIA, P	A 19103
bapka	itor for lessee (1709 waher USE	CT. Inc.) PERMIT FOR THE AB	OVELOCATION
THE APPLICATION FOR A HAS BEEN REFUSED BECAUSE T			
COMPLIED WITH IN THE FOLLOW		,	
	•		1
PHILADELPHIA	SONS FOR REFUSAL		
CODE REFERENCE REA SEE SECTION: 14-1607(3)(j), 14-102, 14-30			
			<u> </u>
THE APPLICATION IS FOR A NIGHTCLUB SEATING, WITH RETAIL SALES OF BAK	(AS DEFINED IN SECTION 14-102(74)) IN THE PHILADELPHIA ZONIN EDTAINMENT LIMITED TO LIVI	G CODE, TAKE-OUT WITH F CLASSICAL MUSIC 'NO
DANGING BY CHECTE AND DATRONS	NO AMPLIFICATION OF MUSIC, NO) SELF-CONTAINED SOUND S	YSTEM AND TO AMEND
DADACDADUCA E 42 43 AND 45 OF PRO	IVISO I ETTER DATED 10-22-1998 ON A	APPLICATION #980707045A. CA	LENDAR #98-0755, ON 1ST
AND 2ND FLOORS; THE REMOVAL OF	F ALL EXISTING SIGNAGE AND IT	ND TRASH STORAGE AREA WI	THIN THE BUILDING (SIZE
AND LOCATION, AS SHOWN IN THE APPL	ICATION).		
THE USE IS REFUSED FOR THE FOLLOW	ING. WHEREAS THIS USE " NIGHTO	LUB" WITH TAKE-OUT SERVIO	E. IS PROHIBITED IN THE
CENTED CITY COMMERCIAL AREA: WH	FREAS THE EXTENSION OF A USE	PREVIOUSLY GRANTED BY	THE ZONING BOARD OF
ADJUSTMENT, REQUIRED ADDITION ZON SQUARE FEET EXCEEDS THE ALLOWAB	ING BOARD OF ADJUSTMENT APPR	OVAL, WHEREAS THE PROPOSE BY 70 75 SOLIARE FEET, AND W	SED SIGN AREA OF 64.75 MEREAS THE PROPOSED
"WALNUT ROOM" FLATWALL SIGN IS PR	OPOSED TO BE LOCATED ABOVE TH	E BOTTOM OF THE 2ND FLOO	R 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 ADJUSTM	IENT & APPLICANT: ART COMMISS	ION APPROVAL IS REQUIRED	PRIOR TO ISSUANCE OF
PERMIT			•
SEE APPLICATION #980707045A, CALE	NDAR #98-0755. ZBA GRANTED A	RESTAURANT, EAT-IN ONLY.	ALL FOOD SERVED ON
DISPOSABLE CONTAINERS WITH GARRA	GE DISPOSAL SYSTEM AND TRASH :	STORAGE AREA INSIDE BUILDI	NG 1ST AND 2ND FLOOR,
11/6/98. SEE APPLICATION #980707045, TAKE-OUT WITH FOOD SERVED ON D	CALENDAR #98-0755, APPLICATION	I AMENDED AS ABOVE FOR F	RESTAURANT EAT-IN AND Joses 784 Granted A
PROJECTING SIGN ACCESSORY TO A RE	STAURANT, 10/17/90.	HOM #23000, CALLINDAIN #03	OZOZO, ZDA OIGINIZA A
CC: -1709 WALNUT STREET, INC. 1709 WALNUT STREET			
PHILADELPHIA, PA 19103		×	
A Goradi			
Signed Plan Examiner	Signed	Section Supervisor	
	1	2 V 1 1 1 4 1 1 1 4 4 4	
Date Signed 10-12-0			
,	• • • • • • • • • • • • • • • • • • •		<u> </u>
		-	•
NOTICE TO ADDITION	7.		
NOTICE TO APPLICAN	NING CODE REFUSAL must be	made to the Zoning Boa	rd of
Adjustment, Municipal Se	rvices Building, Concourse Level,	1401 John F. Kennedy Bould	evard,
Philadelphia. PA 19102. with	in THIRTY (30) DAYS of the date of	of the <i>Examiner's Signatur</i>	<u>ė</u> .
	· ·		■ ·

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 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 insure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing as aforesaid.

Lessee shall, upon execution hereof, deposit with Lessor as security for the performance of all the terms, covenants, and conditions of this lease, the 27—Helrs and Assignees 28-Security Deposit · - <u>23</u>2 . . 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 entargeable 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. 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 SEALED AND DELIVERED IN THE PRESENCE OF: EDWARD M. PAUL & COMPANY (AGENT) 1709 WALNUT STREET, INC. FAMILY TRUST U/ARTICLE IV U/W OF SAUL KAPLAN PRESIDENT BY: ATTEST John C. Clark Co., Phil. . 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

> 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 expediters, 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.

Vincent Cho. President

/LetOfAuth.8-27-4

PETITION OF APPEAL	PROPERTY ADDRESS			
CITY OF PHILADELPHIA - ZONING BOARD OF ADJUSTMENT				
1401 John F. Kennedy Boulevard • Philadelphia, PA 19102-1687	APPEAL DATE / 9/0 4	Well Wor. 23, 200 4.		
PRINT OR TYPE CLEARLY DO NOT WRITE IN SHADHRAMBAIVE	1	CALENDAR NUMBER		
PUBLIC HRÀBING AT. 1515 ARCH STREET : 18TH FLOOR [☑ 9:30 AM.] ☐ 5:00 P.M. ☐ OTHER	RECEIPT NUMBER	APPEAL FEES		
PROPERTY-KOORESS	2836	1. \$787		
1709 Walnut Street		(g) (g) (g) (g) (g) (g) (g) (g) (g) (g)		
Family Trust U/Article IV U/W of Saul 1	Kanlan	TELEPHONE NUMBER - (9:00AM - 5:00 P.M.)		
Family Trust U/Article IV U/W of Saul 1 ADDRESS 1420 Walnut Street, Suite 607, Philade		1		
		TELEPHONE NUMBER - (9:00 A.M 5:00 P.M.)		
NAME 1709 Walnut Street, Inc.	and the second of the second o	215-751-0888		
I I I I I I I I I I I I I I I I I I I	* * * * * * * * * * * * * * * * * * * *	ZIP COOE		
Philadelphia, PA 19103		10 T T T T T T T T T T T T T T T T T T T		
CHECK APPROPRIATE BOX: OWNER & K. LEASEE	AGENT OTHER	- 1 1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
IF OTHER, STATE INTEREST;		make the terms of the second		
A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICE	NSED TO PRACTICE IN THE COM	MONWEALTH OF PENNSYLVANIA		
ATTORNEY (IF ANY - NAME)	7 73 45	TELEPHONE NUMBER - (9:00 A.M 5:00 P.M.)		
Stephen G. Pollock, Esquire		215-864-8722		
ADDRESS Ballard Spahr Andrews & Ingersoll		***		
1735 Market Street, 51st Floor, P		* * * * * * * * * * * * * * * * * * *		
See attached sheet.				
	1.0%			
	101901	8 3 3		
A contract to the second of th		<u> </u>		
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*** * * * * * * * * * * * * * * * * *	, , ,	# D.		
	e e e e e e e e e e e e e e e e e e e	16 SE		
AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Clieck One)	M:REFUSAL ☐ REI	FERRAL PERMIT		
I/WE ARE APPEALING THE ACTION OF L&I FOR THE FOLLOWING	REASONS:			
See attached sheet.	juli			
	Like			
· · · · · · · · · · · · · · · · · · ·		1 4 6 LE N 41 (F2)		
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		and services are services and services are services and services and services and services and services are services and services and services and services are services are services and services are services and services are services are services and services are services are services and services are s		
		· · · · · · · · · · · · · · · · · · ·		
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.	A A	o such pennines as may be		
SIGNATURE OF APPLICANT	all Espee 1/4	by falesse		
91 40 (Day 0/09)	<i>H</i>			
PERMIT I	SSUANCE .			

IOTICE 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

Ε RM

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)

Сору-



RITTENHOUSE ROW

November 24, 2004

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

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

Executive Director, Rittenhouse Row

cc: Rittenhouse Row Board of Directors

DEC 019-2004

9120 AM.

LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

1735 MARKET STREET, 5 1 FLOOR PHILADELPHIA, PENNSYLVANIA 19 103-7599 215-665-8500 FAX: 215-864-8999

WWW.BALLARDSPAHR.COM

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

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

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

> 1709 Walnut Street Re:

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 nonalcoholic 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.
- 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.

PHL_A #1943203 v1

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,

tenden G. Pollock

ŚGP/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

LÁW OFFICES BALLARD SPAHR ANDREWS & INGERSOLL, LLP 1735 MARKET STREET, 5 15 FLOOR PHILADELPHIA, PENNSYLVANIA 19 103-7599 2 I5-665-8500 FAX: 2 I5-664-8999 W,BALLARDSPAHR.COM

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

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

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.

SGP/pm

cc: Vincent Cho Corie Moscow

Stanley Krakower, Esquire

DEC 0 9 2004

9:20 AM

PHL_A #1948619 v1

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

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:

thouse letter

- 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, intermittant 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:

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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.

Hyunkin (Vincent) Cho, Vice-President

Stephen & Pollock, Esquire

For Applicant 1709 Walnut Street, Inc.

Stanley R. Krakower, Esquire

For CCRA

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81-16 (Rev.

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Commi reald NOTE: The requirements for this permit are in addition to all others required by law or APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT
CITY OF PHILADELPHA
DEPARTMENT OF LICENSES & INSPECTIONS 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 NUMBER 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 accom-04092 panying plan. DISTRICT DESIGNATION CLOCATION OF PROPERTY (Street and House Number) MMOJ ZONING MAP NUMBER SUB. 1709 Walnut Street WARD 2-128 _ side of __ __ Street situated on PREVIOUS APPLICATION 940707045-AH ___ inches ___ __ from, __ at the distance of ____ CALENDAR NUMBER Street of. ZONING REFUSED inches. _inches. Depth : feet USE REFUSEO If lot is irregular in shape, give deed description below: N(CONTID): Trees ILE BE NO DANCING BY CUSTOM GRANTED ENTERTAMENS, MUSIC WILL BE APP. REFUSED EG. WILL BE NO AMPLIFICA REF. TO B. OF A. ZENDER SERSON CERT. REF. GRANTED CERIN REF. REFUSED EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION THIS SPACE FOR OFFICIAL STAMP DEPT. OF LIC. & INSPECTIONS . 1 Two (2) Flat panel wall signs – externally illuminated: one 2'6" x 17'6" CITY OF PHILADELPHIA ("buttercup") and one oval sign: 6' x 3-1/2' ("Walnut Room") size, ZONING AND USE REGISTICATION wording and location as shown on plan. PERMITS * EXICTIPE SIGNS NO. UPON APPROVA AND DATE PERMIT GRANTED IN STORIES AND HEIGHTS FROM GROUND TO ROOF **ACCORDANCE WITH LL** EXISTING BUILDING HEIGHT N9. FRONT REAR FRONT REAR SIDE In Feet 25 DATE In Stories TABULATION OF USES PRESENT USE DATE LAST USED LAST PREVIOUS USE FLOOR NO. Restaurant - eat-in only - No food served on disposable containers as per URP-- #4283*5*2 OR NO. PROPOSED USE OF PRESENT BUILDING Restaurant (takeout) with some use of disposable containers; seating and waitress W/ 99rb. dist. 545.

service on 1st floor (no physical bar on 1st floor); with restaurant (eat-in) as per_

.URP #428352 on 2nd floor with accessory trash storage area inside building

seeking to amend paragraphs 2,5,12,13,15 of proviso letter dated 10/22/1998

ADDRESS

Noness Walnur Street, Phila., PA 19103

Stephen G. Pollock, Esq. BP#H583245 1717 Rittenhouse Sq.Phila.PA 1910 TELEPHONE NUMBER 1215-985-4500

tional use information, if required AND RETAIL SALE OF BAKED

KAPLA NI ADDRESS

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1709 Walnut Street, Inc.

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DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK., SHOW:

1. All lot lines and dimensions.

'n.

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

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

(Applicant Sign Here)

TICE OF DECISION

City of Philadelphia

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

PPLICATION #: 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

S А Ε

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 ZÓNING 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)



RITTENHOUSE ROW

November 24, 2004

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

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
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- 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

xecutive Director, Rittenhouse Row

cc. Rittenhouse Row Board of Directors

DEC 0.9-2004

LAW OFFICES

BALLARD SPAHR ANDREWS & INGERSOLL, LLP

1735 MARKET STREET, 5 P FLOOR
PHILADELPHIA, PENNSYLVANIA 19 103-7599
215-055-0500
FAX: 215-064-0909
WWW.BALLIARDSPAHR.COM

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

BAITMORE, MD
DENVER, CO
SALT LAKE COY, UT
VOORNEES, NJ
WASHINGTON, DC
WAMINGTON, DE

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.

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- 2) Building will meet Philadelphia Fire Code.
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- 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 DENTER CO 1735 MARKET STREET, 5 1 FLOOR SALT LAKE CITY, UT VOORHEES, NJ PHILADELPHIA, PENNSYLVANIA 19 103-7599 2 15-665-8500 4 FAX: 215-864-8999 MW.BALLAROSPAHR.CO STEPHEN G. POLLOCK DIRECT DIAL: (215) 864-8722 PERSONAL FAX: (215) 864-9226 E-MAIL POLLOCKS@BALLARDSPAHR.COM 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 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

tephen G. Polloc

- SGP/pm - , -----

Vincent Cho

Cone Moscow

Stanley Krakower, Esquire

DEC 0.9-2004

Law Offices OWER

KRAKOWER & MASON

Stanley R. Krakower Barbara A. Mason

Nôvember 18, 2004

2300 ARAMARK TOW 1101 Market Street Philadelphia PA 1910

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

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, intermittant 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 22rd day of November, 2004.

1709 Walnut Street, Inc.

Hyundin (Vincent) Cho, Vice-President

Stephen & Pollock, Esquire

For Applicant 1709 Walnut Street, Inc.

公司特別的基件的研究

Stanley R. Krakower, Eşqui

For CCRA

.* Art. Cop	~~. Tell	16 *		4	,
APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS	NOTE: The regulation. The will be issued if Housing Code,	equirements for this per issuance of this permit a the specifications do no Fire Code and all other	oes not imply that of conform with to pertinent laws o	t a building permit he Building Code, r regulations.	or other permits
Application is hereby made for the permit or permits in Ordinance before commencing the use or the work describe panying plan.	equired by the Ploed herein, and as	niladelphia Zoning shown on accom-	DISTRICT DESIG	92100 NATION	9
LOCATION OF PROPERTY (Street and House Number)	THE SECOND SECOND		ZONING MAP M	OMM.	SUB.
1709 Walnut Street		<i>,</i>	YA	-2	WARO
situated on side of		Street	F.A.VOL.PL	2-126	
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· ci			CALENDAR NUM	8ER	,
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46 0	(-10-	1/2/10	B. OF A		
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<u> </u>	NB 5	A STATE OF THE STA	REFUSED		CERT.
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#428352					<u> </u>
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service on 1st floor (no physical bar	r on 1st floor);	with restaurant (e	at-in) as per_	3946 T/	ary trouge !
URP #428352 on 2 nd floor with a	ccessory trash	storage area insi	de building	arcs	
seeking to amend paragraphs 2,5.12,	13,15 of provis	o letter dated 10/2	2/1998 -		

Additional use information, if required AND RETAIL SALE OF BAKED

ADDRESS

ADDRESS

APPLICANT Stephen G. Pollock, Esq. BP#H583248 1717 Rittenhouse Sq.Phila.PA 1910 FELEPHONE STANDARD Larry Persofsky. L.E.

1/09 Walnut Street, Phila.,PA 19103

OWNER 1709 Walnut Street, Inc.

ARCHITECT OR ENGINEER

CONTRACTOR

TELEPHONE NUMBER

TELEPHONE NUMBER

TELEPHONE NUMBER

215-751-0888

60000



PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE

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		LICENSES & INPESCHONS
PROPERTY ADDRESS 1709 WALNUT STREET	BUSINESS NAME RESTAURANT	
	EAT-IN ONLY	
FIRST FLOOR DINING AREAS 04	NAME OF OWNER GREEN VILLAGE RESTAURA	ANT
BUILDING PLAN EXAMINER RDS	January 26, 1999	
BUILDING PLAN NUMBER	SIGN NUMBER	1 1 3 A 27
0260-C-99	0260C9902	
ADDITION ALTERATIONS OTHER	OCCUPANCY CHANGE	· · · · · · · · · · · · · · · · · · ·
In accordance with chapter 5-601.7 of the Fire preven75Persons	tion Code, the lawful maximum occ	cupancy is
APPROVED: RDS 404	DATE: January 26, 1	999
81-620 (Poy 04/96)		

LICENSES AND INSPECTIONS - ZONING FILE



PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE



PROPERTY ADDRESS 1709 WALNUT STREET	BUSINESS NAME RESTAURANT
	EAT-IN ONLY
SECOND FLOOR DINING AREAS 14, &15	NAME OF OWNER GREEN VILLAGE RESTAURANT
BUILDING PLAN EXAMINER RDS	DATE January 26, 1999
BUILDING PLAN NUMBER	SIGN NUMBER
0260-C-99	0260C9901
☐ ADDITION	OCCUPANCY CHANGE
In accordance with chapter 5-601.7 of the Fire preven 100Persons	tion Code, the lawful maximum occupancy is
APPROVED: RDS 159	DATE: January 26, 1999
04 COD (Day, 04/0C)	•

81-620 (Rev. 04/96)

LICENSES AND INSPECTIONS - ZONING FILE

NOTICE OF DEVISIONAL AND A COMMANDA COM

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Parlagelmeter, Parl 14197 1947

APPLICATION K: 430/0/045A 0ATE OF HELD TON: 33/06/78 ALAK: 9-0755

APPLICANT: RONALO L. CUIE

1219 SPRUCE ST.

PHILA PA 19106

OWNER:

GREEN VILLAGE FOODS 15TH & CHERRY STS. PHILA. PA 1910?

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 OF CERTIFICATES GRANTED MEREIN 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. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
- 2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANT APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
- 3. A NEW APPLICATION AND A NEW PUBLIC HEARING WILL HE RECUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.
- 4. FURTHER CONDITIONS:

 A**APROVISO: AS PER CCRA LETTER DATED OCT. 22. 1798 AND SIGNED BY

 MR. CHO & MR. KRAKOWER. DAS PER AMENDED REFERRAL 2/11/98. 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 fourt of tommore Pleas of Phila. County within 30 days from the date of this decision \$1-2000 (8/90). Copy Applicant

City of Philadelphia

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

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

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.

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ZONING BOARD OF ADJUSTMENT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING: CONCOURSE LEVEL

MUNICIPAL SERVICES BUTLDING, CONCOURSE LEVEL

1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102-1687,

INSTRUCTION	ONS TO APPLICANT AT HEARING
CALENDAR NUMBER	DATE
98-0755 DORESS OF PROPERTY CITY	STATE ZIP COOK
1709 (IALIO) ST	}
Submit within ten days to: Zoning Board of Adjustm	MENT - MUNICIPAL SERVICES BUILDING, CONCOURSE - 1401 JOHN F. KENNEDY BOULEVARD
RECORDED DEED/LEASE	AMEND APPLICATION (SUBMIT TO PERMIT ISSUANCE)
SETTLEMENT	NO PARCE OUT
AGREEMENT OF SALE	CONTINUED TO
РНОТО	OTHER ———
LETTER OF AUTHORIZATION	**************************************
(Rev. 3/37)	The state of the s

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

81-867 (Reverse) (Rev. 3/97)

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

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 Résidents' 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:

17. 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.

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- 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 mers 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:

GEORGE MANOS, Architect

STANLEY R. KRAKOWER, Esquire for

CCRA and RITTENHOUSE ROW

AMENDED 9-1178

REFERRAL	APPLICATION DATE 09-08-98	APPLICATION NUMBER 980707045A
ZONING BOARD OF ADJUSTMENT Concourse, Municipal Services Building	DISTRICT, C5 COMM	PLATE 4A 2
Application Number 980707045A is hereby refer	red to the BOARD O	FADJUSTMENT.
PPLICANT CHARLES A DATNER		- V4.5
PPLICANTS ADDRESS P O BOX 738, ARDMORE, PA 19003		PHONE 610-896-5370
OCATION OF PROPERTY 1709 WALNUT ST		
ROPOSED USE RESTAURANT - EAT IN ONLY - NO FOOD SERVED ON DISPOSABL SYSTEM & TRASH STORAGE AREA INSIDE BUILDING 1ST & 2ND I	.E CONTAINERS WITH FLR.	GARBAGÊ DISPOSAL
	*	
•		
EMARKS		
WHEREAS THIS USE RESTAURANT EAT IN ONLY REQUIRES A CE	RTIFICATE 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	G SIGN ACC TO A RES	TAŬRANȚ, 10-17-90.
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98-0755		
AMEND. 9-15-98		= 85g
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Signed Plan Examiner Date	e Signed <u></u>	98
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KRAKÓWER & 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

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

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

GEORGE MANOS, Architect

NLEY R. KRAKOWER, Esquire for CCRA and RITTENHOUSE ROW



REFERRA

09-08-98

VPLICATION NUMBER 980707045A

ZONING BOARD OF ADJUSTMENT: DISTRICT Concourse, Municipal Services Building

C5 COMM

4A 2

Application Number

980707045A

is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT CHARLES A DATNER

APPLICANTS ADDRESS POBOX 738, ARDMORE, PA 19003

610-896-5370

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

Plan Examiner

Date Signed

9-10-98

NOTICE TO

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.

APPLICANT



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102 07-07-98 ATE OF REFUSAL

07-09-98

980707045

ZONING MAP # 4A-2

09 Walnut St. is in a C-5 Comm. Dist.

APPLICANT Charles Datner

^{ጭዮኒር} ም. ይ. ት ያይጀ^{\$} 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.

July: 8/4/980 10/1/23/98

Section Supervisor

Date Signed

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.



09-08-98

APPLICATION NUMBER 980707045A

ZONING BOARD OF ADJUSTMENT Concourse, Municipal Services Building

C5 COMM

3TAJ 4A 2

Application Number

980707045A

is hereby referred to the BOARD OF ADJUSTMENT.

APPLICANT CHARLES A DATNER

APPLICANTS ADDRESS P O BOX 738, ARDMORE, PA 19003

PHONE 610-896-5370

OCATION 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

Plan Examiner

Date Signed

NOTÎCE 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.

	CITY OF PHRADELPHIA	APPLICATION DATE	APPLICATION NUMBER
NOTICE OF REFUSAL OF PERMIT	DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level	DATE OF REFUSAL	
	1401 John F. Kennedy Boulevard • Philadelphia, PA 19102		·
ATION	•	- 5	.
KANT-	ADDRESS		
THE APPLICATION FOR A	PERMIT FOR THE AE	OVE LOCATION HAS B	EEN REFUSED
SECAUSE THE PROVISIONS OF THE	PHILADELPHIA CODE HAVE NOT BEEN COMPLIED W	ITH IN THE FOLLOWING	PARTICULARS:
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
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	Signed :	Div. France	6
	•	Plan Examiner	
, ,	Signed	Section Supervisor	r • • •
INCTE	RUCTIONS FOR ISSUANCE OF PERMIT (D DEBMITS	
c 1/1.			
ING And And ING String Bu	ilding and erection of Addition structure, gara	ge∧acce≱s∳ry to∕ar∑	
e family dwelling with accessor orized by and subject to the co	y; garage size and nditions of Board of Adjustment Certificate,	rlodatien, als shown	in the application.
apestaura	ent, lat in only- Th	ofoda &	XYXXXXXX
extension of fleve	of disposable conta		gle family dwelling
of new construction for orized by and subject to the co	Garage, size and location, equipment and cap W. M.	ACHY AS SHOWN IN THE LARANTER	application, to incli
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APPLICANTION not use this, sheet

EXAMINER'S REPORT							
DISTRICT TYPE OF PROPERTY Semi-Detached Detached Detached							lached
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Yes No						t e	,
AREAS AND DIMENSIONS	Req. o	or Permitted	%	Req. when used	Existing	Proposed	%
Lot area							
Occupied area			ļ				_
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	 		l				
Height - front							
Height - side	1						
Height - rear				-			
High - garage							· · ·
Garage - inner dimensions							
IS USE PERMITTED IN THIS DISTRICT	1	UNDER W	HAT PROVISION			•	
` ☐ Yes ☐ No							
IF USE IS NOT PERMITTED IN THIS DIS	TRICT, UND	ER WHAT PRO	Visión is it peri	MITTED			
ZONING	PERMIT				USE PER	MIT	
☐ Grant ☐ Refuse	☐ Refer		lot Required	☐ Grant ☐	Refuse R	efer 🔲 Not F	Required
REMARKS							
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DATE OF EXAMINATION			EXAMINER (Sig	nature)			
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DATE OF INSPECTION			INSPECTOR (S	ignature)	,		
			INSPECTOR (S	ignature)			

Amended

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHRADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

l I Didinance heldre commencing the like or the work described herein and as shown on accom-	MARICATES HOMEER STORY Amende
Ordinance before commencing the use or the work described herein, and as shown on accompanying plan.	DISTRICT DESIGNATION 14-160
LOCATION OF PROPERTY (Street and House Number)	C5 Com
1709 WALNUT ST	ZONING MAP NUMBER SUB.
situated on side of Street	FAVOLPL 2-12-8 WARD
at the distance offeetinchesfromside	PREVIOUS APPLICATION 70 7045
of Street	CALENDAR NÚMBER
Front feet inches. Depth feet inches.	ZONING REFUSED
If lot is irregular in shape, give deed description below:	USE REFUSEO APPEAL
	APP. CERT.
	GRANTED APP. CERT.
	REFUSED
	REF, TO B. OF A.
- 100 W	REF. CERT.
Series and the series of the s	REF. CERT. REFUSED
CEXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION	THIS SPACE FOR OFFICIAL STAMP
= 5 TO OPEN RESTAURANT - SELF	- (Do not write in this space)
=a: & SERVICE - EAT IN ONLY.	
20 °	DEPT. OF LIC. & INSPECTIVING
<u>. 12.</u>	CITY OF PHELADELP
	USE REGISTRATION PERSON
Z 0	NO. 428352
	DATE 11-6-98
STORIES AND HEIGHTS FROM GROUND TO ROOF	PERLET GRANTED IV
	FED CEDAL GRANGERS
LUC EXISTING BUILDING PROPOSED ADDITION, ATTENTON OF NEW PUR	ACCORDANCE WITH ZBA
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PLANS TO BE DRAWN IN INK. SHOW:

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

1709 WALNUT OF

CHANGE - ENTAUKANT - COLF 1.3.22 .5.323 JULY KISTAURANT 3. Oak

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

Ise statement herein I am subject to such penallies as may be presented.

Charles Datue

(Applicant Sign Here)

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CITY OF PHILADELPHIA

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

07-07-98 DATE OF REFUSAL 980707045

ZONING MAP #

07-09-98

4A-2

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

APPLICANT Charles Datner

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THE APPLICATION FOR A

USE

PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHÍA 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

Section Supervisor

Date Signed

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.

Ì	PETITION OF APPEAL	PROPERTY ADDRESS	* * * * * * * * * * * * * * * * * * * *
,	CITY OF PHICADELPHIA . ZONING BOARD OF ADJUSTMENT.	11209 MALNUT	+ 5+ · · · · · · · · · · · · · · · · · ·
^	Municipal Services Building • Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102-1687	APPEAL DATE	HEARING DATE
ŀ	PRINT OR TYPE CLEARLY - DO NOT WRITE IN SHADED AREA	L&I NUMBER I	CALENDAR NUMBER
ı	PUBLIC HEARING AT 1800 ARCH STREET . 15TH FLOOR,	980101045	98-0753
-	1 0 430 AM. 0 5:00 PM 0 OTHER	RECEIPT NUMBER	Shot in OO
Ì	PROPERTY ADDRESS 1709 WALNUT ST.	1. 21 (0.3 (1)	
Ì	NAME 3 4 5 5 5		TELEPHONE NUMBER - (9:00 AM - 5:00 PM)
	ADDRESS 15 15 4 CHERRY STS. THIM, PA	•	
,	NAME CHARLES D. DATNER . R.A.		TELEPHONE NUMBER - (9:00 AM - 5:00 PM) 610-896-5370 - KAITO
	P.O. Box 738 ARD MORE PA	1 19003	ZIP CODE
		C ACCUT	A CANADA CAN
1	CHECK APPROPRIATE BOX: OWNER LEASEE	AGENT OTHER	
ı	APCHITET	į	3
,	ATTORNEY (IF ANY - NAME)		TELEPHONE NUMBER - (9:00 AM - 5:00 PM)
ļ	ADDRESS:		1
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ı	A ZONING APPLICATION WAS FILED WITH L&I FOR THE FOLLOWIN	IG REASONS:	t a t a t a t a t a t a t a t a t a t a
	TO OPEN RESTAURANT - EAT-11	U/TAKE OUT	
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ļ	76A 1110		
	TAKE OUT IS LIMITED T		
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	TRACH ROOM IS CONTAINED	WITHIN BUILDING	5.

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1	FOODS PREPARED ARE A WIDE VAR	HETY FOR LUNGY A	ND DINNER
	GOVENET STYLE, AND WILL BE A	BENEFIT TO LOCA	L CITIZEURY,
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1			1
	I hereby certify that the statements contained herein belief. I understand that if I knowingly make any false be prescribed by law or ordinance.	are true and correct to the be statement herein I am subject	est of my knowledge and to such penalties as may
	SIGNATURE OF APPLICANTS Charl	D. Datas	1
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8	1-49 (Rev. 7/96) PERMIT	ISSUANCE	٠.,٠

Con		LADELPHIA	APPLICATION DATE	APPLICATION NUMBER
NOTICE OF REFUSAL DEPARTMENT OF		NSES & INSPECTIONS	07-07-98 DATE OF REFUSAL	980707045
	F PERMIT Municipal Services Building, Conco 1401 John F. Kennedy Boulevard • Phil		07-09-98	4A-2
1709 Walnut St. is i	n a C-5 Comm. Dist.			
Charles Datner	*	ADDRESS P.O. Box 73	3 Ardmore, PA 19	003
Onario Dadro				,
THE APPLICATION FOR A BECAUSE THE PROVISIONS OF THE	USE: PHILADELPHIA CODE HAVE N	_ PERMIT FOR THE ABO NOT BEEN COMPLIED WIT		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL			
See sec. 14-304 & 14-1607 USE: The application is for a res window or malt beverages), whe Center City Commercial Area.	taurant - eat in and take o reas this use restaurant w	ut with food served or ith take out services a	n disposable ware tre prohibited on V	(no dispensing Valnut St. in the
REMARKS: ONE USE REFUSAL				
FEE TO FILE APPEAL \$200.				
C!iti #35000 Col #80 (0253 Zoning Board of Adiu	ıstment granted a proj	ecting sign acc. to	a restaurant
566 application #25006 Cal. #654 10/17/90.				
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		ned <u>Jlv</u>	MARK Examiner	linger

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING For partial demolition of	Existing Building and erection of Addition, structure-, garage, acc	essory to a
Single family dwelling will Authorized by and subje	ith accessory; garage, size and location acceptation of Board of Adjustment Certificate,	on, as shown in the application.
USE		·
For extension of		single family dwelling with
use of new construction	, garage, size and location, equipment and capacity as	shown in the application, to include
Authorized by and subje	ect to the conditions of Board of Adjustment Certificate,	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
Issued by	Authorized by	
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APPLICANT! Do not use this sheet

DISTRICT TYPE OF PROPERTY Attached Semi-Detached Detached	%
DVELLING 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	
AREAS AND DIMENSIONS Req. or Permitted % Req. when used Existing Proposed Lot area	
AREAS AND DIMENSIONS Req. or Permitted	
Lot area Occupied area Area reary yard Area inner court Total open area Set-back front Set-back side Rear yard - depth Side yard, edepth Side yard, aggregate width Open court - width Inner court - least dimension Height - front Height - side Height - rear High - garage Garage - Inner dimensions Is use PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED ATTERIARY OF EXAMINATION EXAMINER (Signature) EXAMINER (Signature)	
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Area Inner court Area Inner court Sel-back Iront Sel-back side Rear yard - depth Side yard, aggregate width Open court - width Open court - width Inner court - least dimension Height - front Height - front Height - rear High - garage Garage - Inner dimensions If USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED TOURS IN NO IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED TOURS PERMIT AREA SERVICE OF EXAMINATION EXAMINER (Signature) EXAMINER (Signature)	,-
Area Inner court Total open area Set-back front Set-back side Rear yard - depith Side yard, aggregate width Open court - width Court between wings - width Inner court - least dimension Height - front Height - front Height - rear High - garage Garage - Inner dimensions 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 REMARKS DATE OF EXAMINATION EXAMINER (Signature)	
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NOTICE OF REF	<i>1) / 41/ f - D t</i>	CITY OF PHILADELPHIA MENT OF LICENSES 4	HNSPECTIONS	APPLICATION DATE	APPLICATION NUMBER
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application #25008 Cal. # 17/90.	,	Signed	* ** **	Plan Examiner Section Supervisor	

For partial demolition of Existing Building and single family dwelling with accessory	d erection of Addition, structure-, garage, a	ccessory to a ation, as shown in the application.
USE	n board of Adjustment Certificate,	
For extension of, garage, s		single family dwelling with as shown in the application, to include
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APPLICANT! Do not use this sheet

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8/4/98

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

W ...

CITY OF PHRADELPHA
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 be issued if the specifications do not conform with the Building Code Housing Code, Fire Code and all other pertinent laws or regulations.

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Application Ordinance panying	n is hereby me before comme plan.	ade for the pe encing the use o	ermit or permi or the work des	ts required by scribed herein,	the Philadelph and as shown	iia Zoning on accom-	DISTRICT DESIGNA	<u> 07070 43 </u>
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						,	CALENDAR NUMBER	98-0755
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CONTRACTOR	***		4.	ADDRESS			1	TELEPHONE NUMBER
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81-16 (Rev. 4/9)5) B. PF	、 共 21	2580	•				sal a second

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.

DEBYLLY THE SECTION

contained herein are true and correct to the best of my knowledge and bolief. I further

"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."

FAILON 758 AROMAIN HA 1903 GOBBLINA

Charles Deline

A A MATERIAL CONTRACTOR



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

07-07-98 DATE OF REFUSAL 07-09-98 980707045

ZONING MAP # 4A-2

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

APPLICANT Charles Datner

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.

Date Signed

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

Plan Examiner Section Supervisor

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.

NOTE: The requirements for this permit are in addition to all others required by APPLICATION FOR ZONING PERMIT? law or regulation. The issuance of this permit, does not imply that a building AND/OR USE REGISTRATION PERMIT permit or other permits will be issued if the specifications do not conform with CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations. Application is hereby made for the permit of permits required by the Philadelphia Zoning Ordinance before commencing the use of the work described herein, and as shown on accompanying plan. DISTRICT. DESIGNATION LOCATION OF PROPERTY (Street and House Number), ZONING MAP NO 1709 WALNUT ST. WARD situated on _____side of _ PREVIOUS -APPLICATION at the distance of __ feet __ __ inchès ____ from _ CALENDAR NO. 008 _: Street feet _____ inches, Depth __ If lot is irregular in shape, give deed description below: pd ck-USE REFUSED 55% APPEAL CERT. GRANTED CERT. APP: REFUSED REF. TO B. OF A. REF. GRANTED CERT. REF. REFUSED CERT. EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION TESTION FOR A SELECTION ONLY FOR A SELECTION OF THE SELECTI THIS SPACE FOR OFFICIAL STAMPS INTERIOR (Do not write in this space) SERVICE FOR APPROXIMATELY -150-DINERS SEATING 20% TAKE -001. STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION EXISTING BUILDING ALTERATION OR NEW BUILDING HEIGHT FRONT PRONT SIDE REAR SIDE REAR In Feet In Stories TABULATION USES PRESENT USE CAST PREWOUS USE DATE LAST USED VACANT RESTAURANT RESTAURANT NONUT PYTOX DYYS PROPOSED USE OF PRESENT BUILDING PROPOSED USE OF ADDITION OR NEW BUILDING FLOOR NO. RESTAURINE SHIDE TOLD

Nod 5 pensony u Additional use information, if required CONTENT SPESABLE 195 ST AT CHERRY PHILA FA. P4984 OWNER Y & FOOD INC. 610 476 5.37U ARCHITECT ALLES POLIOX 738 AKDMORE 19.19003 D. DATNER 9/1580. CONTRACTOR PORTE ARDMORE 818876 5370 1903 CINELES D. DATNER

81-16 A (Rev. 12/63/3 PIC. # 22500

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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.
- Distances from building to lot lines and to other buildings on same lot.
- Draw elevations and additional plans when required.

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

Charles D. Jalue
(Applicant Sign Here)

7-7-98

TO:

1

DEPARTMENT OF LICENSES & INSPECTIONS PHILADELPHIA, PA

RE: PROPERTY, ____ 1709 WALLUT 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

Dear Mr. Zucker:

Diane Burko

Karen Daroff

Anthony S, Holmes

------**,** -,----

Richard S. Jordan

Arthur M. Kaplan

Robert P. Levy

Andres Perez, Jr.

Charles P. Pizzi

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.

Diane Dalto
First Deputy City Representative
for Arts and Culture

William J. Burke, Jr.

Director

Art Commission

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,

William J. B

Director

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



DEPARTMENT OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE.

MUNICIPAL SERVICES BUILDING, PHILADELPHIA, PA. 19102

CITY OF PHILADELPHIA

Dec. 2, 1992

A 38487

PREMISES · tÑ'

1709 Walnut St.

VIOLATION

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 An inspection of the above premises reveals concluons which are in violation of the primises 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.S. 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 sollell any work for services which

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

For information on the violations, contact;

For information on the violations, contact:

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

Inspector—Adams
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. days of this notice. It is required to submit a copy of this notice with the appeal.

SECTION TO S

141 - Cease maintaining awning with signage not in accordance zwith the approved art commission plan



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:

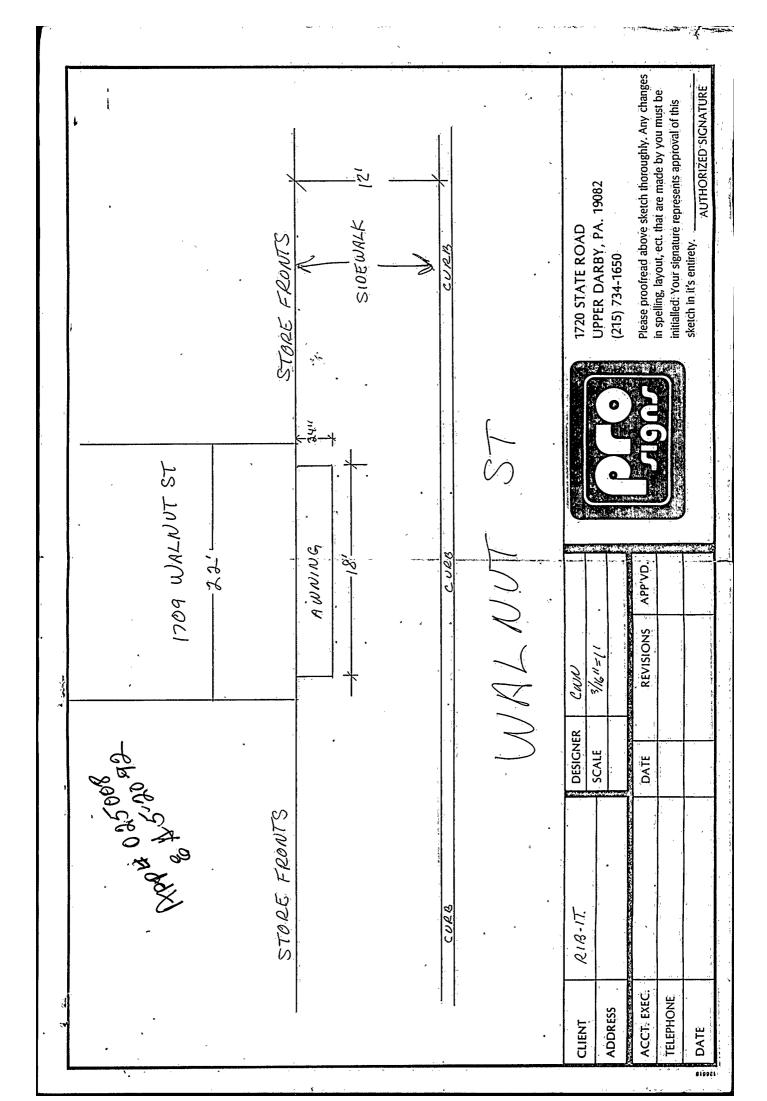
- The outer edges of the awning should be aligned with the window and door openings above and below.
- The awning should be a dark green matte finish fabric with white and yellow copy. Please submit a sample of the material to this office prior to fabrication.
- The copy may be no larger than 2' high.

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

7th Floor Philadelphia, PA 19103 TEL 215-686-4463 FAX 215-564-0635 Sandra Gross Bressler Executive Director Theodore T. Newbold Chairman



30. 4 July Da

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Philadel	ohia Zoning	g Ordinance	before co	it or permi mmencing to mpanying p	he use or t	by the he work	APPLICATION N	25008	, , , , , , , , , , , , , , , , , , ,
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81-16 (Rev. 1:	2/63) C.K.	. Zuctie		1215	Broad S		PA 19082	546-414)	

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

EXPIRES LAST. FOR: LICENSE CODE TAX NO. NO. EL 58747 MONTH 12YEAR92 DAY OF: LICENSE ADDRESSI WHITE _ LICENSE APPLICANT WHITE _ REVENUE CANARY _ REVENUE PINK _ LICENSE ISSUANCE GOLDENROD _ LICENSE ISSUANCE MAILING 2' proj. sign (awning w/signage) 819n 1709 Whanut St. (81140) C.KEZUCKET 121 S. Broad St. Philadelphia, Pa. 19107 PURPOSE STATED BELOW, IT IS SUBJECT TO IMMEDIATE CANCELLATION BY THE DEPARTMENT FOR VIOLATION OF CITY ORDINANCES AND REGULATIONS. CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS 12 F 21-MAY-92 - 01:0423070600000559747 WOUNT PAID 15.00 PAY THIS AMOUNT \$15. DISPLAY PROMINENTLY IF REQUIRED BY LAW.

81-62 (Rev. 1/91)

 CORRECTED COPY

City of Philadelphía

ZONING BOARD OF ADJUSTMENT Rm 710 Municipal Services Bldg

NOTICE OF DECISION*

1. 1. 1. 1

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

LOCATION OF PROPERTY: 1709 WALNUT ST.

* THIS I S NOT А 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 CERTIFICATÉS 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 BUILD-ING, 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 (8/90) copy 3 - Permit Issuance

COP/ART COMMISION

TEL:215-564-0635

Apr 28,92 17:39 No.005 P.02

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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

Sulte 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

LAW OFFICES CARL K. ZUCKER

SUITE 320 NORTH AMERICAN BUILDING 121 SOUTH BROAD STREET PHILADELPHIA, PA, 19107 (218) 546-4141

LISA M. PALOMBI LEGAL ASSISTÂNT

MEMORANDUM

TO:

Anthony Pugliése

Chief Zoning Section

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 states without final approval of the Art Commission and notice to CCRA.

Thank you for your attention.

CKZ/klw

Enclosure

ED COPYکای

***** ~************** DECISION* OF * NOTICE

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.

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By Arder of the BOARD OF ADJUSTMEN SAMUEL STATEN, JR, Sec

Course of Com NOTE: All appeals from this decision are to be taken to the Pleas of Phila: County within 30 days from the date of this dedisio 81-2000 (8/90)

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APPLICANTI Do not use this sheet

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APPLICATION DATE APPLICATION NO. CITY OF PHILADELPHIA 2/3/89. DATE OF REFUSAL NOTICE OF REFUSAL 025008 DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX OF PERMIT 3/9/89 4A-21709 Walnut St. is in a C-5 Comm. ADDRESS Chris Nast 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 . Examiner INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

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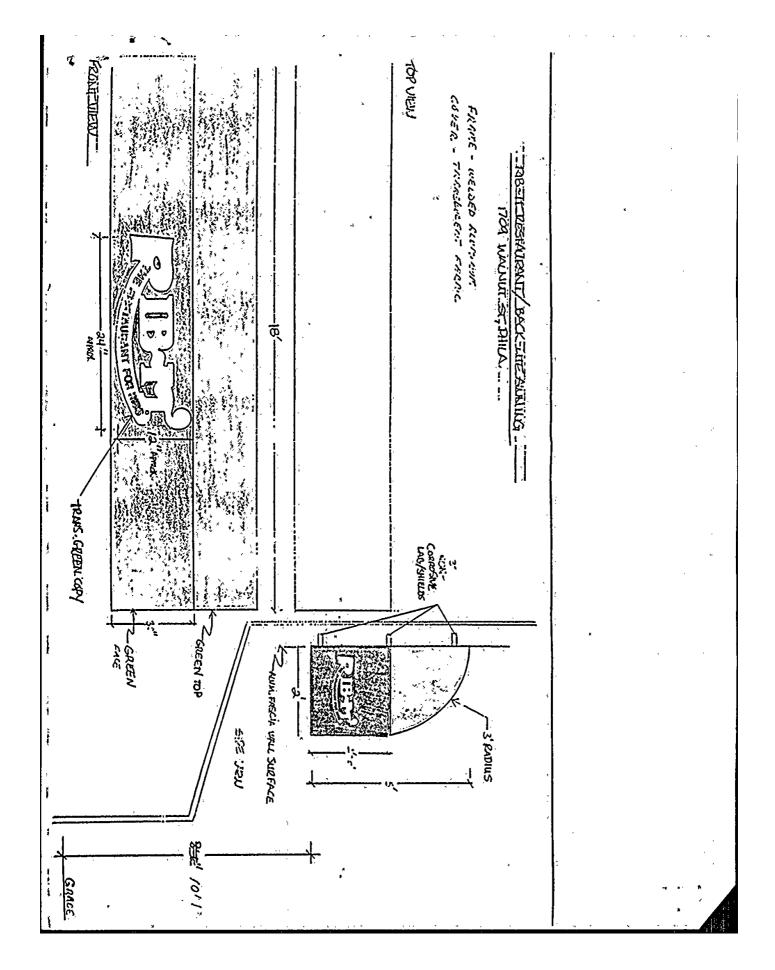
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81-16 (Rev. 12/63)

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Exhibit 2

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REMARKS:	ONE USE' RE	PIISAT.			
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NOTE TO	ZONING BOARD	OF ADJUSTMENT:	Applicant mu	st obtain Art	Commission
approval	and submit	to Zoning Board	of Adjustment	at time of h	earing.
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NÒTICE OF DECHSION*

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:

3043 CT.

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A mile of

CHRISTNAST

1720 STATE RD.

UPPER DARBY, PA 19082

LOCATION OF PROPERTY: 1709 WALNUT ST.

THIS IS NOT A PERMIT

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GRANT A VARIANCE

<u>-</u>%,

Seed Server

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4. FURTHER CONDITIONS:

Community comments livell anothering insurance of permit after one olde Security States of the Security 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 61-2000 (8/90)

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

APPLICATION #: 025665 7

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

ATTORNEY: CARL K. ZUCKER

121 S. BROAD ST. PHILA., PA 19107

APPLICANT: CHRIS NAST

CHRIS NAST
1720 STATE RD.

OWNER: CHRIS NAST
1720 STATE RD.

UPPER DARBY, PA 19082

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

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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

	Rost, 50-117	516 Pd	1 10/25/89 Dom	5 166	"26 15"
AND/	ICATION FOR ZONING PERIOR USE REGISTRATION PERIOR PHILADELPHIA RTMENT OF LICENSES & INSPECTION	AIT NOTE: The law or regular permit or of the Buildin	e requirements for this pe ulation. The issuance of other permits will be issu	ermit are in addition this permit does ned if the specific	n to all others required by not imply that a building ations do not conform with the Code and all other pert-
Philadelp	on is hereby made for the perm hia Zoning Ordinance before co herein, and as shown on acco	nmencing the	use or the work	APPLICATION NO	43 196
	F PROPERTY (Street and House Nu		. 60	ZONING MAP NO.	(OMM
1709 Wal	nut Street	. B		4.1	12(31)
structed on	side of	· ·	Street	F. A. VOL. PL.	/28
at the distanc	e ofind	:hes from _	side	PREVIOUS APPLI	CATION
of		Street	 	CALENDAR NO.	
Front	feet inches. Depth	fe	eet inches.	ZONING REFUSED	
lf lot is irr	egular in shape, give deed des	cription below	·:	USE REFUSED	
,	- MoRaV:40	÷ 12/2/8	39	APPEAL	*
		(0)33/5		APP. GRANTED	CERT.
ļ	18/ 11/		·	APP. Refused	CERT.
	1 +			REF. TO B. OF A.	
<u>554</u>	8 W91/19			REF. Granted	CERT.
<u> </u>	#FAME			REFUSED	CERT.
	OF canvas awning, 3.				FOR OFFICIAL STAMP
intended	l ro replace existing existing	banner and CE 89-9-32	l_sign_box	sent to	the Comm
	nanner 2x	2 6"		not read	refused
Quini	ng is 'no + mo	veable			, de
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32-01404	use information, if required A	ng Novembe		ting Violat	eremoved
US Dinir	ng, Inc. t/a Rib-It	Attn: C.	K.Zucker, 121	S. Broad	546-4141
ARCHITECT OR ENGINEER		1		•	PHONE
CONTRACTOR		ADDRESS			PHONE
US Dinir	ng, Inct/a_Rib-It	Attn: C.	.K.Zucker, 121	S. Broad	546-4141

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.
- Location and dimensions of all driveways, curb cuts and off-street parking lots.
- Distances from building to lot lines and to other buildings on same lot.
- Draw elevations and additional plans when required.

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

(Applicant Sign Here)

NOTICE OF REFUSAL OF PERMIT

CITY OF PHILADELPHIA
DEPT. OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING

VESTES-KON OVIE	ARPEICASTION NO.
<u> </u>	
DATE DE STUSAL	47-2

LocalPOD Walnut Street is in a C-5 Occaercial District.

C.K. Zucker, Esquire

Appellation bining, inc. t/a hib-it

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

Seo Section 9 14-1607

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

REPARKS: CHE USE REFUSAL.

MOTE TO SCOTES DOARD OF ADJUSTIFATE Dristing sign and bancer to be respect.

KOTE TO APPLICANT: Art Commission approval is required prior to bearing.

Signed _

Section Supervisor

81-1 (Rev. 5/82)

FOR APPEAL INFORMATION, SEE REVERSE

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 & ! 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

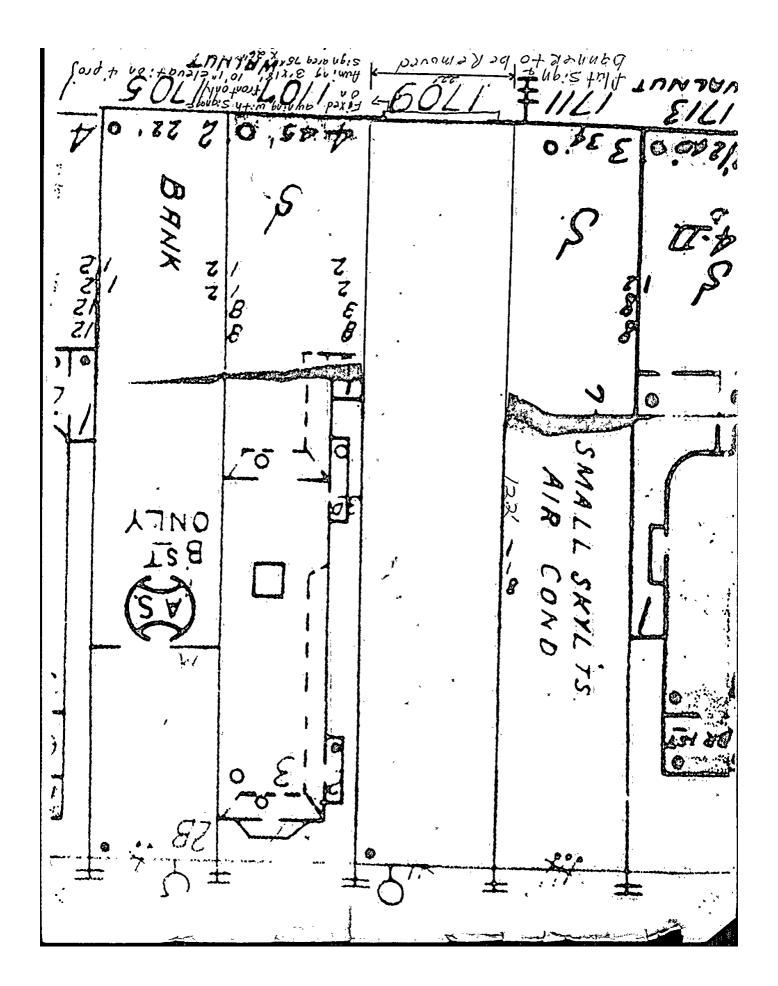
Carl Zucker 121 S. Broad Street Philadelphia, Penna.

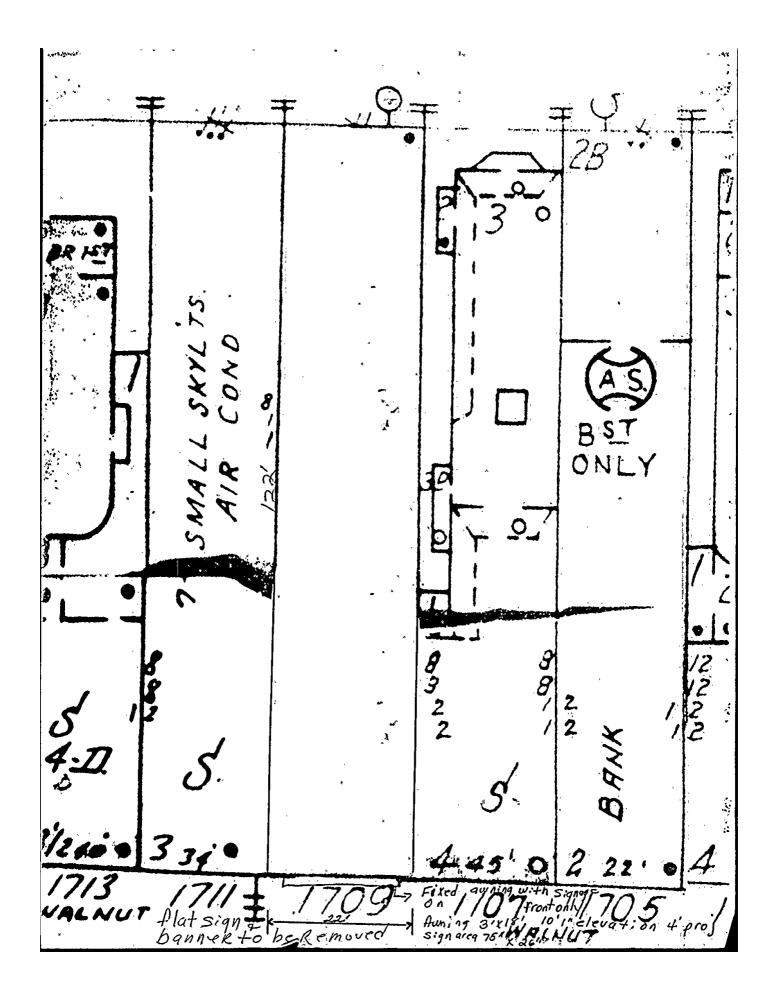
Commission Decision:DISAPPROVED Remarks:

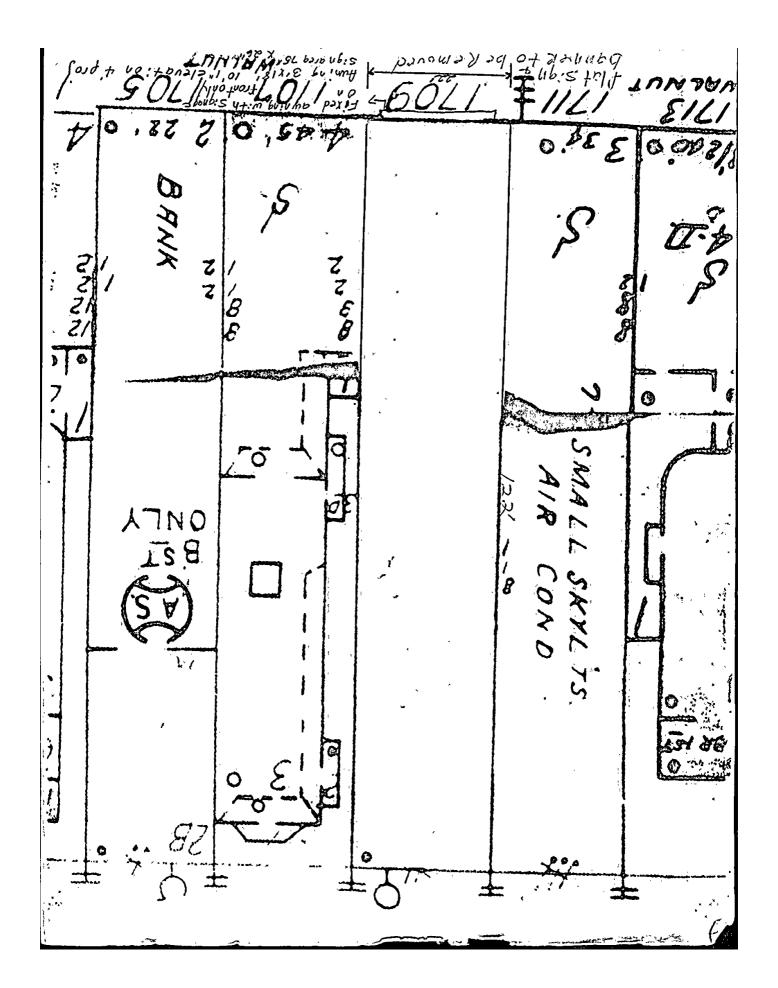
Members do not approve an awning at this location. Please feel free to contact our office and we will gladly set an appointment to discuss alternative ideas regarding your exterior sign.

Sandra Gross Bressler Executive Director

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







	er -		APPLICATION DATE	APPLICATION NO.
NOTICE OF REFUSAL	CITY OF PHILAD		10-25-89	043796
OF PERMIT		DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX		
			1-31-90	4A-2
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U.S. Dining, Inc. t/a Ril	o-It j	C.K. Zucker 21-SBroad		
APPLICATION FOR A	•	PERMIT FOR	THE ABOVE LOCATIO	N'HAS BEEN REFUS
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CODE REFERENCE	REASONS FOR REFUSAL			
	•			
See Section # 14-1607				• ,
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			Plan Examiner	
	Signed.			
	Jigneu .	,	'Section 'Supervisor	
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extension of, garage,			single f	amily dwelling with
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APPLICANT! Do not use this sheet

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PHILADELPHIA ART COMMISSION 1329 CITY HALL ANNEX Philadelphia, PA - 19107

MU 6-4470 or 4463 DATE - March 28, 1985 SUBMISSION NO. 31-85

E OF PROJECT AND LOCATION

Rib-It Restaurant 1709 Walnut Street

DATE SUBMITTED

DATE REVIEWED 3/26/85

TE 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

CANOPY

PENTEAVE

E - OTHER EXISTING APPENDAGE TO BUILDING

SIGN

F - PROPOSED SCULPTURE

PAINTING

OTHER ART FORM

G - MISCELLANEOUS ADDITIONAL PROPOSALS

TISION 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

PLANATORY REMARKS

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

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

> Kathleen H. McKenna, Executive Di Philadelphia Art Commission

Bart Forman, Forman Signs AIGINAL SENT TO: PIES SENT TO: Frank Antico, L&I

..n. d:/



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 Me. McKenna:

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

Sincerely,

Bart Forman

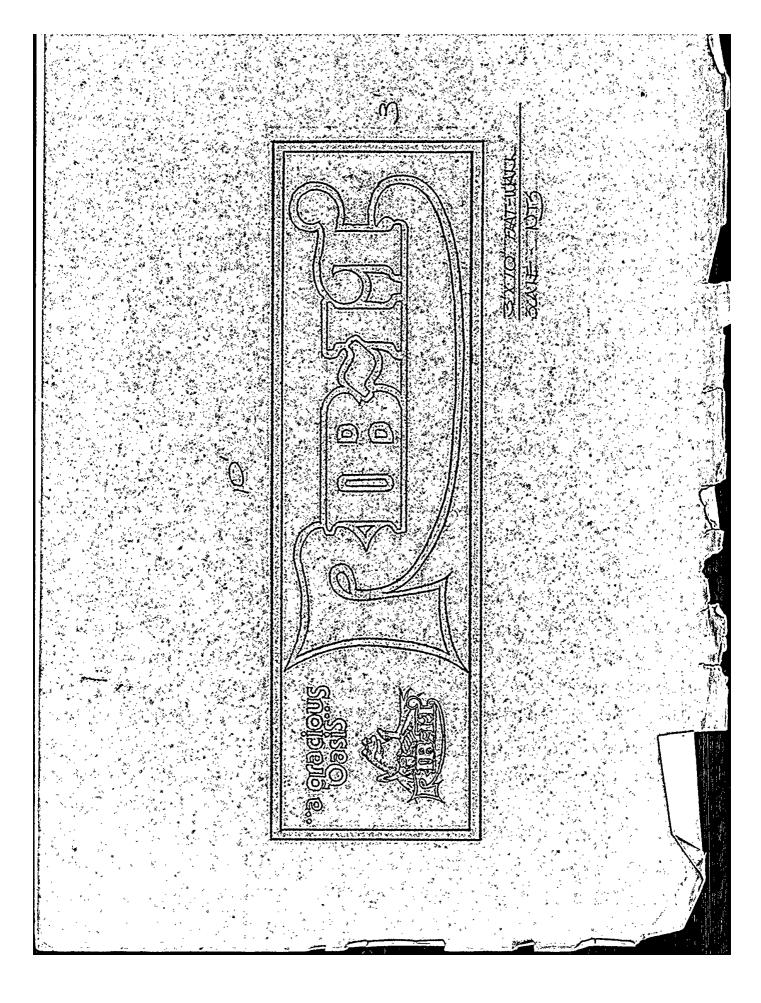
Secretary/Treasurer

SUBMISSION # 3/85 APR 1.0

2525 E. York Street

Philadelphia, PA 19125

(215) 425 - 7640





<i>y</i>	No the second se	SUBMISSION # FEB 2.5
NOTICE OF REFUSAL	CITY OF PHILADELEHI	
OF PERMIT	DEPT. OF LICENSES & INSPEC	
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APPLICANT	Abbress	
THE APPLICATION FOR A BECAUSE THE PROVISIONS OF THE P		RMIT FOR THE ABOVE LOCATION HAS BEEN REFUSE COMPLIED WITH IN THE FOLLOWING PARTICULARS:
CODE REFERENCE	REASONS FOR REFUSAL	
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		APPROVED ART COMMISSION
		MAR 27 1300
		APPROVED ART COMMISSION OF APPROVED ART 27 1985
	Signed	Plan Examiner
		s sau Dydnillige
	Signed	'Section Supervisor
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· ·	CTIONS FOR ISSUANCE OF PL Wallsign	
For partial demolition of Existing B	Utlding and erection of Addition, struc	ture, garage, accessory to a
Authorized by and subject to the co	ory ; garage, size and nditions of Board of Adjustment Certi	ficate.
JSE RATE OF THE PROPERTY OF TH	224	
For extension of, garage	, size and ocation, equipment and	single family dwelling with speacity as shown in the application, to include
use of new construction for	anditions of Board of Adjustment Certi	
number zed by and subject to the co	inditions of board of Adjustment Certi	nicale,
134	190 X1	With
Issued by	Authori	and by (1/ 9

SUBMISSION # 3/85
APPLICANT! Do not use this sheet'd, by Art Commis: FFR 25

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DISTRICT		·	TYPE OF	PROPERTY			
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Side yard, minimum width							
'' '' aggregate width							
Open court - width							
Court between wings - width						.	ļ
Inner court - least dimension	<u> </u>		<u> </u>				ļ
Height - front							
'' - side	<u> </u>		<u> </u>				•
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DATE OF INSPECTION			INSPECTO	R (Signature)			

SUBMISSION	#31-83 Commission: FER 2.5
Rec'd. EJ Art	Commission FFR 25

APPLICATION FOR ZONING PERMITANDOR USE REGISTRATION PERMIT

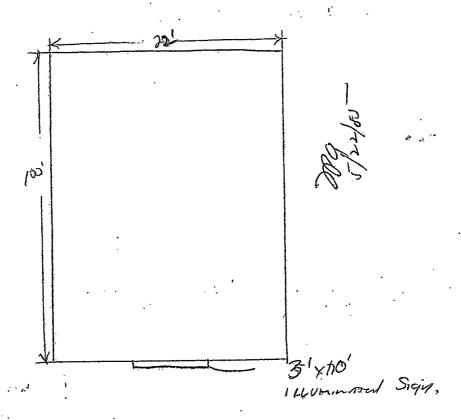
CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS

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.

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			nd House Nu			-	1	C5 Con
	_		NUT	*			ZONING MAP NO	4A-2-
situated on	•	side of _	*			Street	F. A. VOL. PL.	2-125
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of.							CALENDAR NO.	- (0-)//
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OWNER MIL	Rein	en	<u> </u>	ADDRESS	1707	WAL	nut ST	PHONE
ARCHITECT. OR ENGINEER				ADDRESS		· · · · · · · · · · · · · · · · · · ·	5 *	PHONE '
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B1-16 (Rev. 1	2/63)						,	

PLANS TO BE DRAWN IN INK. SHOW:

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



APPROVED ART COMMISSION

MAR 27 1985

"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 it 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

DATE 8-11-87

TO : FILE

FROM : JAMES M. Rossi

SUBJECT: Location: 1709 WALNUT STREET

this is:

Occupancy: BAR & RESTAURANT (PROPARING & SERVING FORD)

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

- Pre-Code Use.
- Minor Alteration
- No Change in Occupancy Classification

see 5.0. Latel 10-20-80

Signed

-- 6.--.--

81-624*--



SOPI CE STONE OF SOME
BUILDING PERMIT NO.

SCITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

PUBLIC SERVÍCE CONCOURSE * MUNICIPAL SERVICES BUILDING SECTION 4-30057 CODE OF GENERAL ORDINANCES, EFFECTIVE DATE 1956

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

DATE OF COMPLETION		TYPE OF CONSTR	CONSTRUCTION		4	PRINCIPAL OCCUPANCY	MAKAMAN CY 1 CA	
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ADD STAIRWAYS	3	1-700 503416	hr noncom-	108 FEOOR 2020 F	2020 84	F.3 Rastaurant	150 Acc.	180 PST
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EXIT DOORS .	ι	SIZE	J.					
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APPROVED BY (Plan Examinat	100	M	A. Chamba are	10/20	/go S	(Signafule of Order Hanned Architect or Engineer)	ovie ovie	18/
CTHIS BUILDING COMPLIES WITH T	DING COM	APLIES 4		HE BUILDING, HOUSING, FIRE,		ELECTRIC, ZONING AND PLUMBING CODES OF PHILADELPHIA	DES OF PHILADEL!	HIA S
APPROVED BY DISTANCE SUBSTITUTES OF SIGNATURES	Tone Tone	eson Siena	(gnature) DATE	14	DISTRICT NO.	Let July July 1997		٠. ١ ١

POST THIS STATEMENT OF OCCUPANCY IN A CONSPICUOUS LOCATION

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NOTICE OF REFUS OF PERMIT	DEPT. OF LICENS	HILADELPHIA ES & INSPECTIONS CITY HALL ANNEX	DATE OF REFUSAL	APPLICATION NO.
LOCATION				
APPLICANT		ADDRESS /	· · · · · · · · · · · · · · · · · · ·	
PHILADELPHIA	THE PHILADELPHIA CODE HAVE	NOT BEEN COMPLIED	THE ABOVE LOCATION	HAS BEEN REFUSEI NG PARTICULARS:
CODE REFERENCE	REASONS FOR REFU	ISAL		
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ingle idmily dwelling with	sting Building and erection of Acacessory garage the conditions of Board of Adju	ae, size and location,	ge, accessory to a as shown in the applic	cation.
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or extension of	COSTAUNNT (EAT IN	Not as re-	**************************************
cce <u>ssory, , , , , , , , , , , , , , , , , , , </u>	garage, size and location, equ - the conditions of Board of Adji		s shown-in-the appli	cation, to include Dua 14-160
/ neglett 10	oi podia oi Vali			

8-21-60

APPLICANT! Do not use this sheet

		EX	AMINER'S	REPORT					
DISTRICT		TYPE	OF PROPER	Attacl	had	Semi-De	stached		etached
	 								
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" inner court		··							
Total open area							٠.		
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Set-back front									
Set-back side			`				ļ		-
Rear yard - depth									
Side yard, minimum width				· · · · · · · · · · · · · · · · · · ·					
" aggregate width									_
Open court - width									<u> </u>
Court between wings - width									
Inner court - least dimension						·····		· · · · · · · · · · · · · · · · · · ·	
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regr					 				
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Garage - inner dimensions							L	···-	.1
IS USE PERMITTED IN THIS D		DER WHAT P	ROVISION						
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IF USE IS NOT PERMITTED IN	THIS DISTRICT,	UNDER WHA	AT PROVISIO	N IS IT PERMI	TTED				
ZONII	IG PERMIT		1			USE PERA	AIT		
									
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REMARKS							***************************************		
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APPLICATION FOR ZONING PERMITAND/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 Gode, Plumbing Gode, Housing Gode, Fire Gode, and all other periment laws or regulations.

Applicat Philadel	ion is here phia Zoning	by made for	r the perm	it or permi	ts required	by the	APPLICATION	of the state of th
describe	d herein, a	nd as show	vn on acco	moonving i	ne use or Slan.	iue Motk	DISTRICT DESIG	NATION
	OF PROPER				,			5 COM
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	ce of				د	-	PREVIOUS APPL	ICATION
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	7.51.		 / 	17/-	AUG-2-1	1200 MZ	REF.	CERT.
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TWO	NEW	SIAII				XISTING	S CITY	OF PHILADELPHIA
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PAUL	PIM	MEIR		1881	MEKE	r sti	PHLA PA.	MA 7-4472
ARCHITECT OR ENGINEER		BEC	K	ADDRESS 233	CHUR	CH P	ULLA, PA.	PHONE 3-3706
23,25	BULL	DERS		105%	MARK	ET ST	BULL PD	MX-7-44-17
P\$1077	RIMI	1FIR		ADDRESS	MARIL	ELST	DHA PA	MA-7 4410
81-16 (Rev. 1:			· · · · · · · · · · · · · · · · · · ·				Live	# 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

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.
- Location and dimensions of all driveways, curb cuts and off-street parking lots.
- Distances from building to lot lines and to other buildings on same lot.
- Draw elevations and additional plans when required.

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

LAWFUL OCCUPANCY CERT (Prepare in Duplicate)	IFICATE		CITY OF PHILADELPHIA ENT OF LICENSES AND INSPE CHANICAL SERVICES SECTION	
ADDRESS		BUSINESS NAME	<u> </u>	i p
1709 WALNUT ST		RIGET	T S	
LOCATION (Floor or Room)	-	NAME OF OWNER		,
MEZZ. # 104744			,	
In accordance the lawful maxi			· · · · · · · · · · · · · · · · · · ·	
is	persons. M.	555. 17700-		
IUMBER OF CARD(S) DELIVERED	TE DELIVERED	SIGNATURE OF RE	CCIPIENT	5
2	0/17/10			
PREMISES INSPECTED BY (Full Name)	TE INSPECTED	BLDG, PLAN NO.	BLOG. PLAN EXAMINER	-
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NOTICE OF REFUSAL	GITY OF PHILA	DELPHIA		PLÎCATION NO.
OF PERMIT	DEPT OF LICENSES & SECOND FLOOR, CITY	INSPECTIONS HALL ANNEX	DATE OF REFUSAL	3 % 1 tp 16 4
OCATION				-
PPLICANT	^	DDRESS	· · · · · · · · · · · · · · · · · · ·	
HE APPLICATION FOR A		PERMIT FOR	THE ABOVE LOCATION HA	S REEN REFUSE
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PHILADELPHIA Code Reference	REASONS FOR REFUSAL			
CODE; REPERENCE	KENSONS FOR KEROSAL			
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	Sianad	7	, ·	
	Signed	· ·	Plan Examiner	<u>*</u>
	Signed	<i>t</i>	,	
	J.gneu		Section Supervisor	

APPLICANT! Do not use this sheet

			NER'S REPORT			
ISTRICT		TYPE OF F	PROPERTY Corner Attack	ned Semi-Do	etached D	etached
•	FAMILIES HOW MAN	Y STORIES	USE APPLIED FOR	ACCESSOR	TO WHAT US	E
Yes No		· · · · · · · · · · · · · · · · · · ·			<u> </u>	
AREAS AND DIMENSIONS	Req. or Permitted	%	Req. when used	Existing	Proposed	
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Occupied area						
rea rear yard		ļ			-	-
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Total open area	 					
Set-back front Set-back side		<u> </u>				
Rear yard - depth						
Side yard, minimum width		<u> </u>				-
'' aggregate width		 				<u> </u>
Open court - width		<u> </u>				
Court between wings - width	1	 				1
Inner court - least dimension	1					
leight - front			İ			1
'' - side	1					
· rear						<u> </u>
** - garage			<u> </u>			
Garage - inner dimensions						
S USE PERMITTED IN THIS DI	i i	HAT PROVIS	NOIS			
F USE IS NOT PERMITTED IN	1	ER WHAT PE	ROVISION IS IT PERMI	TTED		
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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.

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Philadelp	hia Zonina	Ordinance	before co	nit or permi mmencing to ompanying p	he use or	d by the the work	APPLICATION N	639 <u>46</u>
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of				Street			CALENDAR NO.	
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Front If lot is irre	egular in s	hape, give	deed des	ar BiBiCiB	WED		USE REFUSED	
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F	CPLAIN ANY	ALTERAT	IONS OR P	ROPOSED CO	NSTRUCTIO	N.:	REFUSED	FOR OFFICIAL CTAUS
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Illani	MATED	indivi	dun/	lerrer	5 //	rug.	NO. 2	4345-8.
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FLOOR NO.		SED USE OF		UILDING	7/	ROPOSED USE	OF ADDITION O	4
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OWNER OLIG	LOHI	<u>Litue</u>	<u> </u>	ADDRESS ADDRESS	<u>Walue</u>	r <u> </u>	Mula M	PHONE
OR ENGINEER		2-0		ADDRESS				PHOME 1
Linps	se Lig	1/ (0		100000	<u>VPŠHIX</u>	goon B	UF Croude	10 187-5515
APPESCANT KOUAK	11 12.	Sinpso	مئة	ADDRESS	- 70	·	1 1 h	PHONE
1-16 (Rev. 12	2/63)	. ,				•		<u> </u>

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.
- Distances from building to lot lines and to other buildings on same lot.
- Draw elevations and additional plans when required.

RECEIVED WITH OF LICENS AND INTECTION

APPROVED = ART COMMISSION

OCT 19,1976

Beverly Tilolk

"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)

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NOTICE OF REFUSAL OF PERMIT	DEPT. OF LICENSES & INSPECTIO		
CATION	SECOND FLOOR, CITY HALL ANNEX		· · · · · · · · · · · · · · · · · · ·
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PLICANT	ADDRESS		7 (
	<u> </u>	<u> </u>	 ;
E APPLICATION FOR A	PERMIT IE PHILADELPHIA CODE HAVE NOT BEEN COMPL	FOR THE ABOVE LOCATION HAS BE	
PHILADELPHIA			, , , , , , , , , , , , , , , , , , ,
CODE REFERENCE	REASONS FOR REFUSAL		
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	Signed	21 N 19 N 1	1.24
		Plan Examiner	ă. 1
	Signed		
		Section Supervisor	

APPLICANT! Do not use this sheet

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DISTRICT					orner Attach			etached
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AREAS AND DIMENS	ONS	Req. or P	ermitted	%	Req. when used	Existing	Proposed	<u> </u>
Lot area								
Occupied area								ļ
Area rear yard								<u> </u>
" Inner court								-
Total open area								-
Set-back front								
Set-back side								
Rear yard - depth								·
Side yard, minimum width " aggregate widt								
aggregate with	п							
Open court - width Court between wings - wid	dala dala							
Inner court - least dimens					 		 	+
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'' - side								
- side						<u> </u>		+
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- garage Garage - inner dimensions					·			1
IS USE PERMITTED IN .		ICT	UNDER WH	AT PROVIS	ION			
IF USE IS NOT PERMIT	TED IN THI	S DISTRI	CT, UNDE	R WHAT PR	OVISION IS IT PERMI			
	ZONING P	ERMIT				USE PER	MIT .	
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REMARKS								
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DATE OF EXAMINATION				EXAMINER	(Signature)			
				INSPEC	TOR'S REPORT			
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160-76 NOTE: The requirements for this permit are in addition to all others de de de APPLICATION FOR ZONING PERMIT law or regulation. The issuance of this permit does not imply that a building AND/OR USE REGISTRATION PERMIT permit or other permits will be issued if the specifications do not conform with CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations. APPLICATION NO. 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 WALUUT wires _side of _ situated on Street at the distance of ______ feet _____ inches ____ from _ __Street _ __ feet ____ inches. Depth __ feet __ __ inches. USE REFUSED If lot is irregular in shape, give deed description below: APPEAL DET YOU H APP. GRANTED CERT. AND INSTRUCTIONS APP. REFUSED CERT SEP 7 1976 REF. TO B. OF A. REF. GRANTED PERMIT' ... REFUSED CERT. THIS DEPT. OF LIGHT OFFICIALS EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION L SET OF 12" WETAL ZONING AND USE REGISTRATION: PERMITS ТΠ BACKLIT AS PER NO. 240986 DRAW ING # 398-76 Line. PELMIT GRANTED IN ACCORDANCE WITH ZBA STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED' ADDITION. CERTIFICATE EXISTING BUILDING ALTERATION OR NEW BUILDING HEIGHT NO. _ FRONT SIDE REAR FRONT SIDE REAR In Feet 30 30 30 DATE _ In Stories 2 TABULATION OF USES FLOOR NO. PRESENT .USE LAST PREVIOUS USE DATE LAST USED VACANDE Commerciac

PROPOSED USE OF ADDITION OR NEW BUILDING PROPOSED USE OF PRESENT BUILDING FLOOR NO. HOD TION OF SIGN RESTAURANT Additional use information, if required Aby - FLASHING NEW - REVOCKING ADDRESS 1709 ADDRESS ING JOHN SILUER WALNUTST ARCHITECT OR ENGINEER PHONE ADDRESS
1006 ONSKINGTON BUR CRAYDON CONTRACTOR DR-C-8080 SIMPSON SIGN CO "LC.

81-16 (Rev. 12/63)

PLANS TO BE DRAWN IN INK. SHOW:

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

APPROVED = ART COMMISSION

AUG 25 1976

Beearly 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)

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NOTICE OF PERIOD	CITY OF PHILADELPHIA	APPLICATION DATE	APPLICATION NO.
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APPLICANT! Do not use this sheet

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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 conformiwith the Building Code, Plumbing Code, Housing Code, Fire Code and all other periment laws or regulations.

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OR ENGINEER JAMES IM, HAMILL IGENESS WEHOLASVILLE RD LEX. KY. 40503 GOG 276 2525 CONTRACTOR NA ADDRESS PHONE PHONE	Additional	use inform	ation, if required	* * * * * * * * * * * * * * * * * * * *					4 1 5 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
OR ENGINEER JAMES IM, HAMILL IGENESS WEHOLASVILLE RD LEX. KY. 40503 GOG 276 2525 CONTRACTOR NA ADDRESS PHONE PHONE	SWNER O'S.F	ENTER PRI	SES, INC (TEUM)	ADDRESS	79 /EXIL	IGTON Y	Y 40502	686 278	0511
CONTRACTOR NAME ADDRESS PHONE	ARCHITECT							PHONE	
APPLICAND MATT VIN ADDRESS PRODUCT OF AN 2/A S 2 ATH ST PHONE OF ALL OF	CONTRACTOR	* 1/A	ity itViller	ADDRESS	CHUCKITIC	<u> ~ , </u>	~~~~		LJEJ
DONALD MATTIVIN FRIENDY ORCH /DVAN 21/4 < 20TH ST 1: /MA ORKL	APPLICANT	<u> </u>	 	ADDRESS		<u> </u>		PHONE	-,
101-16 (Rev. 12/63)			KIN .	FRIDAY R	RCH /PLAN	2652	OTH ST.	<u>1, 604 03</u>	<u> </u>

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

TOSSITE TUUNAV, POT TUUNAV HITSON P JI,

SEE DRAWINGS

1051/

J. 149-14-15 12.

"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)

		USAL OF PERMIT		A Constitution	iii
The permit applied for it	n Application No	is her	eby refuse	d because the	pro-
visions of the Philadelphia Zon	ing Ordinance have	not been complied wi	th in the ro)llowing barricu	iars:
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		Signed	For C	ommissioner	A
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1N21 KU	CTIONS FUK ISSUA	NCE OF PERMIT OR I	LEKWITA		
CONING	_	,			
or partial demolition of Existing single family dwelling with access	sory; ga	rage, size and location, a	as shown in	ssory to a the application.	, .
Authorized by and subject to the c	onditions of Board-of	Adjustment Certificate,			
_ , _ ,			- 3	<u> </u>	<u></u>

APPLICANT! Do not use this sheet EXAMINER'S REPORT

DISTRICT:						
TYPE OF PROPERTY;	Corner	,		Attached	Semi-detached	Detached
DWELLING: Yes	No	HOW M	ANY FAI	MILIES?	HOW MANY ST	ORIES?
USE APPLIED FOR				ACCESSORY	TO WHAT USE	?
AREAS AND DIMENSIONS	Req. or Pe	rmitted	%	Req. when used	Existing	Proposed %
Lot area					·	
Occupied area						
Area rear yard						
" Inner court						
Total open greg				T		
Set-back front				<u> </u>		
Set-back side				<u> </u>		
Rear yard - depth						
Side yard, minimum width			,			
** ** aggragate 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 DISTR	RICT?	Yes	No.	UNDER WHAT P	ROVISION?	
						
IF USE IS NOT PERMITTED IN TH	IS DISTRIC	T, UNDE	R WHAT	PROVISION IS IT PE	RMITTED?	
ZONING PERMIT	Grant	 .		Refuse	Refer	Not Required
						Not sadaned
USE PERMIT	Grant	·		Refuse	Refer	Not Required
REMARKS:						
		-			.	
Date of Examination				Examinor (Signatur	e)	

INSPECTOR'S REPORT

INSPECTOR	
Date of Inspection	٠,

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

CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS DESCRIPTIONS OF LICENSES AND INSPECTIONS

CATION OF	l herein,	and as st	nown on c	Scompan	ying plan	e or the	Application No. District Designation Zoning Map No.	D-COM.
		(1	House Num	Her)		Stroot		7-11-19-10-
ituated on	side (foot	Inche	sfrom.		side .	F. A. Vol. PI.	2-11-28
f		·		Street _			Previous Application,	7-12-12-2
ont If lot is irre	- •		:	ecintian h		inches.		
11 101 15 1110	gorde in s	iope, grve	o deca de	şcripitor b			Calendar No.	1 2
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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.

(Applicant Sign Here)

[&]quot;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."

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	INSTRUCTIONS F	OR ISSUANCE	OF PERMIT OR P	ERMITS	1
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ZONING	Saintean Battitale an		ry-con	di racce	ug B
For partial demolition of single-family-dwelling-wi	ith-accessory	; garage)	size and location, as	shown in the application	n.
Authorized by and subject	t to the conditions o	TBoard-of-Adjus	tment Certificate,		

Authorized by

APPLICANT! Do not use this sheet EXAMINER'S REPORT

DISTRICT:				•					
TYPE OF PROPE	RTY;	Corne	or		Attached		Semi-detached	i [Detached
DWELLING: Yos No HOW MANY FAMILIES? HOW MANY STORIES?					TORIES?				
USE APPLIED FOR				ACCESSORY TO		TO WHAT USE	TO WHAT USE?		
. AREAS AND D	IMENSIONS	Req. or F	ermitted	%	Rog. when used		Existing	Proposed	%
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Occupied area									
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Total open grea						+		<u> </u>	
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Rear yard - depth				——	_ <u> </u>			 	
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Open court - width						-		 	
Court between wing									
Inner court - least					- 				
Height - front		~		 				<u> </u>	
" - side								 	
- 16dt	~~~~~								
" - garage	***************************************			 					
Garage - Inner dime	neione			<u> </u>					
Ourage - Inner anne	311310113			├					
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IS USE PERMITTED IN THIS DISTRICT? Yes No UNI				LIMBER WILLT		4510112	<u> </u>		
15 USE PERMITTE	פוט פוחו או טו	SIRICI: L	Yes	<u>' </u>	UNDER WHAT	PROV	/ISION?		
TE LICE IS NOT DEDILITTED IN THIS DISTRICT, UNDER WHAT DROVING IN DESCRIPTION									
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED?									
							· · · · · · · · · · · · · · · · · · ·		
ZONING PERMIT		Gra			Refuse			<u> </u>	No. D
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REMARKS:									
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Date of Examination Examiner (Signature)									
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INSPECTOR'S REPORT

INSPECTOR		 	
Date of Inspection			
,	. •		

"C" APPLICATION FOR ZONING PERMIT

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

AND/OR	USE REGISTRATION PER	MIT / SE
NOTE:		
	s for this permit are in addition t	
	this permit does not imply that the Building Code, Plumbing Co	
Philadelphia	s hereby made for the permi Zoning Ordinance before ad herein, and as shown on	commencing the use or th
LOCATION C	F PROPERTY: nut Street	a <u>y</u>
	(Street and House Nu	mber)
situated on	side of	Stre

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Installation of a 72 ton air conditioning

STORIES AND HEIGHTS FROM GROUND TO ROOF

Rear

Existing Building

Side

system -- with tower on roof.

Front

HEIGHT

In Feet

In Stories

FLOOR No.

FLOOR No.

inches. Depth

at the distance of 2

all others building , Housing	required by permit or of Code, Fire	law or regither permits Code and a	ulation. s will be issued if all other pertinent	the specifications do laws or regulations.		
or permits required by the mmencing the use or the companying plan.			Application No.	20536F		
			District Designati	on D. Com		
er)	*		Zoning Map No.	47 Sub. 96		
Street			F. A. Vel. Pl.	2-128		
Street _	feet	inches.	Previous Applicat	len 2663		
ription b	elow:		Calendar No.			
			Zoning Refused	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		
			Use Refused			
			Appeal	, <u>, , , , , , , , , , , , , , , , , , </u>		
··			App. Granted	, Cert.		
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1	Addition, Al New Building			6.624/1		
Front	Side	Rear		PERMIT NOYYY		
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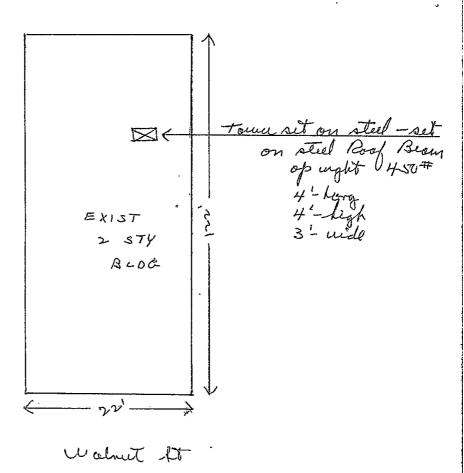
1316640 TABULATION OF USES PRESENT USE LAST PREVIOUS USE DATE LAST USED Beauty Shop PROPOSED USE OF PRESENT BUILDING PROPOSED USE OF ADDITION OR NEW BUILDING Same

Additional use information, if required.

,		 A set 	
Owner_Albert! Architect er Engineer	s Beauty	Parlor	Address 1709 Walnut Street
Architect er Engineer			Address
Centracter Jacy	Inc.	•	Address 1025 W. Thompson St
	C = 2 3		601 Dewerr Budlding

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 certary that the statements contained herein are true and correct to the best of my knowledge and belief.

(Applicant Sign Here)

understand that if I knowingly make any false grein I am subject to such penalties as may ad by law or ordinance."

REASONS FOR REFUSAL

	*					,	
				Signed			
	· • • · · · · · · · · · · · · · · · · ·	INSTRUC	TIONS FOR ISSU	ANCE OF PER	MÎT OR PERMI	TS	· · · · · · · · · · · · · · · · · · ·
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		Covering on	" hundred	(150)90 g t	le let area		***************************************
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EXAMINER'S REPORT

District		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	***************************************	
Is this a corner property?	Attached?		Semi-detached?	Detached ?	
Dwelling?Other than	n dwelling?	How ma	nv families?		
Use applied for		Acc	essorv	To what use?	
	Req. or Permitted				
Lot area			Req. when used	Proposed	
Occupied area			***************************************	*********	
Area, rear yard			***************************************	***************************************	
" inner court		i I			
" open court					
" front yard		1 1	***************************************	p.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
" side yard					
Total open area		1 1			
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Rear yard—depth			***************************************		
Side yard—width	***************************************				
Open court-width	***************************************		*************************************		
Court between wings-width	·				
Inner court—least dimension	***************************************		*******************************		
Height—front				``	
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"—garage	**************************************		***************************************	,	
Garage—inner dimensions				***************************************	
Garage—cars			***************************************		
Is Use permitted in this district? If Use is not permitted in this dist	trict, under what prov	ision is it pe	rmitted?		
Zoning PermitGrant	XRefus	e	Refer	Not required	***************************************
Use PermitGrant	Y Patus		D -f	NT_4	****************
DEMANTO.		U		not required	***************************************
REMARKS:					
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		*******	- UM	ar _	
		•		(Examiner)	
		Dat	e of examination	3/22/1934	<u></u>
					

INSPECTOR'S REPORT

(Inspector)

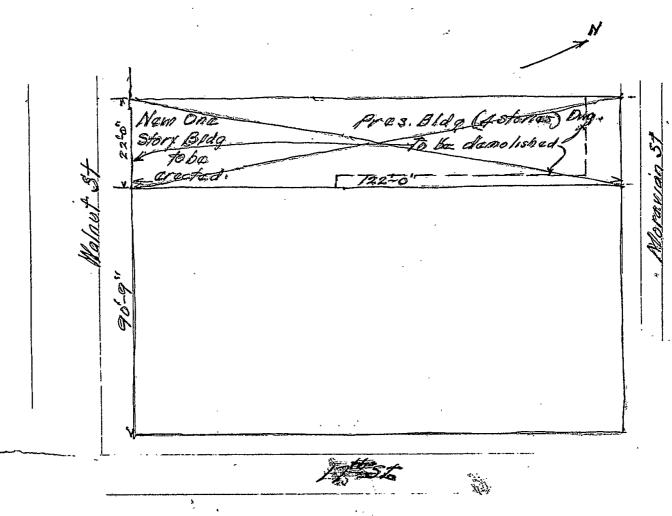
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, •	Application No. District Designation Zoning Map No. Survey District MAR 22 1934 CITY OF PHILADELPHIA DEPARTMENT OF PUBLIC Wo	0000
	Approved as to form: Application No	2663
×	Approved as to form: Application No.	Dean
· .	Approved as to form. Application No. District Designatio	Remarkation
3 .	Zoning Map No	Sub
. 4 30	Survey District	Ward
` `.		TOO SEASON TO THE AT LONG A SENSE SHE SHE AND THE
•		n
	MAR 22 1934 CITY OF PHILADELPHIA	Previous Application
: 	DEPARTMENT OF PUBLIC W	OPKG "
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f		
,	ROOM 1223, CITY HALL ANNE	X
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· ·	APPLICATION FOR ZONING PERMIT and/or USE	REGISTRATION PERMIT
-		
	Application is hereby made by Townsen L. Sulvoide ?	wood len for
	the permit or permits required by the Philadelphia Zoning Ordinance before comm	enging the use or the work described beggin.
<u> </u>	and as shown on accompanying plan.	Chemis and age of the chemistry
,	LOCATION OF PROPERTY: 1709 Walnut W	1210 1870-1873 - 1810-1870 - 1810-1871 - 1810-1871 - 1810-1871 - 1810-1871 - 1810-1871 - 1810-1871 - 1810-1871
	(Street and House Number)	
	harth balant	
-	Situated on North side of Nations.	Zoning Refused
	at the distance of 70 feet 9 inches from Com side	rr p.c. Li
-	of Mercu Claude street Ward	Annealed
	Front 22 feet 4 inches Depth /22 feet 0 inches	App. Granted Cert.
4	If lot is irregular in shape, give deed description below:	App. Refused Cert
,re	TI for is itteRniar in Snabe, Rive deed describtion derow:	App. Ketused
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r 🙃		Ref. Granted Cert.
	NAME OF THE PROPERTY OF THE PR	Ref. Refused Cert
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	ORDER DE LES PROPERTORS DE LA CONTRACTION DE LA	BUREAU OF ENGINEERING
	and a second sec	SURVEYS AND ZONING
		PHILADELPHIA
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	CONTRACTOR OF THE PROPERTY OF	2.5.2
	AND DESCRIPTION OF THE PROPERTY OF THE PROPERT	ISSUED 3-22-31
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	WHAT KIND OF WORK IS GOING TO BE DONE?	A PAGE
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	Designation of the second seco	or challersing
	The second secon	SURVEYS AND ZONING
	The state of the s	SUBJERS WID COMMENT
		PHILADELPHIA
	IS THIS PROPERTY A VACANT LOT?	Towning PERMIN
· '	If buildings are used, for what use?	7.746
		160
	If buildings are vacant, since what date?	ISSUED 3 - 2 2 - 2 - 2
	Is proposed building a dwelling? How many families?	
	Dwelling-will be altered to accommodate families	· 4
	Is proposed building a garage? Le Car capacity?	,
	Number of cars will be trucks delivery cars pleasure cars	
	STORIES AND HEIGHTS FROM GROUND TO ROOF	
	Existing Building alteration or new building	, M.
	Front Side Rear Front Side P. Rear	<u></u>
	The second secon	
	Height in feet 22 50 27 25 25	
	Height in feet 32 Jo XI	
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# LOOK I	No. PROPOSED USE OF PRESENT BUILDING	POSED USE OF ADDITION OR NEW BUILDING
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	Additional use information, if required	35.
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	Applicant Mouriseud L. Address 1700	Source Stohnikon 5720
	D. A. S.	A A A A A A A A A A A A A A A A A A A

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, County of Philadelphia

Refore me, the subscriber, a Totary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia,

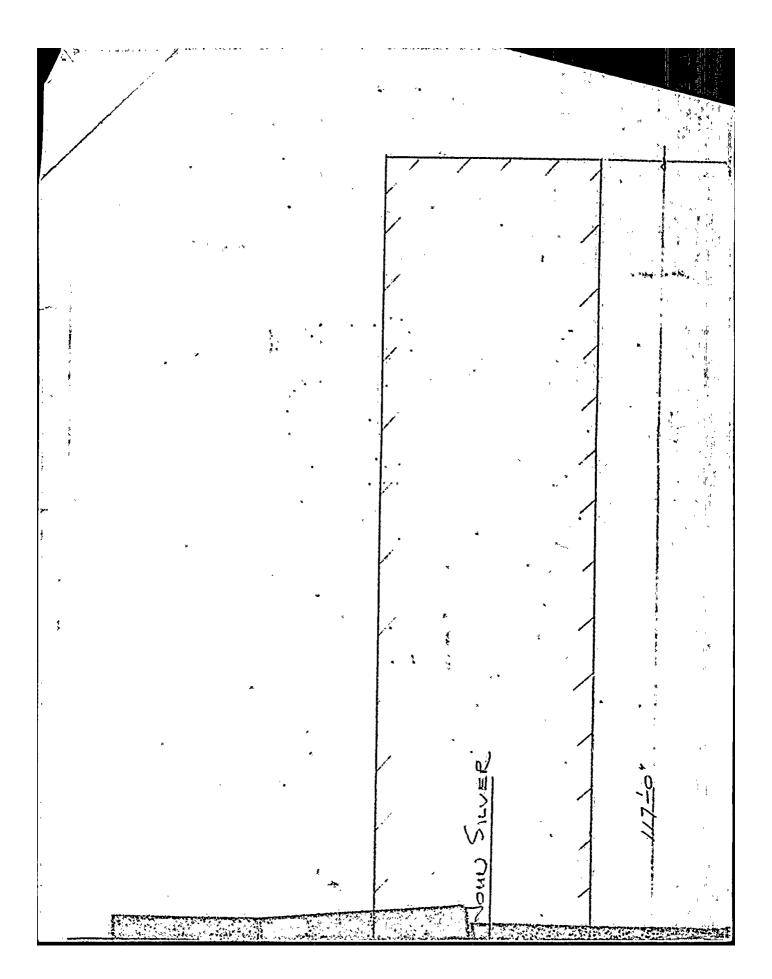
personally appeared who being dul according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit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

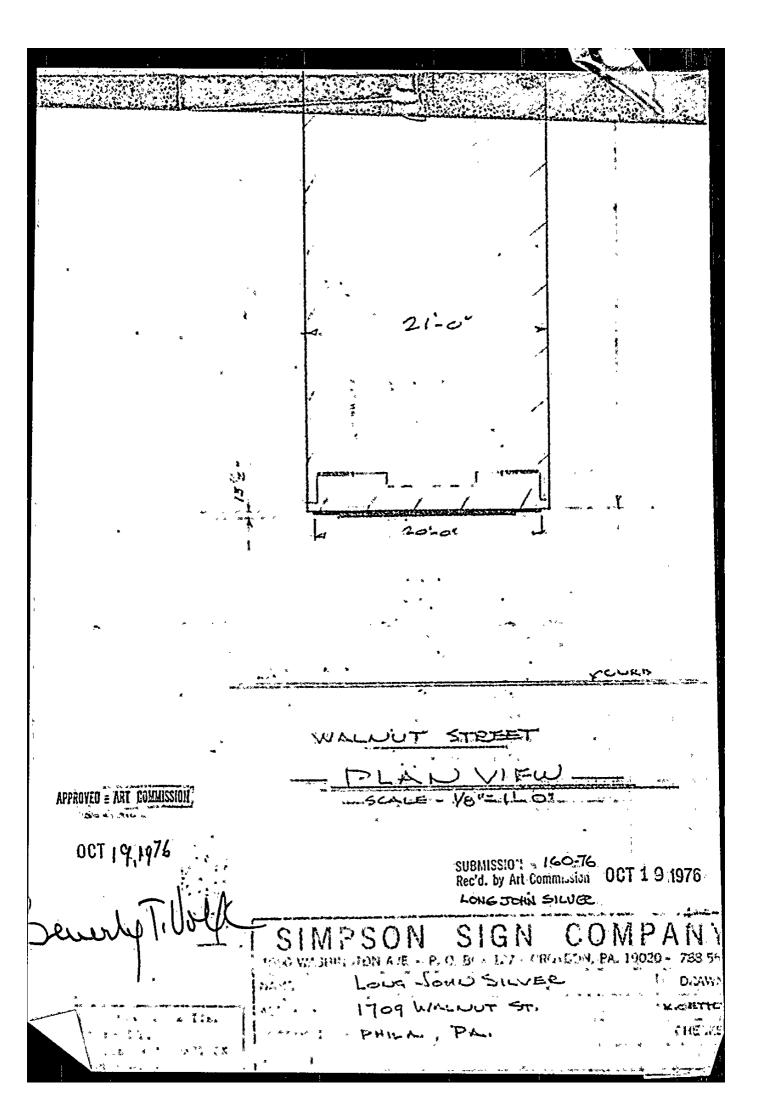
and subscribed to before me, this day of

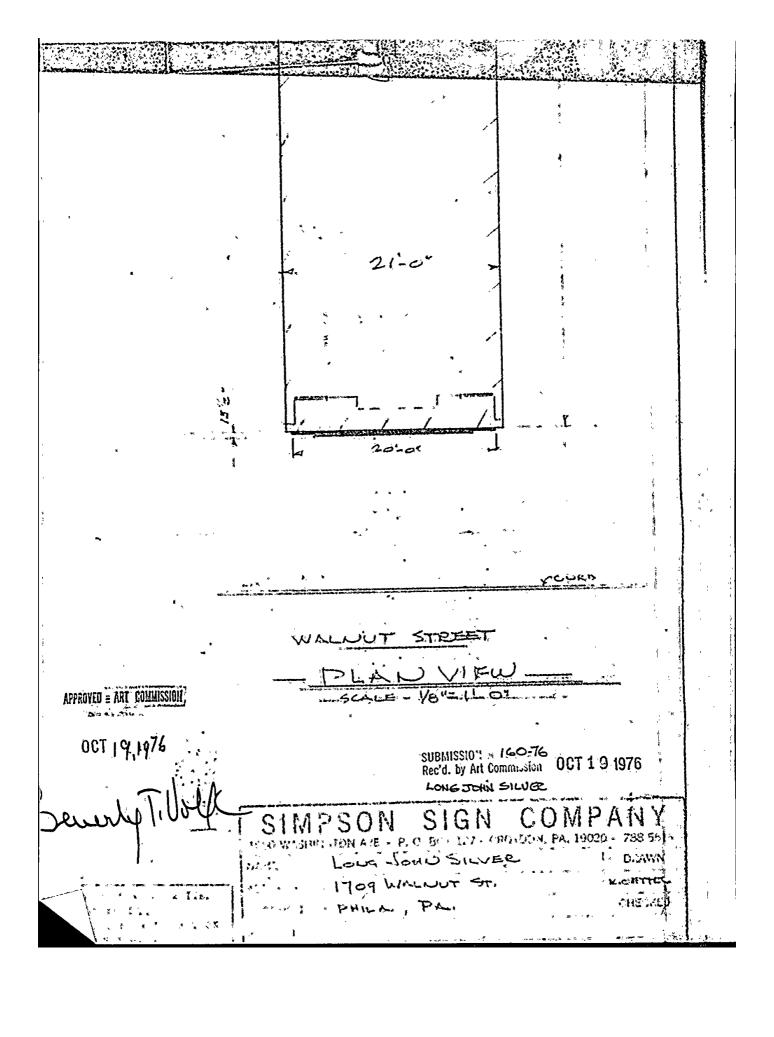
A. D. 193. 4 NOTARY PUBLIC Commission Expires Nov. 14, 1937

Dato Application No.

1233 2663 May 22x 22x mental survey and survey sur







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-Elliot Towne Salon, 1709 Walnut Street

9-24-65 Folder January H

The Art Commission has asked that I call your attention to

This office has no record of approving the canopy and it

RCR:z cc - Edmund J. Cummins, L & T

SEP 27 1965

10ENSE CODE No. A061541 81-62 (Rev. 5/72) TAG NUMBER LICENSE CODE YEAR ADDRESSI CICHNEEL FOR # CD でいるか。 DELETE FROM THE FILE - OUT OF BUSINESS (CHECK LOCATION AS ABOVE) Long John Silver 1709 Walnut St. Philas, Fa. DO MOT KEY PUNCH RETAIN UNTIL MACHINE ACCOUNTING DIV. VERIFIES LICENSE NO. 19.000 ZIPCODE PAY THIS AMOUNT 9/9/76 R. McK. CHECKED BY ISSUED BY: SEE BELOW \$10.

PHINOS

-989m

VIII DELL VI IIC

BTV/efp Enclosures Enclosures Cc = Dept of Licemses & Inspections - Zoning Section

PRVERLY T VOLK
Executive Sedretary
Executive Sedretary

Acty cruly yours,

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 present and inspection that

Enclosed for the above the material relative to the material which wilth a the material which to the material which.

Dear Mr. Simpson:

Ré: LONG JOHN SILVER'S RESTAURANT L709 Walnut Street Submission # 100-75

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

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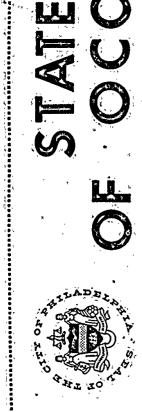
PHILADELPHIA ART COMMISSION 1329 City Hall Annex Philadelphia, Penna. 19107

MU-6-4470 or 4463 DATE - Oct. 19, 1976 SUBMISSION NO. PROJECT AND LOCATION LONG JOHN SILVER RESTAURANT DATE SUBMITTED 10-04-76 1709 Walnut Street DATE REVIEWED (UNDERLINED) TYPE OF PROPOSAL A - NEW CONSTRUCTION OR ADDITION TO BUILDING B - RENOVATIONS TO EXISTING BUILDING OR STRUCTURE PENTEAVE CANOPY C - PROPOSED NEW SIGN (REVISED DESIGN) CANOPY PENTEAVE D - EXISTING SIGN E - OTHER EXISTING APPENDAGE TO BUILDING OTHER ART FORM F - PROPOSED SCULPTURE PAINTING 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 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 LICENS

STV/efp

BEVERLY T. VOLK, Executive Secretary ZONING Philadelphia Art Commission

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



OF STATEMENT OF ST

FLOOR CERTIFICATE NO.

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

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		CYPE O	TYPE OF CONSTRUCTION			N. W.	PRINCIPAL, OCCUPANCY.	1 No. 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
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	, NUMBER	-	ENCLOSORE .	SIOKI	EACH FLOOR	GRP	NOLLdiabsäd	SEATS ETC.	(Per Sq. Foot)
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ADD STAIRWAYS	2	2 isyers both sid	2 layers 5/8 "drawsil"	Mark FLOOR	1480 Pr	F.3	Rastaurant	112 Occ.	P. O. O.
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APPROVED BY DISTRICT SYPERVISGR (Signature)	CT SPERV	13gn (316	DATE	11/20/76	DISTRICT NO.	ADDRES	1 .		
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