BOX NUMBER:

0000002116

02400

WASHINGTON

AVE

HANSEN NUMBER:

599899

00BREAK00

ZONING/USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER 105345	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE $300.00	DATE 06/09/08
LOCATION OF WORK: 02400 WASHINGTON AVE PHILADELPHIA, PA 19146-2438		ZONING CLASSIFICATION G-2	
OWNER 24TH STREET PROPERTIES LL 2301 WASHINGTON AVE PHILADELPHIA PA, 191462534	APPLICANT JONATHAN WILLIAMS 221 N 60TH ST PHILADELPHIA,PA 19139-1202	PLAN EXAMINER DANTON WATSON ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 4051 DATE 04/01/08	

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

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR

ZONING APPROVAL

PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION.

USE REGISTRATION

RECONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR; #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT, Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES; WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL; RECONFIGURE PARKING LOT FOR 125 PARKING SPACES.

SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:

THREE FOOT WIDE LANDSCAPE BUFFER FRONTING WASHINGTON AVENUE DATED 12/18/07; NO RETAIL IN BASEMENT ONLY ONLY USE ACCESSORY STORAGE; AS PER LIGHTING PLANS AGREED BY PLANNING COMMISSION.

ANY PERSON AGGREIVED BY THE ISSUANCE OF THIS PERMIT MAY APPEAL TO THE ZONING BOARD OF ADJUSTMENT (ZBA). FOR INSTRUCTIONS ON FILING AN APPEAL, PLEASE CONTACT THE ZBA AT 215-686-2429 OR 215-686-2430.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO SECURE THE APPROVAL OF THE PHILADELPHIA HISTORICAL COMMISSION PRIOR TO ANY ALTERATION TO A HISTORIC PROPERTY. TO CHECK THE HISTORIC STATUS OF A PROPERTY, CALL THE PHILADELPHIA HISTORICAL COMMISSION AT 215-686-7660.

FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION:
321 UNIVERSITY AVE. - 2ND Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: (215) 685-7495

LIMITATIONS:

IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE.

IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.

THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.
WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.

81-103

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 105345 DATE OF DECISION: 04/01/08 CAL #: 405

ATTORNEY:

APPLICANT: JOHNATHAN WILLIAMS
221 N. 60TH STREET
PHILADELPHIA PA 19123

OWNER: 24TH STREET PROPERTIES LL
2301 WASHINGTON AVE
PHILADELPHIA PA 19146-2534

PREMISES: 2400 WASHINGTON AVE

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 WITH PROVISOS

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:
   THREE FOOT WIDE LANDSCAPE BUFFER FRONTING WASHINGTON AVENUE DATED 12/18/07; NO RETAIL IN BASEMENT ONLY ONLY USE ACCESSORY STORAGE; AS PER LIGHTING PLANS AGREED BY PLANNING COMMISSION.

2008 MAY -1 PM 3:08

By Order of the ZONING BOARD OF ADJUSTMENT
CAROL B. TINARI, 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)

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/18/07	APPLICATION # 105345
☒ REFUSAL ☐ REFERRAL ☐ SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 INDUSTRIAL DISTRICT	

ADDRESS/LOCATION:
2400 WASHINGTON AVENUE

APPLICANT:	ADDRESS:
JOHNATHAN WILLIAMS (Agent for Owner)	221 N. 60TH STREET PHILADELPHIA, PA 19139

APPLICATION FOR:
PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 , AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION. RELOCATE AND CONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR: #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT. Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES, WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL. RECONFIGURE PARKING LOT FOR 125 PARKING SPACES INCLUDING; SIX ADA ACCESSIBLE SPACES AND TWO (2) OFF STREET LOADING SPACES.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-508	THE PROPOSED USE, CREATION OF NEW RETAIL SPACES AND A NEW RESTAURANT AND BANQUET HALL IS NOT PERMITTED IN THIS ZONING DISTRICT. FURTHURMORE THESE USES WOULD EXTEND USES PREVIOUSLY GRANTED BY THE ZONING BOARD AND IS NOT PERMITTED.

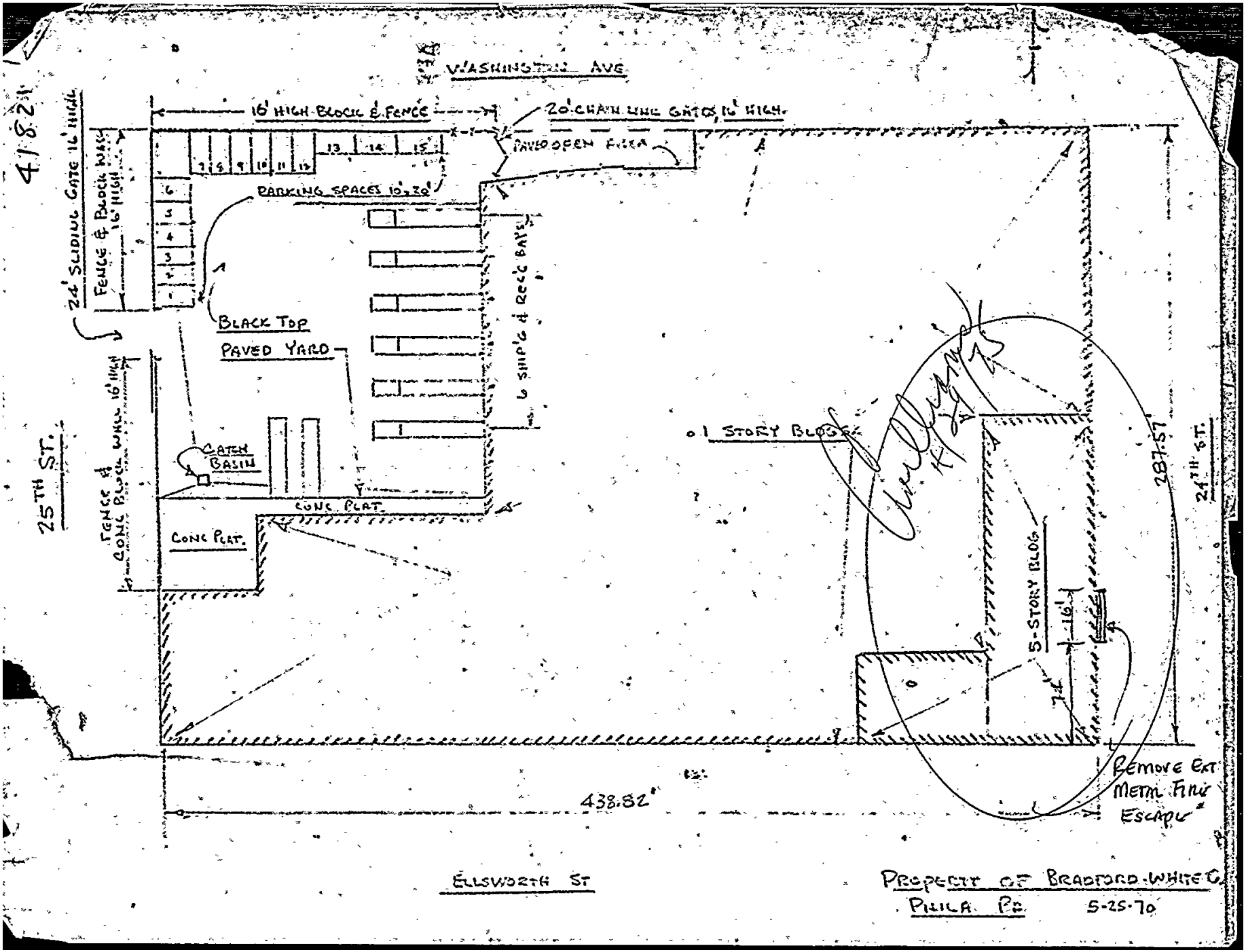
TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

24TH STREET PROPERTIES
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

DANTON V. WATSON — PLANS EXAMINER

10/18/07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.


4182
WASHINGTON AVE
16' HIGH BLOCK & FENCE
20' CHAIN LINK GATE, 16' HIGH
PAVED OPEN AREA
24' SLIDING GATE 16' HIGH
FENCE & BLOCK WALL 16' HIGH
PARKING SPACES 10'x20'
BLACK TOP
PAVED YARD
6 SHIP'G & REC'G BAYS
25TH ST.
FENCE & CONC BLOCK WALL 16' HIGH
CATCH BASIN
CONC PLAT.
CONC PLAT.
1 STORY BLDG
287.57
24TH ST.
5-STORY BLDG
16'
74'
438.82'
Remove Ext Metal Fire Escape
ELLSWORTH ST
PROPERTY OF BRADFORD-WHITE CO.
PHILA. PA.
5-25-70

NOTICE OF DECISION

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

APPLICATION #: 050301024 DATE OF DECISION: 11/15/2005 CAL #: 05-0633

ATTORNEY: DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

APPLICANT: 24TH STREET PROPERTIES, LLC
BY DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

OWNER: 24TH STREET PROPERTIES, LLC
4207 RIDGE AVE.
PHILADELPHIA, PA 19129

LOCATION OF PROPERTY: 2400 WASHINGTON AVE

THIS IS NOT A PERMIT

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
   REVISED DECISION 1/15/08

   PROVISO: NO B.Y.O.B AND NO TAKE-OUT OF ALCOHOL OR BEER; ALL VENTING THROUGH THE ROOF; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED OUT OF VIEW OF THE PUBLIC; AS PER PROVISO LETTER FROM PHATT MOTT DATED 11/15/05; AS PER AFFIDAVIT OF RESTRICTED USE DATED 11/9/05; AS PER PLAN STAMPED BY THE BOARD 1/15/08.

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

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

81-2000 (8/90) Copy-

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 105345
ZONING CLASSIFICATION G-2 Ind.
PREVIOUS APPLICATION NO. 4051

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS)
2400 WASHINGTON AVE

PROPERTY OWNER'S NAME
24TH STREET PROPERT LLC.
PHONE # (215) 275-1418 FAX #

PROPERTY OWNER'S ADDRESS:
2400 WASHINGTON AVE
PHILADELPHIA, PA 19146
LICENSE # E-MAIL:

APPLICANT:
Johnathan Williams
FIRM/COMPANY:
PHONE # (215) 715-0134 FAX # (215) 496-9968

ADDRESS:
221 North 60th Street
Philadelphia, Pennsylvania 19139
LICENSE # 4391 E-MAIL:

RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY __DESIGN PROFESSIONAL __CONTRACTOR __EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
	SAME		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1,2,3	SAME EXISTING EIGHT (7) TENANTS / STORE ON FIRST
	1ST FLOOR ZONING APPROVAL FOR 3 RETAIL SPACE
	ON THE FIRST FLOOR WALL SUITE 2 GIFT SHOP STOREFRONTS
	STORE 4 TAKE OUT RESTAURANT 5 RETAIL STORE 6 VIDEO RENTAL

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE

BUILDING 1: FOR PLANS: EXISTING 1 STORY STRUCTURE (30'-7") ~~SEE ATTACHMENT~~ MAX HIGHT ADDITION: NEW 1 STORY STRUCTURE 17'-0" MAX HIGH (37'-1" 45'-1/2" L) NEW 1 STORY STRUCTURE 49'-5" MAX HEIGHT 37'-10" W 290' 11'-4" L) FOR PLANS EXISTING 5 STORY STRUCTURE DEMOLITION OF EXISTING 2 STORY BUILDING ADDITION: NEW 2 STORY BUILDING STORY STRUCTURE (30'-6") MAX HEIGHT 37'-8 1/2" X 114'-4"

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ___ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. ____

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

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: Johnathan Williams DATE: 9 / 20 / 07

Form 81-16

PRE-REQUISITE APPROVALS FOR:

ADDRESS: APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2ND FLOOR –1101MARKET STREET			

EXAMINER'S APPROVAL *(OFFICE USE ONLY)*

PERMIT TO READ:

NOTICE OF REFUSAL DATE: NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO. GRANTED BY ZBA ☐ NO ☐ YES DATE PROVISOS ☐ NO ☐ YES

FEE ITEM	AMOUNT
FILING FEE	
RE-INSPECTION FEE	
ZONING FEE	
USE FEE	
TOTAL FEES	

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #

DATE: SEPT. 12,2007

TO: 15th & JFK BLVD.
CONCOURSE LEVEL
PHILADELPHIA, PA.
ZONING DEPARTMENT

Re: 2400 WASHINGTON

TO WHOM IT MAY CONCERN; I AM THE OWNER OF THE ABOVE Re: LOCATION AND I, HEREBY AUTHORIZES MR. CANN OR HIS ASSOCIATE TO FILE THE AMENDED ZONING APPLICATION.

Application for Zoing/ use Registration use permit Addendum

Proposed Use of Space:

Building 1:
Per Plans: Existing 1 Story Structure (30'7" Max Height)
Addition: New 1 story Structure(17'-0" Max Height; 37'1" w x 45'2-1/2" L)
New 1 story structure (19'5" Max Height; 37'10" w x 90' 11-1/4" L)
Proposed Use: 26, 021 sq' supermakert
Building 2/3:
Per Plans: Existing 5 story structure
Demolition: Demolition of existing 2 story building
Addition: New 2 story structure (30'6" Max height; 57'8-1/2 X 114-3/4")
Prior Zoning Approved:

Existing Eight (7) Tenants/stores on first (1st) floor
Zoning Approval #710818 Ten (10) Spaces on the first floor
#1: Nail supply; #2; Gift shop; #3; furniture store
#4; Takeout Restaurant; #5 Dollar Store; #6; Video Rental
#7: Supermarket; #8; Retail Jewelry; #: Wholesale
Jewelry; #10: Eat-in Restaurant.
Proposed Use: Second (2nd) floor
Creation of 7 Retail Stores
- Store 1: 329sq'
- Store 2: 770sq'
- Store 3: 770sq'
- Store 4: 770 sq'
- Store 5: 1177 sq'
- Store 6: 1278sq'
Creation of six (6) Spaces of 225sq' each
Food Court/Open Space (3730sq')

Building 3:

Per Plans; Existing 2 Story Building
Prior Zoning Approved:
Existing Tenant on First (1st) Floor
Proposed Use: Second (2nd) Floor
Creation of Eat-in Restaurant/Banquet Hall (10,823sq')

VERY TRULY YOURS,

Name

Phone (215) 275-1418

ADDITION

INTERIOR RENVATION AND ADDITION

ACCELERATED REVIEW REQUEST

Philadelphia
LICENSES & INSPECTIONS

This Document is NOT a Permit
This document acknowledges receipt of the request
and payment for an Accelerated Review of a designated type
for the location and conditions shown below.

PROJECT ADDRESS 02400 WASHINGTON AVE

APPLICATION NUMBER: 105345

APPLICANT NAME: JONATHAN WILLIAMS

ADDRESS: 221 N 60TH ST
PHILADELPHIA,PA 19139-1202

TELEPHONE #:(215)715-0134 x

E-MAIL ADDRESS:icann@bellatlantic.net

FAX NUMBER(S):(215)496-9968

REVIEW TYPE:

BUILDING
$540 for first four (4) hours;
$135 for each additional hour

[X] ZONING
$420 for first four (4) hours;
$135 for each additional hour

ELECTRICAL
$540 for first four (4) hours;
$135 for each additional hour

PLUMBING
$540 for first four (4) hours;
$135 for each additional hour

PAID AMOUNT: $420.0 CHECK/RECEIPT # 376,377 DATE: 09/25/07

For the address and application shown above, I request an Accelerated Review of the type specified above. At this submittal, I agree to pay the City of Philadelphia the minimum fee required for four (4) hours of overtime expenses, as specified by the Department of Licenses and Inspections.

If the Accelerated Review of the type specified requires more than four hours of review time, I agree to reimburse the City of Philadelphia for the additional overtime charges necessary to complete the review.

I understand the results of the Accelerated Review will not be forthcoming until all accelerated expenses have been paid.

I acknowledge that I have been informed of the current normal review time associated with this type of application and have elected to submit the application on an accelerated basis.
I understand that accelerated review of an application will take Fifteen (15) business days to complete.

I understand that the City of Philadelphia's obligation will be complete when: a permit of the type specified has been approved, or; a refusal has been issued, or; a request for additional information has been transmitted to the applicant.

I understand the required fees for all permits are in addition to the fees charged for an Accelerated Review.

APPLICANT'S SIGNATURE: Jonathan Williams DATE: 7/25/07

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/18/07	APPLICATION # 105345
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 INDUSTRIAL DISTRICT	

ADDRESS/LOCATION:
2400 WASHINGTON AVENUE

APPLICANT:	ADDRESS:
JOHNATHAN WILLIAMS (Agent for Owner)	221 N. 60TH STREET PHILADELPHIA, PA 19139

APPLICATION FOR:
PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 , AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION. RELOCATE AND CONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR: #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT. Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES, WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL. RECONFIGURE PARKING LOT FOR 125 PARKING SPACES INCLUDING; SIX ADA ACCESSIBLE SPACES AND TWO (2) OFF STREET LOADING SPACES.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-508	THE PROPOSED USE, CREATION OF NEW RETAIL SPACES AND A NEW RESTAURANT AND BANQUET HALL IS NOT PERMITTED IN THIS ZONING DISTRICT. FURTHURMORE THESE USES WOULD EXTEND USES PREVIOUSLY GRANTED BY THE ZONING BOARD AND IS NOT PERMITTED.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

24TH STREET PROPERTIES
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

DANTON V. WATSON — PLANS EXAMINER

10/18/07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/18/07	APPLICATION # 105345
☒ REFUSAL ☐ REFERRAL ☐ SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 INDUSTRIAL DISTRICT	

ADDRESS/LOCATION:
2400 WASHINGTON AVENUE

APPLICANT:	ADDRESS:
JOHNATHAN WILLIAMS (Agent for Owner)	221 N. 60TH STREET PHILADELPHIA, PA 19139

APPLICATION FOR:
PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 , AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION. RELOCATE AND CONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR: #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT. Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES, WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL. RECONFIGURE PARKING LOT FOR 125 PARKING SPACES INCLUDING; SIX ADA ACCESSIBLE SPACES AND TWO (2) OFF STREET LOADING SPACES.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-508	THE PROPOSED USE, CREATION OF NEW RETAIL SPACES AND A NEW RESTAURANT AND BANQUET HALL IS NOT PERMITTED IN THIS ZONING DISTRICT. FURTHURMORE THESE USES WOULD EXTEND USES PREVIOUSLY GRANTED BY THE ZONING BOARD AND IS NOT PERMITTED.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

24TH STREET PROPERTIES
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

DANTON V. WATSON — PLANS EXAMINER

10/18/07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/18/07	APPLICATION # 105345
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 INDUSTRIAL DISTRICT	

ADDRESS/LOCATION:
2400 WASHINGTON AVENUE

APPLICANT:	ADDRESS:
JOHNATHAN WILLIAMS (Agent for Owner)	221 N. 60TH STREET PHILADELPHIA, PA 19139

APPLICATION FOR:
PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 , AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION. RELOCATE AND CONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR: #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT. Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES, WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL. RECONFIGURE PARKING LOT FOR 125 PARKING SPACES INCLUDING; SIX ADA ACCESSIBLE SPACES AND TWO (2) OFF STREET LOADING SPACES.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-508	THE PROPOSED USE, CREATION OF NEW RETAIL SPACES AND A NEW RESTAURANT AND BANQUET HALL IS NOT PERMITTED IN THIS ZONING DISTRICT. FURTHURMORE THESE USES WOULD EXTEND USES PREVIOUSLY GRANTED BY THE ZONING BOARD AND IS NOT PERMITTED.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

24TH STREET PROPERTIES
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

DANTON V. WATSON — PLANS EXAMINER

10/18/07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 10/18/07	APPLICATION # 105345
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 INDUSTRIAL DISTRICT	

ADDRESS/LOCATION:
2400 WASHINGTON AVENUE

APPLICANT:	ADDRESS:
JOHNATHAN WILLIAMS (Agent for Owner)	221 N. 60TH STREET PHILADELPHIA, PA 19139

APPLICATION FOR:
PARTIAL DEMOLISHION REMOVE EXISTING ONE (1) STORY STRUCTURE; REMOVE A PORTION OF Bldg. #1 AND ERECT TWO, ONE STORY ADDITIONS, DEMO TWO STORY PORTION OF Bldg. #2 , AND ERECT NEW FIVE STORY ADDITION ON SAME FOUNDATION. RELOCATE AND CONFIGURE PRIOR APPROVED USES; Bldg. #1 FOR USE AS A SUPERMARKET, Bldg. #2 THRU #3 CREATION OF 9 TENANT SPACES ON THE GROUND FLOOR: #1 NAIL SALON, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 RETAIL JEWELRY, #8 WHOLESALE JEWELRY, #9 EAT-IN RESTAURANT. Bldg. #2: 2ND FLOOR CREATION OF SEVEN (7) NEW RETAIL SPACES, REMAINING FLOORS FOR USE AS OFFICES, WITH EXISTING ROOFTOP WIRELESS SERVICE ANTENNA TO REMAIN. Bldg. #3: 2ND FLOOR FOR USE AS AN EAT-IN RESTAURANT AND BANQUET HALL. RECONFIGURE PARKING LOT FOR 125 PARKING SPACES INCLUDING; SIX ADA ACCESSIBLE SPACES AND TWO (2) OFF STREET LOADING SPACES.

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14-508	THE PROPOSED USE, CREATION OF NEW RETAIL SPACES AND A NEW RESTAURANT AND BANQUET HALL IS NOT PERMITTED IN THIS ZONING DISTRICT. FURTHURMORE THESE USES WOULD EXTEND USES PREVIOUSLY GRANTED BY THE ZONING BOARD AND IS NOT PERMITTED.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

24TH STREET PROPERTIES
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

DANTON V. WATSON — PLANS EXAMINER

10/18/07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

2:00pm 12/5/07

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 508493
ZONING CLASSIFICATION G-2 Ind (vacant)
PREVIOUS APPLICATION NO. 05-03 01024

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS) SWC 24th St thru to Ellsworth & 25th St
2400 Washington ave. Philadelphia PA 19146

PROPERTY OWNER'S NAME: Minh Duc Higashi-Dam
PHONE # 267 303 1792 FAX #
PROPERTY OWNER'S ADDRESS: 5351 Howland st. Philadelphia PA 19124
LICENSE # E-MAIL:

APPLICANT: PHONG NGuyen
FIRM/COMPANY:
PHONE # 856-308-1986 FAX #
ADDRESS: 126 Pine st. Williamstown NJ 08094
LICENSE # E-MAIL:

RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY __DESIGN PROFESSIONAL __CONTRACTOR __EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1 Space	Vacant		
2 3	Vacant		
	Uses as approved		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
Space 3	~~Vacant~~ ~~Retail~~ Retail sale of Power tools ~~& equip~~ equipment
2	Vacant
	Uses as approved

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

Retail Store for power tools & equipment
example: Dewalt, Hilti, Honda are some of the Brand
We Carries. Drill, Saw, Cutter, ect.....

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ___ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO.

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

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: DATE: 01 / 19 / 2007

Form 81-16 (Rev. 10/05)

2007 JAN 19 AM 11:17 PHILADELPHIA DEPARTMENT OF L&I

PRE-REQUISITE APPROVALS FOR:

ADDRESS: APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2ND FLOOR –1101MARKET STREET			

EXAMINER'S APPROVAL *(OFFICE USE ONLY)*

PERMIT TO READ:

NOTICE OF REFUSAL DATE: NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA ☐ NO ☐ YES DATE	PROVISOS ☐ NO ☐ YES	FEE ITEM	AMOUNT
			FILING FEE	
			RE-INSPECTION FEE	
VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?			ZONING FEE	
☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)			USE FEE	
VIOLATION #			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: DATE APPROVED:

PERMIT #	DATE ISSUED:	CHECK #

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 1-19-07	APPLICATION # 50843
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 Industrial	

ADDRESS/LOCATION:
2400 Washington Ave., SWC 24th Street through to 25th St. and Ellsworth Streets

APPLICANT:	ADDRESS:
Phong Nguyen (tenant)	126 Pine Street, Williamstown NJ 08904

APPLICATION FOR:
Retail sale of power tools to include warehousing of same in Space 3 on the same lot with previously approved uses Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket; Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14- 508 (1)	THE PROPOSED USE, RETAIL SALE OF POWER TOOLS IS NOT PERMITTED IN THIS ZONING DISTRICT.

One Use Refusal
Fee to File Appeal $200.

See Application No. 050301024, Cal No. 05-0633, Zoning Board Granted Retail Sale of Furniture in Space 3 on the same lot with Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces with proviso: No B.Y.O.B. and no take out of alcohol and beer; all venting through roof, commercial trash pick-up, all trash stored out of view of the public, as per proviso letter from Phatt Mott dated 11/15/05 as per affidavit
of restricted use.

See Application No. 031027057, Cal. No. 03-1666, ZBA granted wholesale sales of food and merchandise (no retail) 4/8/04

See Application No. 970612101, Cal No. 97-0669, ZBA refused Restaurant/Bar and Catering Hall 10/27/97

Cc:

Doi Hau Dang
5351 Howland St.
Philadelphia, PA 19124

Jeanne L Klingis — PLANS EXAMINER

1-19-07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 1-19-07	APPLICATION # 50843
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 Industrial	

ADDRESS/LOCATION:
2400 Washington Ave., SWC 24th Street through to 25th St. and Ellsworth Streets

APPLICANT:	ADDRESS:
Phong Nguyen (tenant)	126 Pine Street, Williamstown NJ 08904

APPLICATION FOR:
Retail sale of power tools to include warehousing of same in Space 3 on the same lot with previously approved uses Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14- 508 (1)	THE PROPOSED USE, RETAIL SALE OF POWER TOOLS IS NOT PERMITTED IN THIS ZONING DISTRICT.

One Use Refusal
Fee to File Appeal $200.

See Application No. 050301024, Cal No. 05-0633, Zoning Board Granted Retail Sale of Furniture in Space 3 on the same lot with Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces with proviso: No B.Y.O.B. and no take out of alcohol and beer; all venting through roof, commercial trash pick-up, all trash stored out of view of the public, as per proviso letter from Phatt Mott dated 11/15/05 as per affidavit
of restricted use.

See Application No. 031027057, Cal. No. 03-1666, ZBA granted wholesale sales of food and merchandise (no retail) 4/8/04

See Application No. 970612101, Cal No. 97-0669, ZBA refused Restaurant/Bar and Catering Hall 10/27/97

Cc:

Dol Hau Dang
5351 Howland St.
Philadelphia, PA 19124

Jeanne Klingin — PLANS EXAMINER

1-19-07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

PETITION OF APPEAL

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

PRINT OR TYPE CLEARLY—DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT: 1515 ARCH STREET • 18TH FLOOR

☐ 9:30 A.M. ☐ 5:00 P.M. ☑ OTHER 2 pm

PROPERTY ADDRESS	2400 Washington Avenue
APPEAL DATE	11/9/07
HEARING DATE	Wed. Dec. 5, 2005
L & I NUMBER	105 345
CALENDAR NUMBER	4057
RECEIPT NUMBER	1748
APPEAL FEES	$700

PROPERTY ADDRESS: 2400 WASHINGTON AVENUE, PHILADELPHIA PA

OWNER
NAME: 2400 STREET PROPERTIES — TELEPHONE NUMBER—(9:00 A.M.—5:00 P.M.): 215-275-1415
ADDRESS: 4207 RIDGE AVENUE, PHILADELPHIA PA 19129

PERSON FILING APPEAL
NAME: JOHNATHAN WILLIAMS — TELEPHONE NUMBER—(9:00 A.M.—5:00 P.M.): 215-474-3578
ADDRESS: 7221 N. 60th ST, PHILADELPHIA 19139 — ZIP CODE
CHECK APPROPRIATE BOX: ☐ OWNER ☐ LEASEE ☒ AGENT ☐ OTHER
IF OTHER, STATE INTEREST:

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

ATTORNEY (IF ANY—NAME) — TELEPHONE NUMBER—(9:00 A.M.—5:00 P.M.)
ADDRESS

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

THE APPLICATION IS FOR THE PARTIAL DEMOLITION AND NEW ADDITIONS AND ALTERATION OF AN EXISTING STRUCTURE FOR THE CREATION OF NEW RETAIL SPACES, RESTAURANT AND BANQUET HALL, OFFICES, RECONFIGURATION OF PARKING LOT FOR 125 CARS.

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☐ REFUSAL ☐ REFERRAL ☐ PERMIT

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

THE REQUESTED USES ARE CONSISTENT WITH THE DEVELOPMENT IN THIS AREA. THE GRANTING OF THESE REQUESTED USES WILL NOT IMPACT ADVERSELY THIS AREA

TR# 1748
$700

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

SIGNATURE OF APPLICANT: Johnathan Williams

81-49 (Rev. 8/05)

PERMIT ISSUANCE

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 1-19-07	APPLICATION # 50843
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 Industrial	

ADDRESS/LOCATION:
2400 Washington Ave., SWC 24th Street through to 25th St. and Ellsworth Streets

APPLICANT:	ADDRESS:
Phong Nguyen (tenant)	126 Pine Street, Williamstown NJ 08904

APPLICATION FOR:
Retail sale of power tools to include warehousing of same in Space 3 on the same lot with previously approved uses Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket; Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment; spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14- 508 (1)	THE PROPOSED USE, RETAIL SALE OF POWER TOOLS IS NOT PERMITTED IN THIS ZONING DISTRICT.

One Use Refusal
Fee to File Appeal $200.

See Application No. 050301024, Cal No. 05-0633, Zoning Board Granted Retail Sale of Furniture in Space 3 on the same lot with Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces with proviso: No B.Y.O.B. and no take out of alcohol and beer; all venting through roof, commercial trash pick-up, all trash stored out of view of the public, as per proviso letter from Phatt Mott dated 11/15/05 as per affidavit
of restricted use.

See Application No. 031027057, Cal. No. 03-1666, ZBA granted wholesale sales of food and merchandise (no retail) 4/8/04

See Application No. 970612101, Cal No. 97-0669, ZBA refused Restaurant/Bar and Catering Hall 10/27/97

Cc:

Dol Hau Dang
5351 Howland St.
Philadelphia, PA 19124

Jerome Klingel — PLANS EXAMINER

1-19-07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 1-19-07	APPLICATION # 50843
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 Industrial	

ADDRESS/LOCATION:
2400 Washington Ave., SWC 24th Street through to 25th St. and Ellsworth Streets

APPLICANT:	ADDRESS:
Phong Nguyen (tenant)	126 Pine Street, Williamstown NJ 08904

APPLICATION FOR:
Retail sale of power tools to include warehousing of same in Space 3 on the same lot with previously approved uses Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket; Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV)

CODE REFERENCE	PROPOSED
14- 508 (1)	THE PROPOSED USE, RETAIL SALE OF POWER TOOLS IS NOT PERMITTED IN THIS ZONING DISTRICT.

One Use Refusal
Fee to File Appeal $200.

See Application No. 050301024, Cal No. 05-0633, Zoning Board Granted Retail Sale of Furniture in Space 3 on the same lot with Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket; Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces with proviso: No B.Y.O.B. and no take out of alcohol and beer; all venting through roof, commercial trash pick-up, all trash stored out of view of the public, as per proviso letter from Phatt Mott dated 11/15/05 as per affidavit
of restricted use.

See Application No. 031027057, Cal. No. 03-1666, ZBA granted wholesale sales of food and merchandise (no retail) 4/8/04

See Application No. 970612101, Cal No. 97-0669, ZBA refused Restaurant/Bar and Catering Hall 10/27/97

Cc:

Doi Hau Dang
5351 Howland St.
Philadelphia, PA 19124

Jeanne Klinger — PLANS EXAMINER

1-19-07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

PETITION OF APPEAL

CITY OF PHILADELPHIA · ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING · CONCOURSE LEVEL
1401 JOHN F. KENNEDY BOULEVARD · PHILADELPHIA, PA 19102-1687

PRINT OR TYPE CLEARLY – DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT 1515 ARCH STREET · 18TH FLOOR

☑ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER

PROPERTY ADDRESS: through to 25th & Ellsworth
2400 Washington Ave S/C 24th St

APPEAL DATE: 1-19-07

HEARING DATE: Tues. Feb 27, 2007

L&I NUMBER: 50843

CALENDAR NUMBER: 1079

RECEIPT NUMBER: 65-64305

APPEAL FEES: 500.00

PROPERTY ADDRESS: 2400 Washington ave. Philadelphia PA. 19146

OWNER
NAME: Minh Duc Higashi-Dam / Dung Phat
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.):
ADDRESS: 5351 Haverford St. Philadelphia PA 19124

PERSON FILING APPEAL
NAME: Phong Nguyen
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): (856) 308-1986
ADDRESS: 126 Pine St. Williamstown NJ
ZIP CODE: 08094

CHECK APPROPRIATE BOX: ☐ OWNER ☑ LESSEE ☐ AGENT ☐ OTHER

IF OTHER, STATE INTEREST:

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

ATTORNEY (IF ANY – NAME):
TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.):

ADDRESS:

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

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☑ REFUSAL ☐ REFERRAL ☐ PERMIT

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

Retail Sale of Power tools & equipment.

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

SIGNATURE OF APPLICANT: 01/19/2007

81-49 (Rev. 9/98)

PERMIT ISSUANCE

NOTICE OF:	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	DATE OF REFUSAL 1-19-07	APPLICATION # 50843
☒REFUSAL ☐REFERRAL ☐SPECIAL USE PERMIT		ZONING DISTRICT(S) G-2 Industrial	

ADDRESS/LOCATION:
2400 Washington Ave., SWC 24th Street through to 25th St. and Ellsworth Streets

APPLICANT:	ADDRESS:
Phong Nguyen (tenant)	126 Pine Street, Williamstown NJ 08904

APPLICATION FOR:
Retail sale of power tools to include warehousing of same in Space 3 on the same lot with previously approved uses Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces

PERMIT FOR THE ABOVE LOCATION CANNOT BE ISSUED BECAUSE IT IS NOT IN COMPLIANCE WITH THE FOLLOWING PROVISIONS OF THE PHILADELPHIA CODE. (CODES CAN BE ACCESSED ON LINE AT WWW.PHILA.GOV).

CODE REFERENCE	PROPOSED
14- 508 (1)	THE PROPOSED USE, RETAIL SALE OF POWER TOOLS IS NOT PERMITTED IN THIS ZONING DISTRICT.

One Use Refusal
Fee to File Appeal $200.

See Application No. 050301024, Cal No. 05-0633, Zoning Board Granted Retail Sale of Furniture in Space 3 on the same lot with Space 1 – Nail Supply; Space 2 Gift Shop; Space 4 – Take out restaurant; Space 5 – Dollar Store; Space 6 – Video Rental; Space 7 – Supermarket, Space 7 – Retail Jewelry Store; Space 9 Wholesale jewelry store dealing in precious metals and stones and Space 10 – Eat-in Restaurant (seating more than 30) no entertainment, spaces and existing wholesale food and general merchandise store and wireless services and with accessory parking for 127 cars including 13 handicapped spaces with proviso: No B.Y.O.B. and no take out of alcohol and beer; all venting through roof, commercial trash pick-up, all trash stored out of view of the public, as per proviso letter from Phatt Mott dated 11/15/05 as per affidavit
of restricted use.

See Application No. 031027057, Cal. No. 03-1666, ZBA granted wholesale sales of food and merchandise (no retail) 4/8/04

See Application No. 970612101, Cal No. 97-0669, ZBA refused Restaurant/Bar and Catering Hall 10/27/97

Cc:

Doi Hau Dang
5351 Howland St.
Philadelphia, PA 19124

James Klingler — PLANS EXAMINER

1-19-07 — DATE

NOTICE TO APPLICANT:
AN APPEAL FROM THIS DECISION MUST BE MADE TO THE ZONING BOARD OF ADJUSTMENT, MUNICIPAL SERVICES BUILDING, 11TH FLOOR, 1401 JFK BOULEVARD, PHILADELPHIA, PA 19102, WITHIN THIRTY (30) DAYS OF DATE OF REFUSAL.

NOTICE OF DECISION

City of Philadelphia
ZONING BOARD OF ADJUSTMENT
1401 J. F. K. Blvd. - 11th Floor
Philadelphia, PA 19102-2097

APPLICATION #: 50843 DATE OF DECISION: 04/16/07 CAL #: 1079

ATTORNEY:

APPLICANT: PHONG NGUYEN
126 PINE ST.
WILLIAMSTOWN NJ 08094

OWNER: DUC HIGASHI-DAM/DUNG PHAT MINH
126 PINE ST.
PHILADELPHIA PA 19124

LOCATION OF PROPERTY: 2400 WASHINGTON AVE SWC 24TH ST. THRU TO 25TH & ELLSWORTH STS.

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:

WITHDRAWN

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:
   *******APPEAL WITHDRAWN*******

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)

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

(For office use only)
APPLICATION # 508493
ZONING CLASSIFICATION G-2 Ind. C.U. contd.
PREVIOUS APPLICATION NO. 05-03-01024

(Applicant completes all information below. Print clearly and provide full details)
LOCATION OF PROPERTY (LEGAL ADDRESS): SWC 24th St thru to Ellsworth & 23rd St
2400 Washington ave. Philadelphia PA 19146

PROPERTY OWNER'S NAME: Minh Duc Higashi-Dam
PROPERTY OWNER'S ADDRESS: 5351 Howland st. Philadelphia PA 19124
PHONE # 267 303 1792 FAX #
LICENSE # E-MAIL:

APPLICANT: PHONG Nguyen
ADDRESS: @ 126 Pine St. Williamstown NJ 08094
FIRM/COMPANY:
PHONE # 856-308-1986 FAX #
LICENSE # E-MAIL:

RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY __DESIGN PROFESSIONAL __CONTRACTOR __EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1 Space	Vacant		
2 & 3	Vacant		
	Uses as approved	Refused issued	12-19-07

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
Space E3	~~Vacant~~ ~~Retail~~ Retail sale of Power tools & equipment
2	Vacant
	Uses as approved

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

Retail Store for power tools & equipment
example: Dewalt, Hilti, Honda are some of the Brand
We Carries. Drill, Saw, Cutter, ect.

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ___ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO.

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

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: [signature] DATE: 01 / 19 / 2007

Form 51-16 (Rev. 10/05)

ZONING FILE

City of Philadelphia Department of Licenses and Inspections

PLAN REVIEW FORM

A/P # 7 1 8 6 3 0 7

2400 WASHINGTON AVE.

Address number Ext. Dir. (N. E. S. W.) Street name Designation (Ave. Blvd. St) Unit

Plan Review Notations (These are requirements of the permit. They are integral to the approved plan.)

These plans have not been reviewed for compliance with the federal requirements of the Fair Housing Amendments Act of 1988 and the American with Disabilities Act of 1990. Please be advised that the responsible party of ownership of this property may be liable for certain provisions and/or regulations included with the above noted federal legislation. See Sections 1007, 3409, and Chapter 11 of the Philadelphia Building Code and the ICC/ANSI A117.1-98 standard for accessibility requirements.

This approval covers only the work shown on the attached plans and does not relieve the architect and/or engineer from the responsibility for total compliance with the Philadelphia Building, Fire, and Housing Codes. Install a fire extinguisher on each floor under construction, alteration, or demolition. (Except single family dwellings)
Separate permits required for ☐ Electrical, ☐ Plumbing, ☐ Ductwork, ☒ Fire Suppression Systems, and _____

These plans have not been reviewed for conformance with the Electrical and Plumbing Codes. Separate submissions of plans are required when applications are made for electrical and plumbing permits. These applications are required to be submitted by the licensed individuals in those trades at the Mechanical Services Unit located at the S.W. corner of the MSB Concourse.

CALL DISTRICT OFFICE PRIOR TO COMMENCING WORK. (Phone Number is listed on Building Permit)

ROOF TOP SUN DECK AS PER PLANS

Total number of sheets: 1

Plans Examiner's Signature: Joseph L Hamm

Approval Date: 01/17/17 (mm / dd / yyyy)

Number of sheets larger than 8½" X 14": 1

NOTICE OF DECISION

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

APPLICATION #: 050301024 DATE OF DECISION: 11/15/2005 CAL #: 05-0633

06 OCT 31 AM 11:12

ATTORNEY: DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

APPLICANT: 24TH STREET PROPERTIES, LLC
BY DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

Jatheyethan Williams
215 715-0154 cell
215 439-0657 home
~~215 715-0154~~
215 496-9590 office

OWNER: 24TH STREET PROPERTIES, LLC
4207 RIDGE AVE.
PHILADELPHIA, PA 19129

LOCATION OF PROPERTY: 2400 WASHINGTON AVE

THIS IS NOT A PERMIT

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
   PROVISO: NO B.Y.O.B AND NO TAKE-OUT OF ALCOHOL OR BEER; ALL VENTING THROUGH THE ROOF; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED OUT OF VIEW OF THE PUBLIC; AS PER PROVISO LETTER FROM PHATT MOTT DATED 11/15/05; AS PER AFFIDAVIT OF RESTRICTED USE DATED 11/9/05.

RECEIVED
LICENSES & INSPECTIONS
OCT 31 AM 11:12

Unable to locate variance packet

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

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

81-2000 (8/90)

Copy-

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 03-10-05	APPLICATION NUMBER 050301024
		DATE OF REFUSAL 04-07-05	ZONING MAP # 3A-4

LOCATION 2400 WASHINGTON AVENUE THROUGH TO ELLSWORTH, 24TH AND 25TH STREETS IS IN A G-2 INDUSTRIAL DISTRICT

APPLICANT JONATHAN WILLIAMS, AGENT FOR OWNER DOI HAU DANG

APPLICANTS ADDRESS 221 N. 60TH STREET PHILA., PA 19139

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

PHILADELPHIA CODE REFERENCE — REASONS FOR REFUSAL

SEE SECTION; 14-508

THE APPLICATION IS FOR THE PARTIAL DEMOLITION OF AN EXISTING STRUCTURE (34,881 SQ. FT.) FOR THE INTERIOR ALTERATION OF REMAINING STRUCTURE TO CREATE TEN (10) NEW TENANT SPACES FOR USE AS #1 NAIL SUPPLY, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 SUPERMARKET, #8 RETAIL JEWELRY STORE, #9 WHOLESALE JEWELRY STORE DEALING IN PRECIOUS METALS AND STONES AND #10 EAT-IN RESTAURANT (SEATING MORE THAN (30) THIRTY) NO ENTERTAINMENT WITH ACCESSORY PARKING FOR (127) CARS INCLUDING THIRTEEN (13) HANDICAP ACCESSIBLE SPACE ON LOT WITH EXISTING WHOLESALE FOOD AND GENERAL MERCHANDISE STORE AND WIRELESS SERVICE.

USE IS REFUSED FOR THE FOLLOWING: WHEREAS THESE RETAIL/COMMERCIAL USES NAIL SUPPLY, GIFT SHOP, FURNITURE STORE; DOLLAR STORE, VIDEO RENTAL, SUPERMARKET, JEWELRY STORES AND EAT-IN RESTAURANT ARE NOT PERMITTED IN THE DISTRICT AND WHEREAS THESE USES WOULD FURTHER EXTEND A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT AND IS NOT PERMITTED WITH OUT ITS APPROVAL.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

SEE APPLICATION NO. 031027057, CALENDAR NO. 03-1666, ZONING BOARD OF ADJUSTMENT (ZBA) GRANTED WHOLESALE SALES OF FOOD AND MERCHANDISE (NO RETAIL) 4/8/04.

SEE APPLICATION NO. 970612101, CALENDAR NO. 97-0669; ZONING BOARD OF ADJUSTMENT REFUSES, RESTAURANT/BAR AND CATERING HALL, 10/24/97.

CC: DOI HAU DANG
2400 WASHINGTON AVE.
PHILA., PA 19146

DVW/EDJ

Signed _____ Plan Examiner — Signed _____ Section Supervisor

Date Signed 4/7/05

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***.

24TH STREET PROPERTIES LLC
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

MARCH 3, 2005

TO: 15TH & JFK BLVD.
CONCOURSE LEVEL
PHILADELPHIA, PA.
ZONING DEPARTMENT

Re: 2400 WASHINGTON AVENUE

TO WHOM IT MAY CONCERN:

I AM THE OWNER OF THE ABOVE Re: LOCATION AND I, HEREBY AUTHORIZES MR. CANN OR HIS ASSOCIATE TO ABANDON ALL PRIOR APPLICATIONS AND FILE THE NEW PROPOSED MASTER PLAN FOR THE USE AS INDICATED ON THIS APPLICATION. THE DEMOLITION OF THE PROPOSED BUILDINGS TO BE DEMOLISHED, ONLY, UPON THE ISSUANCE OF THE APPROVED ZONING.

1. NAIL SUPPLIES STORE
2. GIFT SHOP
3. FURNITURE STORE
4. SMALL CAFÉ
5. GENERAL DOLLAR
6. VIDEO RENTAL
7. SUPERMARKET
8. JEWELRY STORE
9. RETAIL STORE
10. RESTAURANT

VERY TRULY YOURS,

DOI HAU DANG
(267)303-1792

24TH STREET PROPERTIES LLC
2400 WASHINGTON AVENUE
PHILADELPHIA, PA 19146

February 16, 2005

TO: 15TH & JFK BLVD.
CONCOURSE LEVEL
PHILADELPHIA, PA.
ZONING DEPARTMENT

Re: 2400 WASHINGTON AVENUE

TO WHOM IT MAY CONCERN:

I AM THE OWNER OF THE ABOVE Re: LOCATION AND I, HEREBY AUTHORIZES MR. CANN OR HIS ASSOCIATE TO FILE THE NECESSARY ZONING PERMIT APPLICATION FOR THIS LOCATION FOR THE USE AS INDICATED ON THIS APPLICATION. THE DEMOLITION OF THE PROPOSED BUILDINGS WILL BE DEMOLISHED ONLY UPON THE ISSUANCE OF THE APPROVED ZONING.

VERY TRULY YOURS,

DOI HAU DANG
(267)303-1792

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

2400 WASHINGTON AVENUE

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

2 FF 4/100
CR #1137
DUBL 11/10/05

APPLICATION NO. 05030102

DISTRICT DESIGNATION G-2 Ind.

ZONING MAP NO. 3A-4 (26) SUB.

R.D. VOL. PL. 6/532 WARD

PREVIOUS APPLICATION 03102705D

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

~~INTERIOR DEMOLITION, INTERIOR ALTERATIONS TO CREATE AN ADDITIONAL RETAIL SPACE FOR USES AS INDICATED. 1. NAIL SUPPLIES, 2. GIFT SHOP 3. FURNITURE STORE 4. SMALL CAFE 5. GENERAL DISCOUNT STORE, 6. VIDEO RENTAL 7. SUPERMARKET 8. JEWELRY STORE 9. WHOLESALE JEWELRY STORE 10. RESTAURANT EAT IN ONLY (167 TOTAL PARKING SPACES~~

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

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMIT
NO. 71868
DATE 11-9-06
☐ PERMIT GRANTED IN ACCORDANCE WITH
CERTIFICATE
NO. granted
DATE 11-15-06

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	~~WHOLESALE FOOD & GENERAL MERCHANDISE~~		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	~~SAME AS ABOVE WITH ADDITIONAL USES AS INDICATED & PARKING~~	1168 74200 3/10/07

Additional use information, if required

OWNER	ADDRESS	PHONE
ARCHITECT OR ENGINEER: ~~ALFREDO DANG~~	~~2400 WASHINGTON AVE~~	~~PHONE 305-1772~~
CONTRACTOR	ADDRESS	PHONE
APPLICANT: ~~NATHALIA TERRY~~ NATHALIA WILLIAMS	ADDRESS: 7211 N. 60TH STREET PHILA PA 19135	PHONE: 215 715-0134

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

Jonathan Willems

(Applicant Sign Here)

NOTICE OF DECISION

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

APPLICATION #: 050301024 DATE OF DECISION: 11/15/2005 CAL #: 05-0633

ATTORNEY: DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

APPLICANT: 24TH STREET PROPERTIES, LLC
BY DARLENE THREATT, ESQ.
2101 PINE STREET
PHILADELPHIA, PA 19103

JAHNIETHAD WILLIAMS
215 715-0184 cell
215 439-0657 home
~~215 715-0184 cell~~
215 496-9590 office

OWNER: 24TH STREET PROPERTIES, LLC
4207 RIDGE AVE.
PHILADELPHIA, PA 19129

LOCATION OF PROPERTY: 2400 WASHINGTON AVE

THIS IS NOT A PERMIT

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

GRANTED

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J. F. K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.
2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.
3. A NEW APPLICATION AND NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH THE FOREGOING CONDITIONS.
4. FURTHER CONDITIONS:
   PROVISO: NO B.Y.O.B AND NO TAKE-OUT OF ALCOHOL OR BEER; ALL VENTING THROUGH THE ROOF; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED OUT OF VIEW OF THE PUBLIC; AS PER PROVISO LETTER FROM PHATT MOTT DATED 11/15/05; AS PER AFFIDAVIT OF RESTRICTED USE DATED 11/9/05.

Unable to locate variance packet

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

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

81-2000 (8/90)

Copy-

PETITION OF APPEAL

CITY OF PHILADELPHIA · ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING · CONCOURSE LEVEL
1401 JOHN F. KENNEDY BOULEVARD · PHILADELPHIA, PA 19102-1687

PRINT OR TYPE CLEARLY – DO NOT WRITE IN SHADED AREA BELOW

PUBLIC HEARING AT: 1515 ARCH STREET · 18TH FLOOR

☑ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER

PROPERTY ADDRESS: 24th & 25th Sts / 2400 Washington Ave. through to 6th St.

APPEAL DATE: 7/20/05 | HEARING DATE: (Tue) May 24, 2005

L&I NUMBER: 05030102 4 | CALENDAR NUMBER: 05-0633

RECEIPT NUMBER: 13-01 | APPEAL FEES: $700.00

PROPERTY ADDRESS: 2400 Washington Avenue

OWNER

NAME: 24th Street Properties, LLC | TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215-33660801

ADDRESS: 4207 Ridge Avenue Philadelphia PA 19129

PERSON FILING APPEAL

NAME: Darlene Threatt, Esquire | TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215-732-9555

ADDRESS: 2101 Pine Street Philadelphia PA | ZIP CODE: 19103

CHECK APPROPRIATE BOX: ☐ OWNER ☐ LESSEE ☐ AGENT ☐ OTHER Attorney

IF OTHER, STATE INTEREST: Attorney

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

ATTORNEY (IF ANY – NAME): Darlene Threatt, Esquire, for 2400 Washington Ave. | TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215-732-9555

ADDRESS: 2101 Pine Street Philadelphia PA 19103

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

The application is for the partial demolition of an existing structure (34,881 sq. ft.) for the interior alteration of remaining structure to create ten (10) new tenant spaces for use as #1 nail supply, #2 gift shop, #3 furniture store, #4 take-out restaurant, #5 dollar store, #6 video rental, #7 supermarket, #8 retail jewelry store, #9 wholesale jewelry store dealing in precious metals and stones and #10 eat-in restaurant (seating more than (30) thirty) no entertainment with accessory parking for (see attached sheet)

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☐ REFUSAL ☐ REFERRAL ☐ PERMIT

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

The requested uses are consistent with the development in the community. The granting of the requested use will not impact adversely on the community.

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

SIGNATURE OF APPLICANT: Darlene Threatt

81-49 (Rev. 9/98)

PERMIT ISSUANCE

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 03-10-05	APPLICATION NUMBER 050301024
		DATE OF REFUSAL 04-07-05	ZONING MAP # 3A-4

LOCATION 2400 WASHINGTON AVENUE THROUGH TO ELLSWORTH, 24TH AND 25TH STREETS IS IN A G-2 INDUSTRIAL DISTRICT

APPLICANT JONATHAN WILLIAMS, AGENT FOR OWNER DOI HAU DANG

APPLICANT'S ADDRESS 221 N. 60TH STREET PHILA., PA 19139

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

PHILADELPHIA CODE REFERENCE — REASONS FOR REFUSAL

SEE SECTION; 14-508

THE APPLICATION IS FOR THE PARTIAL DEMOLITION OF AN EXISTING STRUCTURE (34,881 SQ. FT.) FOR THE INTERIOR ALTERATION OF REMAINING STRUCTURE TO CREATE TEN (10) NEW TENANT SPACES FOR USE AS #1 NAIL SUPPLY, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE-OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 SUPERMARKET, #8 RETAIL JEWELRY STORE, #9 WHOLESALE JEWELRY STORE DEALING IN PRECIOUS METALS AND STONES AND #10 EAT-IN RESTAURANT (SEATING MORE THAN (30) THIRTY) NO ENTERTAINMENT WITH ACCESSORY PARKING FOR (127) CARS INCLUDING THIRTEEN (13) HANDICAP ACCESSIBLE SPACE ON LOT WITH EXISTING WHOLESALE FOOD AND GENERAL MERCHANDISE STORE AND WIRELESS SERVICE.

USE IS REFUSED FOR THE FOLLOWING: WHEREAS THESE RETAIL/COMMERCIAL USES NAIL SUPPLY, GIFT SHOP, FURNITURE STORE, DOLLAR STORE, VIDEO RENTAL, SUPERMARKET, JEWELRY STORES AND EAT-IN RESTAURANT ARE NOT PERMITTED IN THE DISTRICT AND WHEREAS THESE USES WOULD FURTHER EXTEND A USE PREVIOUSLY GRANTED BY THE ZONING BOARD OF ADJUSTMENT AND IS NOT PERMITTED WITH OUT ITS APPROVAL.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL: $200.00

SEE APPLICATION NO. 031027057, CALENDAR NO. 03-1666, ZONING BOARD OF ADJUSTMENT (ZBA) GRANTED WHOLESALE SALES OF FOOD AND MERCHANDISE (NO RETAIL) 4/8/04.

SEE APPLICATION NO. 970612101; CALENDAR NO. 97-0669; ZONING BOARD OF ADJUSTMENT REFUSES, RESTAURANT/BAR AND CATERING HALL, 10/24/97.

CC: DOI HAU DANG
2400 WASHINGTON AVE.
PHILA., PA 19146

DVW/EDJ

Signed _____ *Plan Examiner* — *Signed* _____ *Section Supervisor*

Date Signed 4/07/05

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.***

REQUIRED INSPECTIONS

1) **FOOTING AND FOUNDATION** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

2) **CONCRETE SLAB AND UNDERFLOOR INSPECTION** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

3) **FRAMING** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

4) **INSULATION** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

5) **LATH AND GYPSUM WALLBOARD INSPECTION** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

6) **INSPECTION OF JOINTS AND PENETRATIONS IN FIRE-RESISTANCE-RATED ASSEMBLIES** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

7) **PRE-FINAL** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

8) **FINAL** ☐ NOT REQUIRED ☐ COMPLETED DATE: _____

INSPECTOR: _____ REPRESENTATIVE SIGNATURE: _____

COMMENTS: _____

	YES	NO	NOT REQUIRED
SPECIAL INSPECTION CERTIFICATION SECURED	☐	☐	☐
PROVISIONS FOR ACCESSIBILITY ADDRESSED	☐	☐	☐
CERTIFICATIONS FOR FIRE PROTECTION SYSTEM SECURED	☐	☐	☐
CERTIFICATIONS FOR FIRE ALARM SECURED	☐	☐	☐
ELECTRICAL PERMIT SECURED	☐	☐	☐
PLUMBING PERMIT SECURED	☐	☐	☐

CERTIFICATE OF APPROVAL

SIGNATURE OF AUTHORIZED CODE OFFICIAL SHALL SERVE AS THE CERTIFICATE OF APPROVAL AS PER A-702.

(CODE OFFICIAL) _____ (DATE) _____

ZONING/USE PERMIT SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INPSECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER 710818	
		APPLICATION # 050301024	DATE ISSUED 11/09/06
PERMIT FOR: [x] USE REGISTRATION [x] ZONING [ ] NOT REQUIRED	FOR PROPERTY LOCATED: (Street Name & Numerical Address) 2400 WASHINGTON AVE	FEE $1,100.00	CODE 3612
		CHECK# 1137/1644	CLERK LS
		ISSUED BY QZ	MAP # 3A-4(26)
OWNER (Name, Full Address, Phone #) DOU HAU DANG 2400 WASHINGTON AVE. PHILA. PA 19146 2673031792	APPLICANT (Name, Full Address, Phone #) JOHNATHAN WILLIAMS 221 N. 60TH STREET PHILADELHIA, PA 19139 2157150134	ZONING CLASSIFICATION G-2 INDUSTRIAL ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 05-0633 DATE: ADDITIONAL CONDITIONS: CK # 1511 11/9/06 1,350.00	

UNDER REGULATIONS OF "THE PHILADELPHIA ZONING ORDINANCE" FOR:

ZONING & USE: FOR THE PARTIAL DEMOLIITON OF AN EXISTING STRUCTURE, FOR THE INTERIOR ALTERATIONS OF REMAINING STRUCTURE TO CREATE TEN(10) NEW TENANT SPACES FOR USE AS #1 NAIL SUPPLY, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 SUPERMARKET, #8 RETAIL JEWELRY STORE, #9 WHOLESALE JEWELRY STORE DEALING IN PRECIOUS METALS AND STONES AND #10 EAT-IN RESTAURANT (SEATING MORE THAN 30) NO ENTERTAINMENT, WITH ACCESSORY PARKING FOR 127 CARS INCLUDING 13 HANDICAP SPACES ON LOT WITH EXISTING WHOLESALE FOOD AND GENERAL MERCHANDISE STORE AND WIRELESS SERVICE, SIZE AND LOCATION AS SHOWN IN THE APPLICATION. PROVISO: NO BYOB AND NO TAKE OUT OF ALCOHOL OR BEER, ALL VENTING THROUGH THE ROOF, COMMERCIAL TRASH PICK UP; ALL TRASH STORED OUT OF VIEW OF THE PUBLIC, AS PER PROVISO LETTER FROM PHATT MOTT DATED 11-15-05, AS PER AFFIDAVIT OF RESTRICTED USE. AUTHORIZED BY AND SUBJECT TO THE CONDITIONS OF BOARD OF ADJUSTMENT CERTIFICATE, GRANTED 11-15-05.
PAID $100 3-10-05 CK#1137 (TOTAL PERMIT FEE $1100)

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL NECESSARY BUILDING PERMITS AND OTHER RELATED PERMITS ARE ISSUED.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT IN ADDITION TO ANY OTHER APPROVALS REQUIRED BY L & I. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED.CONTACT: THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION. ADDRESS: 321 UNIVERSITY AVE. - 2nd Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: 215-685-7495.THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE. LIMITATIONS:•IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE.•IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISIS:

1.) THIS PERMIT SHALL BE POSTED WITH THE ASSOCIATED BUILDING PERMIT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.

2.) WHEN NO CONSTRUCTION IS PROPOSED, THIS PERMIT SHALL BE POSTED FOR THE FIRST THIRTY 30) DAYS OF THE NEW OCCUPANCY.

81-103

5-24-05 9:30 AM

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY *(Street and House Number)*

2400 WASHINGTON AVENUE

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

2 FF $100
CK #1187
Rec'd 11/07/05

APPLICATION NUMBER: 05030102
DISTRICT DESIGNATION: G-2 Ind.
ZONING MAP NUMBER: 3A-4 (26) SUB.
F.A. VOL. PL. 6/532 WARD
PREVIOUS APPLICATION: 03102705D
CALENDAR NUMBER: 05-0633
ZONING REFUSED
USE REFUSED
APPEAL: 4/20/05
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

2001 FEB 23 PM 12:

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

PARTIAL DEMOLITION INTERIOR ALTERATION TO CREATE AN ADDITIONAL RETAIL SPACE FOR USES AS INDICATED. 1. NAIL SUPPLIES, 2. GIFT SHOP 3. FURNITURE STORE 4. SMALL CAFE 5. GENERAL DOLLAR STORE, 6. VIDEO RENTAL 7. SUPERMARKET 8. JEWELRY STORE 9. WHOLESALE JEWELRY STORE 10. RESTAURANT EAT IN ONLY (167 TOTAL PARKING SPACES

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)
DEPT. OF LICENSES
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 110818
DATE 11-4-06
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE NO granted
DATE 11-15-06

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	WHOLESALE FOOD & GENERAL MERCHANDISE		

APPLY add'l $70 TO PERMIT FEE

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME AS ABOVE WITH ADDITIONAL USES AS INDICATED & PARKING	

~~ACCELERATED REVIEW~~ $440 ~~$220~~ PAID
Check/Receipt # 1158 Date: 5/10/05

Additional use information, if required _____

OWNER	ADDRESS	TELEPHONE NUMBER
DOI HAU DANG	2400 WASHINGTON AVE	267-303-1792
ARCHITECT OR ENGINEER	ADDRESS	TELEPHONE NUMBER
CONTRACTOR	ADDRESS	TELEPHONE NUMBER
APPLICANT	ADDRESS	TELEPHONE NUMBER
JOHNATHAN WILLIAMS	224 N. 60th STREET PHILA PA 19139	215 715-0134

81-16 (Page 1 of 4) (Rev. 4/95)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

appl was not in file ~~was in file~~ room prior to 11/22/06

DATE OF INSPECTION	INSPECTOR *(Signature)*
	11/27/06

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

LOCATION

APPLICANT | ADDRESS

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
Zoning + use	For the partial demolition of an existing structure, for the interior alteration of remaining structure to create Ten (10) new tenant spaces for use as #1 rail supply, #2 Gift shop, #3 furniture store, #4 Take-out restaurant, #5 Dollar Store, #6 Video Rental, #7 Supermarket, #8 Retail Jewelry store, #9 wholesale Jewelry store dealing in precious metals and stones and #10 eat-in restaurant (seating more than 30) no entertainment, with acc Parking for 127 cars including 13 H/C spaces on lot with existing wholesale food and general merchandise store and wireless service. (size + location as shown in the app) Proviso:- no B.Y.O.B and no take-out of Alcohol or Beer, all venting through the roof, commercial trash pick-up, all trash stored out of view of the public, As per proviso letter from PHATT MOTT Dated 11/15/05, As per Affidavit of restricted use.

Signed _____ Plan Examiner

Signed _____ Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Authorized by and subject to the conditions of Board of Adjustment Certificate, granted, 11/15/05.

Issued by Qamar Zaman Authorized by _____

81-16 (Page 4 of 4) (Rev. 4/95) 11/9/06

12 + 104 = $1100 → Less Zoning → Balance $1000

PRE-REQUISITE APPROVALS FOR:

ADDRESS: APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	HISTORICAL COMMISSION			
	FAIRMOUNT PARK COMMISSION			
	STREETS DEPARTMENT ROOM 940 – M.S.B.	John M. Cunningham	8/22/06	Existing Driveway
	WATER DEPARTMENT 2ND FLOOR –1101MARKET STREET			

EXAMINER'S APPROVAL *(OFFICE USE ONLY)*

PERMIT TO READ:

NOTICE OF REFUSAL DATE: NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA ☐ NO ☐ YES DATE	PROVISOS ☐ NO ☐ YES

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

FEE ITEM	AMOUNT
FILING FEE	
RE-INSPECTION FEE	
ZONING FEE	
USE FEE	
TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to zoning in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT #	DATE ISSUED:	CHECK #

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 266689

ZONING CLASSIFICATION G-2 Gen Ind.

PREVIOUS APPLICATION NO.

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

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

LOCATION OF PROPERTY (LEGAL ADDRESS)
2400 WASHINGTON AVE.

PROPERTY OWNER'S NAME
24th St. PROPERTIES LLC.

PHONE # FAX #

PROPERTY OWNER'S ADDRESS:
2301 WASHINGTON AVE.
PHILADELPHIA

LICENSE # E-MAIL:

APPLICANT:
CAROLINA PENA AC 236/933

FIRM/COMPANY:
YCH ARCHITECT

PHONE # 610·896·3649 FAX # 215·827·5370

ADDRESS:
1823 SPRING GARDEN ST
PHILADELPHIA PA

LICENSE # 3702-205027 E-MAIL: YCHARCHITECT@GMAIL.COM

RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY __DESIGN PROFESSIONAL __CONTRACTOR __EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1	PARTIALLY VACANT & COMMERCIAL		
2	VACANT		
3-5	VACANT		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1	SUPERMARKET, (2) OFFICES & 6 STORES
2	RESTAURANT, FOOD COURT
3-5	OFFICES.

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE: (3) NEW ADDITIONS, PARTIAL DEMOLITION FOR A NEW PARKING LOT

2006 AUG 23 AM 11:06

___ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ___ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO.___

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

All provisions of the Zoning code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: ___ DATE: AUG / 16 / 06

Form 81-16 (Rev. 10/05)

PLAN or ENGINEER'S REPORT REQ'D for STRUCTURAL INTEGRITY of that part of BUILDING REMAINING AFTER PARTIAL DEMOL. ASBESTOS REPORT REQ'D CALLED APPLICANT THIS DATE

1/5/07
1/16/07

ABANDONED 3/14/07.

PJN 12/12/06

APPLICATION FOR BUILDING PERMIT

APPLICATION # 44083

(Please complete all information below and print clearly)

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
MUNICIPAL SERVICES BUILDING – CONCOURSE
1401 JOHN F. KENNEDY BOULEVARD
PHILADELPHIA, PA 19102
For more information visit us at www.phila.gov

ADDRESS OF PROPOSED CONSTRUCTION:
2400 WASHINGTON AVE.

APPLICANT:
CAROLINA PENA (AC2361933)
COMPANY NAME: YCH ARCHITECT
PHONE # 610-896-3649 FAX # 215-827-5370

APPLICANT'S ADDRESS:
1823 SPRING GARDEN ST
PHILADELPHIA PA
LICENSE # 3707-205027 E-MAIL: YCHARCHITECT@GMAIL.COM

PROPERTY OWNER'S NAME:
24th ST PROPERTIES LLC
PHONE # 215-275-1418 FAX #

PROPERTY OWNER'S ADDRESS:
2301 WASHINGTON AVE.
PHILADELPHIA PA

ARCHITECT/ENGINEER IN RESPONSIBLE CHARGE:
YAO-CHANG HUANG
ARCHITECT/ENGINEERING FIRM:
YCH ARCHITECT
PHONE # 610-896-3649 FAX # 215-827-5370

ARCHITECT/ENGINEERING FIRM ADDRESS:
1823 SPRING GARDEN ST
PHILADELPHIA PA
LICENSE # 3707-205027 E-MAIL: YCHARCHITECT@GMAIL.COM

CONTRACTOR:

CONTRACTING COMPANY:

PHONE # FAX #

CONTRACTING COMPANY ADDRESS:

LICENSE # E-MAIL:

USE OF BUILDING/SPACE:
1 FURNITURE STORE & UNOCCUPIED

ESTIMATED COST OF WORK
$

BRIEF DESCRIPTION OF WORK:
PARTIAL SITE DEMOLITION
(41,780.3 SF TOTAL)

TOTAL AREA UNDERGOING CONSTRUCTION: _____ square feet

COMPLETE THESE ITEMS IF APPLICABLE TO THIS APPLICATION:

OF NEW SPRINKLER HEADS (suppression system permits only): _____ LOCATION OF SPRINKLERS: _____

OF NEW REGISTERS/DIFFUSERS (hvac/ductwork permits only): _____ LOCATION OF STANDPIPES: _____

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

All provisions of the building code and other City ordinances will be complied with, whether specified herein or not. Plans approved by the Department form a part of this application. I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept my permit for which this application is made, the owner shall be made aware of all conditions of the permit. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: _____ DATE: 12/11/06

81-3 (Rev. 3/30/04)

PRE-REQUISITE APPROVALS FOR:

ADDRESS: APPLICATION #:

✓ IF REQ'D	AGENCY	INITIALS	DATE	REMARKS
	ART COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	CITY PLANNING COMMISSION 13TH FLOOR – 1515 ARCH STREET			
	FAIRMOUNT PARK COMMISSION			
	☐ CITY ☐ STATE AIR MANAGEMENT / HEALTH DEPT			
	HISTORICAL COMMISSION ROOM 576 – CITY HALL			
	STREETS DEPARTMENT ROOM 940 – M.S.B.			
	WATER DEPARTMENT 2ND FLOOR –1101MARKET STREET			
	CONTRACTUAL SERVICES UNIT ROOM 1140 – M.S.B.			
	ZONING			

EXAMINER'S APPROVAL *(OFFICE USE ONLY)*

APPROVED USE OF BUILDING SPACE:

_____

_____

_____

PERMIT TO READ:

_____

_____

_____

_____

CODE/EDITION USED FOR REVIEW:

WAS VIOLATION FOR WORK WITHOUT A PERMIT? ☐ NO ☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION # _____

OTHER BUILDING PERMITS REQUIRED: ☐ FIRE SUPPRESSION ☐ HVAC/DUCT ☐ FUEL GAS

PLAN #	CONSTRUCTED AREA		FEE ITEM	AMOUNT
	_____ SQ FT	☐ NEW CONSTRUCTION ☐ ALTERATION	BLDG. PERMIT/C.O./L.O.	
			INSPECTION FEE	
CONSTRUCTION	CO REQUIRED	NEW DWG UNITS:	WATER METERS	
TYPE: _____	☐ NO ☐ YES		CONSTRUCTION WATER	
USE: _____	VARIANCES ☐ NO ☐ YES	PROJECT TYPE		
			TOTAL FEES	

This is to certify that I have examined the within detailed statement, together with a copy of the plans relating thereto, and find the same to be in accordance with the provisions of the law relating to buildings in the City of Philadelphia, that the same has been approved and entered into the records of this Department.

EXAMINER: _____ DATE APPROVED: _____

PERMIT # _____	DATE ISSUED: _____	CHECK # _____

ZONING/USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INPSECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER 710818	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		APPLICATION # 050301024	DATE ISSUED 11/09/06
PERMIT FOR: [X] USE REGISTRATION [X] ZONING [ ] NOT REQUIRED	FOR PROPERTY LOCATED: (Street Name & Numerical Address) 2400 WASHINGTON AVE	FEE $1,100.00	CODE 3612
		CHECK# 1137/1644	CLERK LS
		ISSUED BY QZ	MAP # 3A-4 (26)
OWNER (Name, Full Address, Phone #) DOU HAU DANG 2400 WASHINGTON AVE PHILA. PA 19146 2673031792	APPLICANT (Name, Full Address, Phone #) JOHNATHAN WILLIAMS 221 N. 60TH STREET PHILADELHIA, PA 19139 2157150134	ZONING CLASSIFICATION G-2 INDUSTRIAL	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 05-0633 DATE:	
		ADDITIONAL CONDITIONS: CK # 1511 11/9/06 1,350.00	

UNDER REGULATIONS OF "THE PHILADELPHIA ZONING ORDINANCE" FOR:

ZONING & USE: FOR THE PARTIAL DEMOLIITON OF AN EXISTING STRUCTURE, FOR THE INTERIOR ALTERATIONS OF REMAINING STRUCTURE TO CREATE TEN(10) NEW TENANT SPACES FOR USE AS #1 NAIL SUPPLY, #2 GIFT SHOP, #3 FURNITURE STORE, #4 TAKE OUT RESTAURANT, #5 DOLLAR STORE, #6 VIDEO RENTAL, #7 SUPERMARKET, #8 RETAIL JEWELRY STORE, #9 WHOLESALE JEWELRY STORE DEALING IN PRECIOUS METALS AND STONES AND #10 EAT-IN RESTAURANT (SEATING MORE THAN 30) NO ENTERTAINMENT, WITH ACCESSORY PARKING FOR 127 CARS INCLUDING 13 HANDICAP SPACES ON LOT WITH EXISTING WHOLESALE FOOD AND GENERAL MERCHANDISE STORE AND WIRELESS SERVICE, SIZE AND LOCATION AS SHOWN IN THE APPLICATION. PROVISO: NO BYOB AND NO TAKE OUT OF ALCOHOL OR BEER, ALL VENTING THROUGH THE ROOF, COMMERCIAL TRASH PICK UP; ALL TRASH STORED OUT OF VIEW OF THE PUBLIC, AS PER PROVISO LETTER FROM PHATT MOTT DATED 11-15-05, AS PER AFFIDAVIT OF RESTRICTED USE. AUTHORIZED BY AND SUBJECT TO THE CONDITIONS OF BOARD OF ADJUSTMENT CERTIFICATE, GRANTED 11-15-05.
PAID $100 3-10-05 CK#1137 (TOTAL PERMIT FEE $1100)

THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL NECESSARY BUILDING PERMITS AND OTHER RELATED PERMITS ARE ISSUED.

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. FOR ESTABLISHMENTS THAT PREPARE AND SERVE FOOD: APPLICANTS MUST OBTAIN ALL NECESSARY APPROVALS FROM THE HEALTH DEPARTMENT IN ADDITION TO ANY OTHER APPROVALS REQUIRED BY L & I. SEPARATE PLAN REVIEWS AND FEES MAY BE REQUIRED. CONTACT: THE PHILADELPHIA DEPARTMENT OF PUBLIC HEALTH - ENVIRONMENTAL HEALTH SERVICES / OFFICE OF FOOD PROTECTION. ADDRESS: 321 UNIVERSITY AVE. - 2nd Floor, PHILADELPHIA, PA 19104 TELEPHONE NUMBER: 215-685-7495. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED. THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE. LIMITATIONS: • IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID SHOULD THIS USE NOT START WITHIN THREE (3) MONTHS FROM THE DATE OF ISSUANCE. • IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISIS:

1.) THIS PERMIT SHALL BE POSTED WITH THE ASSOCIATED BUILDING PERMIT DURING THE DURATION OF THE CONSTRUCTION ACTIVITY.

2.) WHEN NO CONSTRUCTION IS PROPOSED, THIS PERMIT SHALL BE POSTED FOR THE FIRST THIRTY 30) DAYS OF THE NEW OCCUPANCY.

81-103

5-24-05 9:30 AM

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)
2400 Washington Ave
Phila, Pa. 19146

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street _____
Front _____ feet _____ inches. Depth _____ feet _____ inches.
If lot is irregular in shape, give deed description below:

Z.F.F. = $100
Money gram
#4532959175
dt: 11-9-04

Washington
25th
24th
Ellsworth

APPLICATION NUMBER	0441090075
DISTRICT DESIGNATION	G-2 Gen. Ind.
ZONING MAP NUMBER / SUB.	3A-4 (26)
F.A. VOL. PL. / WARD	6-532
PREVIOUS APPLICATION	
CALENDAR NUMBER	05-0435
ZONING REFUSED	
USE REFUSED	
APPEAL	3-22-05
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
Legalize Auto Repair Shop

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

Refused

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1 Story	Auto Repair		
	Not including body + fender work	No signs on this app	

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1 Story	Auto Repair	Shelter Butler

Additional use information, if required _____

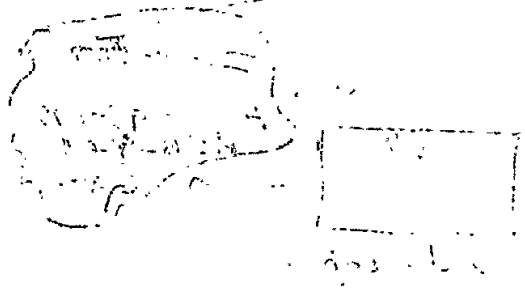
OWNER	24th Street Properties LLC	ADDRESS	2400 Washington Ave Phila Pa 19146	TELEPHONE NUMBER	
ARCHITECT OR ENGINEER		ADDRESS		TELEPHONE NUMBER	
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	MOTE INC DBA Bob's Auto of Washington	ADDRESS	2400 Washington	TELEPHONE NUMBER	215 940 9020

8-16 (Page 1 of 4) (Rev. 4/95)
LeBee (Employee of owner)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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



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

(Applicant Sign Here)

S. 25th St. & Ellsworth thru to 24th St.

PETITION OF APPEAL

CITY OF PHILADELPHIA · ZONING BOARD OF ADJUSTMENT
MUNICIPAL SERVICES BUILDING · CONCOURSE LEVEL
1401 JOHN F. KENNEDY BOULEVARD · PHILADELPHIA, PA 19102-1687

PRINT OR TYPE CLEARLY – DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT: 1515 ARCH STREET · 18TH FLOOR

☑ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER

PROPERTY ADDRESS: 2400 WASHINGTON AVE., NEC	
APPEAL DATE: 3-22-05	HEARING DATE: 5-24-05
L&I NUMBER: 041109075	CALENDAR NUMBER: 050425
RECEIPT NUMBER: 070365564678	APPEAL FEES: $200.00

PROPERTY ADDRESS:

OWNER
NAME: Phat A. Mot 24th St. Properties — TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215 735 7204
ADDRESS: 2400 Washington Ave Phila. Pa. 19146

PERSON FILING APPEAL
NAME: Bob's Mobile Transmissions, Leasee. AKA Bob Goldstein — TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): 215-940-9020
ADDRESS: 2400 Washington Ave Phila. Pa. 19146 — ZIP CODE:

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

IF OTHER, STATE INTEREST:

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

ATTORNEY (IF ANY – NAME): Richard Golub, AGENT FOR, A NAME Bob Goldstein — TELEPHONE NUMBER – (9:00 A.M.–5:00 P.M.): (610) 328-4190
ADDRESS: 830 West Springfield Road Springfield, Pa. 19064

A ZONING APPLICATION WAS FILED WITH L&I FOR THE FOLLOWING REASONS:
Petitioner was assured that the use of the property for auto Repair Shop did not conform to the zoning regulations. It was being used as an Repair Shop prior to petitioner leasing property. Based on owner's representation, property had been used for this purpose for several years.

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☒ REFUSAL ☐ REFERRAL ☐ PERMIT

I/WE ARE APPEALING THE ACTION OF L&I FOR THE FOLLOWING REASONS:
A refusal to grant the variance would necessitate petitioner to go out of business, causing him great economic loss. There are other auto Repair facilities within a 6 block radius on Washington Ave. (ex: USA Auto Repair directly across the street from my location, Basil Auto Repair + Reliable Auto Body & Repair. Therefore the use of this property would not negatively impact the neighborhood.

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

SIGNATURE OF APPLICANT: Bob Goldstein

81-49 (Rev. 9/98) PERMIT ISSUANCE 4-21-05

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 11/09/04	APPLICATION NUMBER 041109075
		DATE OF REFUSAL 12/11/04	MAP NUMBER 3A-4 (26)

LOCATION
2400 WASHINGTON AVENUE, NEC S. 25TH AND ELLSWORTH THRU TO 24TH AND 25TH STREETS IS IN A G-2 INDUSTRIAL DISTRICT

APPLICANT	ADDRESS
MATE IWC DRA	2400 WASHINGTON AVENUE

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

SEE SECTION: 14-508(a)

THE APPLICATION IS FOR THE LEGALIZATION OF AN AUTO REPAIR SHOP (NOT INCLUDING BODY AND FENDER WORK)

USE: IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE, "AN AUTO REPAIR SHOP" IS PROHIBITED IN THE DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: $200.00

NOTE TO ZONING BOARD OF ADJUSTMENT: NO SIGN ON THIS APPLICATION.

SEE APPLICATION #031027057, CALENDAR #03-1666, ZONING BOARD OF ADJUSTMENT GRANTED WHOLESALE SALES OF FOOD AND GENERAL MERCHANDISE 04/08/04.

SEE APPLICATION #970612010, CALENDAR #97-0669, ZONING BOARD OF ADJUSTMENT REFUSED A CATERING HALL/RESTAURANT, 06/19/97

THIS USE AN AUTO REPAIR SHOP IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.

CC:
OWNER/APPLICANT ARE THE SAME

QZ/zba

Signed: Qamar Zaman Date: 12-13-04
Plan Examiner

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

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 11/09/04	APPLICATION NUMBER 041109075
		DATE OF REFUSAL 12/11/04	MAP NUMBER 3A-4 (26)

LOCATION
2400 WASHINGTON AVENUE, NEC S. 25TH AND ELLSWORTH THRU TO 24TH AND 25TH STREETS IS IN A G-2 INDUSTRIAL DISTRICT

APPLICANT	ADDRESS
MATE IWC DRA	2400 WASHINGTON AVENUE

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

SEE SECTION: 14-508(a)

THE APPLICATION IS FOR THE LEGALIZATION OF AN AUTO REPAIR SHOP (NOT INCLUDING BODY AND FENDER WORK)

USE: IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE, "AN AUTO REPAIR SHOP" IS PROHIBITED IN THE DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: $200.00

NOTE TO ZONING BOARD OF ADJUSTMENT: NO SIGN ON THIS APPLICATION.

SEE APPLICATION #031027057, CALENDAR #03-1666, ZONING BOARD OF ADJUSTMENT GRANTED WHOLESALE SALES OF FOOD AND GENERAL MERCHANDISE 04/08/04.

SEE APPLICATION #970612010, CALENDAR #97-0669, ZONING BOARD OF ADJUSTMENT REFUSED A CATERING HALL/RESTAURANT, 06/19/97.

THIS USE AN AUTO REPAIR SHOP IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.

CC:
OWNER/APPLICANT ARE THE SAME

QZ/zba

Signed: Qamar Zaman Date: 12-13-04
Plan Examiner

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

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and City House Number)
2400 Washington Ave
Phila. Pa. 19146

situated on _____ side of _____ Street

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

of _____ Street _____

Front _____ feet _____ inches. Depth _____ feet _____ inches

If lot is irregular in shape, give deed description below

Washington

25th

Ellsworth

2 F F = $100
Mortgagor
#45329591175
dt: 11-9-04
2 48th Qamy

APPLICATION NO.	0409109075
DISTRICT DESIGNATION	G-2 Gen. Ind
ZONING MAP NO. / SUB.	3A-4 (26)
F. A. VOL. PL. / WARD	6-532
PREVIOUS APPLICATION	
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Lease Auto Repair Shop

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1 Story	Auto Repair		
	Not including body + fender work NO Sales on this site		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1 Story	Auto Repair	Shutter Center

Additional use information, if required

OWNER 24th Street Properties LLC	ADDRESS 2400 Washington Ave Phila Pa 19146	PHONE
ARCHITECT OR ENGINEER	ADDRESS	
CONTRACTOR	ADDRESS	PHONE
APPLICANT	ADDRESS	PHONE

Lessee

81-16 A (Rev. 12-63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

Billy Goldstein

(Applicant Sign Here)

Revised June 1970 Printed by John C. Clark Co., 1326 Walnut St., Phila.

Lease Agreement

1—Parties

This Agreement, MADE THE ____ day of December one thousand nine hundred and ____ 2003, by and between Washington Auto Collision & Repair, Inc. (hereinafter called Lessor), of the one part, and MOSE, Inc. (hereinafter called Lessee), of the other part.

2—Premises

WITNESSETH THAT: Lessor does hereby demise and let unto Lessee all that certain building and contents located at 2418-2438 Washington Avenue in the City of Philadelphia State of Pennsylvania, to be used and occupied as an automobile repair & storage garage. and for no other purpose.

3—Term

for the term of one year beginning the 1st day of January, one thousand nine hundred and 2004 (19__), and ending the 31st day of December one thousand nine hundred and 2004 (19__), for the minimum rental of

4—Minimum Rent

Twenty four thousand $24,000.00 (Dollars) ($ ____), lawful money of the United States of America, payable in monthly installments in advance during the said term of this lease, or any renewal hereof, in sums of Two thousand Dollars ($2000.00) on the 1st day of each month, rent to begin from the 1st day of January, 2004 (19__), the first installment to be paid at the time of signing this lease.

Lessee shall have four (4) one year options to renew this lease under the same terms and conditions by giving lessor sixty (60) days notice in writing prior to the end of the lease term. Lessee shall have an additional five (5) year option to renew the lease under the same terms and conditions. Lessee will pay 500.00 week for goodwill until 5,000.00 completed work has been paid.

5—Inability to give Possession

If Lessor is unable to give Lessee possession of the demised premises, at the date fixed, by reason of holding over of a previous occupant, or by reason of any cause beyond the control of the Lessor, the Lessor shall not be liable in damages to the Lessee therefor, and during the period that the Lessor is unable to give possession, all rights and remedies of both parties hereunder shall be suspended.

6—Additional Rent (a) Damages for Default

(a) Lessee agrees to pay as rent in addition to the minimum rental herein reserved any and all sums which may become due by reason of the failure of Lessee to comply with all the covenants of this lease and pay any and all damages, costs and expenses which the Lessor may suffer or incur by reason of any default of the Lessee or failure on his part to comply with the covenants of this lease, and each of them, and also any and all damages of the demised premises caused by any act or neglect of the Lessee.

(b) Taxes

~~(b) Lessee further agrees to pay as rent in addition to the minimum rental herein reserved all taxes assessed or imposed upon the demised premises, and/or the building of which the demised premises is a part during the term of this lease, in excess of and over and above those assessed or imposed at the time of making this lease. The amount due hereunder on account of such taxes shall be apportioned for that part of the first and last calendar years covered by the term hereof. The same shall be paid by Lessee to Lessor on or before the first day of July of each and every year.~~

(c) Fire Insurance Premiums

~~(c) Lessee further agrees to pay as additional rent all increase or increases in fire insurance premiums upon the demised premises and/or the building of which the demised premises is a part, due to an increase in the rate of fire insurance in excess of the rate on the demised premises at the time of making this lease, if said increase is caused by any act or neglect of the Lessee, more or the nature of the Lessee's business.~~

(d) Water Rent

~~(d) Lessee further agrees to pay as additional rent, if there is a metered water connection to the said premises, all charges for water consumed upon the demised premises in excess of the yearly minimum water charges and all charges for repairs to the said meter or meters on the premises, whether such repairs are made necessary by ordinary wear and tear, freezing, fire waste, accident or otherwise, immediately when the same become due.~~

(e) Sewer Rents

~~(e) Lessee further agrees to pay as additional rent, if there is a metered water connection to said premises, all sewer rentals or charges for use of sewers, sewage system, and sewage treatment works servicing the demised premises in excess of the yearly minimum of such sewer charges, immediately when the same become due.~~

7—Place of Payment

All rents shall be payable without prior notice or demand at the office of Lessor in 2416-2456 Washington Avenue Philadelphia, PA 19146 or at such other place as Lessor may from time to time designate by notice in writing.

8—Affirmative Covenants of Lessee

Lessee covenants and agrees that he will without demand

(a) Payment of Rent

(a) Pay the rent and all other charges herein reserved as rent on the days and times and at the place that the same are made payable, without fail, and if Lessor shall at any time or times accept said rent or rent charges after the same shall have become due and payable, such acceptance shall not excuse delay upon subsequent occasions, or constitute or be construed as a waiver of any of Lessor's rights. Lessee agrees that any charge or payment herein reserved, included or agreed to be treated or collected as rent and/or any other charges or taxes, expenses, or costs herein agreed to be paid by the Lessee may be proceeded for and recovered by the Lessor by distraint or other process in the same manner as rent due and in arrears.

(b) Cleaning, Repairing, etc.

(b) Keep the demised premises clean and free from all ashes, dirt and other refuse matter; replace all glass windows, doors, etc., broken; keep all waste and drain pipes open; repair all damage to plumbing and to the premises in general; keep the same in good order and repair as they now are, reasonable wear and tear and damage by accidental fire or other casualty not occurring through negligence of Lessee or those employed by or acting for Lessee alone excepted. The Lessee agrees to surrender the demised premises in the same condition in which Lessee has herein agreed to keep the same during the continuance of this lease.

(c) Requirements of Public Authorities

(c) Comply with any requirements of any of the constituted public authorities, and with the terms of any State or Federal statute or local ordinance or regulation applicable to Lessee or his use of the demised premises, and save Lessor harmless from penalties, fines, costs or damages resulting from failure to do so.

(d) Fire

(d) Use every reasonable precaution against fire.

(e) Rules and Regulations

(e) Comply with rules and regulations of Lessor promulgated as hereinafter provided.

(f) Surrender of Possession

(f) Peaceably deliver up and surrender possession of the demised premises to the Lessor at the expiration or sooner termination of this lease, promptly delivering to Lessor at his office all keys for the demised premises.

(g) Notice of Fire, etc.

(g) Give to Lessor prompt written notice of any accident, fire, or damage occurring on or to the demised premises.

(h) Condition of Pavement

(h) Lessee shall be responsible for the condition of the pavement, curb, cellar doors, awnings and other erections in the pavement during the term of this lease; shall keep the pavement free from snow and ice; and shall be and hereby agrees that Lessee is solely liable for any accidents, due or alleged to be due to their defective condition, or to any accumulations of snow and ice.

Agency on Pavement

(i) The Lessee agrees that if, with the permission in writing of Lessor, Lessee shall vacate or decide at any time during the term of this lease, or any renewal thereof, to vacate the herein demised premises prior to the expiration of this lease, or any renewal hereof, Lessee will not cause or allow any other agent to represent Lessee in any sub-letting or letting of the demised premises other than an agent approved by the Lessor but such permission shall not be unreasonably withheld and that should Lessee do so or attempt to do so, the Lessor ____ may remove any signs that may be placed on or about the demised premises by such other agent without any liability to Lessor or to said agent, the Lessee assuming all responsibility for such action.

9—Negative Covenants of Lessee

Lessee covenants and agrees that he will do none of the following things without the consent in writing of Lessor first had and obtained:

(a) Use of Premises

(a) Occupy the demised premises in any other manner or for any other purpose than as above set forth.

(b) Assignment and Sub-Letting

(b) Assign, mortgage or pledge this lease or under-let or sub-lease the demised premises, or any part thereof, or permit any other person, firm or corporation to occupy the demised premises, or any part thereof; nor shall any assignee or sub-lessee assign, mortgage or pledge this lease or such sub-lease, without an additional written consent by the Lessor, and without such consent no such assignment, mortgage or pledge shall be valid. If the Lessee

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 11/09/04	APPLICATION NUMBER 041109075
		DATE OF REFUSAL 12/11/04	MAP NUMBER 3A-4 (26)

LOCATION
2400 WASHINGTON AVENUE, NEC S. 25TH AND ELLSWORTH THRU TO 24TH AND 25TH STREETS IS IN A G-2 INDUSTRIAL DISTRICT

APPLICANT	ADDRESS
MATE IWC DRA	2400 WASHINGTON AVENUE

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

SEE SECTION: 14-508(a)

THE APPLICATION IS FOR THE LEGALIZATION OF AN AUTO REPAIR SHOP (NOT INCLUDING BODY AND FENDER WORK)

USE: IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE, "AN AUTO REPAIR SHOP" IS PROHIBITED IN THE DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: $200.00

NOTE TO ZONING BOARD OF ADJUSTMENT: NO SIGN ON THIS APPLICATION.

SEE APPLICATION #031027057, CALENDAR #03-1666, ZONING BOARD OF ADJUSTMENT GRANTED WHOLESALE SALES OF FOOD AND GENERAL MERCHANDISE 04/08/04.

SEE APPLICATION #970612010, CALENDAR #97-0669, ZONING BOARD OF ADJUSTMENT REFUSED A CATERING HALL/RESTAURANT, 06/19/97

THIS USE AN AUTO REPAIR SHOP IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.

CC:
OWNER/APPLICANT ARE THE SAME

QZ/zba

Signed: Qamar Zaman *Date:* 12-13-04
Plan Examiner

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*.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

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

LOCATION

APPLICANT	ADDRESS

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

See inside for Refusal - 12/11/04

APP# 041109025.

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____ Authorized by _____

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY *(Street and House Number)* SWC ~~NWC~~ 24th St.

2400 Washington Ave Phila PA 19146

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

2FF=$100
Receipt #64-649628
10-7-04
CB

Washington
25th 24th
Ellsworth

APPLICATION NUMBER	04/007010
DISTRICT DESIGNATION	G-2
ZONING MAP NUMBER / SUB.	3A-4 (26)
F.A. VOL. PL. / WARD	6-532
PREVIOUS APPLICATION	031027057
CALENDAR NUMBER	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

PERMIT ISSUANCE SECTION
DEPARTMENT
2004 OCT -7 A 8:20

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	General Merchandise Handbags, Shoes & Toys		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	General Merchandise Handbags, shoes, Toys and Adult DVD, Adult VCD, and CD	

Additional use information, if required _____

OWNER	Tony Ngo	ADDRESS	2400 Washington Ave	TELEPHONE NUMBER	(215)735-0818 Fax
ARCHITECT OR ENGINEER		ADDRESS	Phila PA 19146	TELEPHONE NUMBER	267-307-0710 Phone
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	Tony Ngo	ADDRESS	412 Vollmer St Phila PA 19148	TELEPHONE NUMBER	267-307-0710

81-16 (Page 1 of 4) (Rev. 1/95)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 10-07-04	APPLICATION NUMBER 041007010
		DATE OF REFUSAL 12-02-04	ZONING MAP # 3A-4

LOCATION 2400 WASHINGTON AVE. (SWC 24TH ST IN A G-2 & WITHIN 500 FEET OF RESIDENTIAL HOMES & WITHIN 500 FEET OF RESIDENTIAL DISTRICT & WITHIN G-2 INDUSTRIAL DISTRICT)

APPLICANT TONY NGO (OWNER)

APPLICANT'S ADDRESS 412 VOLLMER STREET PHILA , PA 19148

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

PHILADELPHIA CODE REFERENCE — REASONS FOR REFUSAL

SEE SECTION: 14-1605

THE APPLICATION IS FOR THE RETAIL SALES OF ADULT DVD'S, VCD'S AND CD'S AS PART OF AN EXISTING WHOLESALE SALES OF GENERAL MERCHANDISE OF HANDBAGS, SHOES AND TOYS TO BE CONVERTED TO RETAIL SALES.

USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS REGULATED USE IS PROHIBITED (ADULT DVD'S, VCD'S AND CD'S) WITHIN 500 FEET OF RESIDENTIAL HOMES AND 500 FEET OF A RESIDENTIAL DISTRICT.

WHEREAS THIS USE RETAIL SALES IS NOT PERMITTED IN THE DISTRICT.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL :$200.00

SEE APPLICATION#031027057, CAL#03-1666, ZBA GRANTED THE WHOLESALE SALES OF FOOD & GENERAL MERCHANDISE (NO RETAIL) (4-8-04) WITH PROVISO.
SEE APPLICATION#970612010, CAL#97-0669, ZBA REFUSED A VARIANCE FOR CATERING HALL AND RESTAURANT / BAR (10-24-97).

OWNER/APPLICANT:SAME

CLB/DQ

Signed Christine Bank — Plan Examiner

Signed _____ — Section Supervisor

Date Signed 12-6-04

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

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 10-07-04	APPLICATION NUMBER 041007010
		DATE OF REFUSAL 12-02-04	ZONING MAP # 3A-4

LOCATION 2400 WASHINGTON AVE. (SWC 24TH ST IN A G-2 & WITHIN 500 FEET OF RESIDENTIAL HOMES & WITHIN 500 FEET OF RESIDENTIAL DISTRICT & WITHIN G-2 INDUSTRIAL DISTRICT)

APPLICANT TONY NGO (OWNER)

APPLICANT'S ADDRESS 412 VOLLMER STREET PHILA., PA 19148

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

PHILADELPHIA CODE REFERENCE — REASONS FOR REFUSAL

SEE SECTION: 14-1605

THE APPLICATION IS FOR THE RETAIL SALES OF ADULT DVD'S, VCD'S AND CD'S AS PART OF AN EXISTING WHOLESALE SALES OF GENERAL MERCHANDISE OF HANDBAGS, SHOES AND TOYS TO BE CONVERTED TO RETAIL SALES.

USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS REGULATED USE IS PROHIBITED (ADULT DVD'S, VCD'S AND CD'S) WITHIN 500 FEET OF RESIDENTIAL HOMES AND 500 FEET OF A RESIDENTIAL DISTRICT.

WHEREAS THIS USE RETAIL SALES IS NOT PERMITTED IN THE DISTRICT.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL :$200.00

SEE APPLICATION#031027057, CAL#03-1666, ZBA GRANTED THE WHOLESALE SALES OF FOOD & GENERAL MERCHANDISE (NO RETAIL) (4-8-04) WITH PROVISO.
SEE APPLICATION#970612010, CAL#97-0669, ZBA REFUSED A VARIANCE FOR CATERING HALL AND RESTAURANT / BAR (10-24-97).

OWNER/APPLICANT:SAME

CLB/DQ

Signed Christine Banks
Plan Examiner

Signed
Section Supervisor

Date Signed 12-6-04

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

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY *(Street and House Number)*

2400 Washington Ave Phila PA 19146

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

Washington

FEE - $100
Rec pl 11-69-149628
10-7-04
CB

24th

ELLSWORTH

APPLICATION NO. 04100 7010

DISTRICT DESIGNATION G-2

ZONING MAP NO. SUB.

F. A. VOL. PL. 4 WARD 6-232

PREVIOUS APPLICATION 03-102 705

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	General Merchandise Handbags, Shoes & Toys		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	General Merchandise Handbags, shoes, toys and Adult DVD, Adult	

Additional use information, if required

OWNER		ADDRESS		PHONE	
ARCHITECT OR ENGINEER	Only Mgr	ADDRESS	2400 Washington Ave	PHONE	215-735-0818
CONTRACTOR		ADDRESS	Phila PA 19146	PHONE	267-307-0710
APPLICANT		ADDRESS		PHONE	

81-16 A (Rev. 12-63) 119 0 412 Vollmer St 267-307-0710
Phila PA 19148

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

REGULATED USE INSPECTION REPORT

DATE OF INSPECTION: 10/12/04

LOCATION OF REGULATED USE: 2400 Washington Ave.

TYPE OF REGULATED USE: Adult video store

REGULATED USES: Adult book store, Adult mini-motion, Adult motion picture theater, Cabaret, Drug Paraphernalia stores, Amusement arcade, Pool room, Adult video store, Check cashing establishments, Pawnshops, Massage businesses, Adult modeling/photography studio, Adult spa/Health club, Penal & correctional institutions (private and public), Tattoo parlor & Body piercing shop.

Is it within 1,000 feet of another existing regulated use: YES (NO)
If yes, location and type:

Is it within 500 feet of a church, synagogue, chapel, monastery, convent, rectory, religious article/apparel stores, hotels, or convention/civic center(s) : YES (NO)
If yes, location and type:

Is it within 500 feet of a school up to grade 12: YES (NO)
If yes, location and type:

Is it within 500 feet of a public playground, public swimming pools, public parks, and public libraries: YES (NO)
If yes, location and type:

Is it within 500 feet of any residential homes or apartment building: (YES) NO
If yes, location and type SFD 1022 S. 24th St.

Inspector: Durant Supervisor: [illegible]

C I T Y O F P H I L A D E L P H I A

DEPARTMENT OF LICENSES AND INSPECTIONS

TO: Gerald Richards, Chief, Business Compliance

FROM: Christine Banko
Zoning Examiner

SUBJECT: **REGULATED USE FIELD INSPECTION REQUEST**

Attached is a copy of the application for the property located at:

2400 Washington Avenue

For use as: **Adult DVDs, VCD,s and CDs,** as defined in Section 14-1605 of the Phila. Zoning Code.

Please make an inspection of this property as soon as possible and return to me.

Thank you for your attention in this matter.

Sincerely,

Christine Banko
Zoning Examiner

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

APPLICATION NUMBER: 04/007010
DISTRICT DESIGNATION: G-2
ZONING MAP NUMBER: 3A-4 (26) SUB.
F.A. VOL. PL. 6-532 WARD
PREVIOUS APPLICATION 031027057
CALENDAR NUMBER
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY *(Street and House Number)*

2400 Washington Ave Phila PA 19146

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

Washington

25th 24th

Ellsworth

ZFF=$100
Receipt #64-649628
10-7-04
CB

PERMIT ISSUANCE SECTION
DEPARTMENT
2004 OCT -7 A 8:20

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

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

Regulated Use.

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	General Merchandise Handbags, Shoes & Toys		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	General Merchandise Handbags, shoes, Toys and Adult DVD, Adult VCD, and CD	

Additional use information, if required _____

OWNER Tony Ngo	ADDRESS 2400 Washington Ave	TELEPHONE NUMBER (215)739	
ARCHITECT OR ENGINEER	ADDRESS Phila PA 19146	TELEPHONE NUMBER 267-3	
CONTRACTOR	ADDRESS	TELEPHONE N	
APPLICANT Tony Ngo	ADDRESS 412 Vollmer St. Phila PA 19128	TELEPHONE 267-3	

81-16 (Page 1 of 4) (Rev. 4/95)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT

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

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

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

IS USE PERMITTED IN THIS DISTRICT ☐ Yes ☐ No

UNDER WHAT PROVISION

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

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

REMARKS

DATE OF EXAMINATION

EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION

INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 10-07-04	APPLICATION NUMBER 041007010
		DATE OF REFUSAL 12-02-04	3A-4

LOCATION **2400 WASHINGTON AVE. (SWC 24TH ST IN A G-2 & WITHIN 500 FEET OF RESIDENTIAL HOMES & WITHIN 500 FEET OF RESIDENTIAL DISTRICT & WITHIN G-2 INDUSTRIAL DISTRICT)**

APPLICANT	ADDRESS
TONY NGO (OWNER)	412 VOLLMER STREET PHILA., PA 19148

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
SEE SECTION: 14-1605	

THE APPLICATION IS FOR THE RETAIL SALES OF ADULT DVD'S, VCD'S AND CD'S AS PART OF AN EXISTING WHOLESALE SALES OF GENERAL MERCHANDISE OF HANDBAGS, SHOES AND TOYS TO BE CONVERTED TO RETAIL SALES.

USE IS REFUSED FOR THE FOLLOWING: WHEREAS THIS REGULATED USE IS PROHIBITED (ADULT DVD'S, VCD'S AND CD'S) WITHIN 500 FEET OF RESIDENTIAL HOMES AND 500 FEET OF A RESIDENTIAL DISTRICT.

WHEREAS THIS USE RETAIL SALES IS NOT PERMITTED IN THE DISTRICT.

TWO (2) USE REFUSALS
FEE TO FILE APPEAL :$200.00

SEE APPLICATION#031027057, CAL#03-1666, ZBA GRANTED THE WHOLESALE SALES OF FOOD & GENERAL MERCHANDISE (NO RETAIL) (4-8-04) WITH PROVISO.
SEE APPLICATION#970612010, CAL#97-0669, ZBA REFUSED A VARIANCE FOR CATERING HALL AND RESTAURANT / BAR (10-24-97).

OWNER/APPLICANT:SAME

CLB/DQ

Signed Christine Banks 12-6-04
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____ Authorized by _____

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

12/17/03 CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (*Street and House Number*) S.W.C. 24th ~~Ellsworth~~

2400 WASHINGTON AVENUE

situated on _____ side of _____ Street

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

of _____ Street _____

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

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

WASHINGTON

25 [ ] 24

Ellsworth

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

CERTIFICATE OF OCCUPANCY REQUIRED PRIOR TO OCCUPANCY

Filed 100.00 chk # 3147

APPLICATION NUMBER	03 027057
DISTRICT DESIGNATION	C-2 Mdstrial
ZONING MAP NUMBER	3A-4 SUB 26
F.A. VOL. PL.	6-532 WARD
PREVIOUS APPLICATION	81013002
CALENDAR NUMBER	03-1664
ZONING REFUSED	
USE REFUSED	
APPEAL	11/19/03
APP. GRANTED	CERT.
APP. REFUSED	CERT.
REF. TO B. OF A.	
REF. GRANTED	CERT.
REF. REFUSED	CERT.

THIS SPACE FOR OFFICIAL STAMP

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT
NO. 458351
DATE 4-16-04
[✓] PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE NO. GRANTED
DATE 4-8-04

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

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

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	CASH & CARRY WHOLESALE OF WHOLESALE FOOD & GEN MERCHANDISE NO SIGNS	CC 11/17/03

Additional use information, if required _____

OWNER	ADDRESS	TELEPHONE NUMBER
HOA DUC DANG	1601 WASHINGTON AVE	215-735-2299
ARCHITECT OR ENGINEER	ADDRESS	TELEPHONE NUMBER
CONTRACTOR	ADDRESS	TELEPHONE NUMBER
APPLICANT	ADDRESS	TELEPHONE NUMBER
CLAYBORN CANN	5834 LANSDOWNE AV, PHILA 19131	215-439-0657

81-16 (Rev. 4/95)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

NOTICE OF DECISION

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

APPLICATION #: 031027057 DATE OF DECISION: 4/8/04 CAL #: 03-1666

ATTORNEY: DARLENE THREATT, ESQ.
1822 SPRING GARDEN STREET
PHILADELPHIA, PA 19130

APPLICANT: CLAYBORN CANN
5834 LANSDOWNE AVE.
PHILADELPHIA, PA 19131

OWNER: HOA DUC DAM
1601 WASHINGTON AVE.
PHILADELPHIA, PA 19146

LOCATION OF PROPERTY: 2400 WASHINGTON AVE

THIS IS NOT A PERMIT

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

GRANTED

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

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

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

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

81-2000 (8/90) Copy-

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 10-27-03	APPLICATION NUMBER 031027057
		DATE OF REFUSAL 10-28-03	ZONING MAP # 3A-4 (26)

LOCATION 2400 WASHINGTON AVENUE S.W.C. 24TH STREET IS IN A G-2 GENERAL INDUSTRIAL DISTRICT

APPLICANT	APPLICANT'S ADDRESS
CLAYBORN CANN	5834 LANSDOWNE AVENUE PHILADELPHIA, PA. 19131

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:

(BV) 11/17/03

SEE SECTION: #14-508

THE APPLICATION IS FOR WHOLESALE ~~AND RETAIL~~ SALES OF FOOD & General merchandise (no retail) (SIZE, LOCATION, AS SHOWN IN THE APPLICATION).

(BV)

USE: IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE WHOLESALE ~~AND RETAIL~~ SALES OF FOOD IS NOT PERMITTED IN THE DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: $200.00

SEE APPLICATION #970612010, CAL. #97-0669 - ZONING BOARD OF ADJUSTMENT REFUSED A VARIANCE FOR CATERING HALL AND RESTAURANT/BAR, 10/24/97.

CC: HOA DUC DAM
1601 WASHINGTON AVENUE
PHILADELPHIA, PA. 19146

BV:DMI

Plan Examiner — Section Supervisor

Date Signed Bindu Vayhore 10/28/03

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

PETITION OF APPEAL

CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT
Municipal Services Building • Concourse Level
1401 John F. Kennedy Boulevard • Philadelphia, PA 19102-1687

PROPERTY ADDRESS: 2400 Washington Ave, Phila, PA 19146

APPEAL DATE: 11/19/03 | HEARING DATE: Wed Jan 17 2004

PRINT OR TYPE CLEARLY – DO NOT WRITE IN SHADED AREA

L & I NUMBER: 03103705-7 | CALENDAR NUMBER: 03-466-A

PUBLIC HEARING AT ~~1600 ARCH STREET, 16TH FLOOR~~ 15th FLOOR, 18th Fl

☐ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER 1:00 P.M.

RECEIPT NUMBER: 7188 | APPEAL FEES: $700.00

PROPERTY ADDRESS: 2400 WASHINGTON AVENUE

OWNER

NAME: HOA DUC DAM | TELEPHONE NUMBER — (9:00 A.M.–5:00 P.M.): 267-266-6680

ADDRESS: 1601 WASHINGTON AVENUE, PHILADELPHIA PA 19146

PERSON FILING APPEAL

NAME: CLAYBORN CANN | TELEPHONE NUMBER — (9:00 A.M.–5:00 P.M.): 215-435-0657

ADDRESS: 5834 LANSDOWNE AVE PHILA, PA 19131 | ZIP CODE

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

IF OTHER, STATE INTEREST:

ATTORNEY (IF ANY — NAME): DARLENE THREATT, ESQ | TELEPHONE NUMBER — (9:00 A.M.–5:00 P.M.): 267-218-0732

ADDRESS: 1822 SPRING GARDEN ST, PHILADELPHIA, PA 19130

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

FOR THE WHOLE SALE OF FOOD & GENERAL MERCHANDISE

11066

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: *(Check One)* ☐ REFUSAL ☐ REFERRAL ☐ PERMIT

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

WE FEEL THAT THIS USE IN THIS FACILITY WILL NOT CAUSE A HARDSHIP FOR THIS AREA.

RECEIVED 03 NOV 19 PM 2:34 ZONING BOARD OF ADJUSTMENT

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

SIGNATURE OF APPLICANT _____

81-49 (Rev. 7/96)

PERMIT ISSUANCE

DATE: OCT 23, 2003

TO: 15th & JFK BLVD.
CONCOURSE LEVEL
PHILADELPHIA,PA.
ZONING DEPARTMENT

Re: 2400 WASHINGTON AVE

TO WHOM IT MAY CONCERN, I AM THE OWNER OF THE ABOVE Re: LOCATION AND I, HEREBY AUTHORIZES MR. CANN TO FILE THE NECESSARY ZONING & BUILDING PERMIT APPLICATION FOR THIS LOCATION FOR THE PROPOSED USE AS INDICATED ON THE NEW APPLICATION.

VERY TRULY YOURS,

Name HOA DUC DAM

Phone # 215-735-2299

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

per Jeanne ok to make changes on refusal 11/12/03

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE	APPLICATION NUMBER
		DATE OF REFUSAL 10-28-03	031027057 3A-4 (26)

LOCATION: *2400 WASHINGTON AVENUE S.W.C. 24TH STREET IS IN A G-2 GENERAL INDUSTRIAL DISTRICT*

APPLICANT: *CLAYBORN CANN*

ADDRESS: *5834 LANSDOWNE AVENUE PHILADELPHIA, PA. 19131*

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
SEE SECTION: #14-508	

(BV) 11/17/03

THE APPLICATION IS FOR WHOLESALE ~~AND RETAIL~~ SALES OF FOOD & General merchandise (no retail) SIZE, LOCATION, AS SHOWN IN THE APPLICATION).

USE: IS REFUSED FOR THE FOLLOWING: WHEREAS THIS USE WHOLESALE ~~AND RETAIL~~ (BV) SALES OF FOOD IS NOT PERMITTED IN THE DISTRICT.

ONE (1) USE REFUSAL

FEE TO FILE APPEAL: $200.00

SEE APPLICATION #970612010, CAL. #97-0669 - ZONING BOARD OF ADJUSTMENT REFUSED A VARIANCE FOR CATERING HALL AND RESTAURANT/BAR, 10/24/97.

CC: HOA DUC DAM
1601 WASHINGTON AVENUE
PHILADELPHIA, PA. 19146

BV:DMI

Signed Bindu Varghese 10/28/03
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

~~ZONING~~

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

USE

For ~~extension of~~ → wholesale sales of food & general merchandise (no retail) ~~single family dwelling with accessory~~, _____, ~~garage, size and location, equipment and capacity as shown in the application, to include use of new construction for~~ _____

Authorized by and subject to the conditions of Board of Adjustment Certificate, granted 4-8-04

PROVISO: MUST MEET FIRE CODE; COMMERCIAL TRASH PICK-UP; ALL TRASH STORED INSIDE BUILDING.

Issued by A. Gordon 4/14/04 Authorized by _____

IV $100 LESS FILING FEE = Ø TOTAL DUE.

/

Call when Ready ~~Pl~~ ~~2400~~ Washington Ave

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

8/5/97

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

APPLICATION NUMBER: 9706120 10

DISTRICT DESIGNATION: G-2 Ind.

ZONING MAP NUMBER: 3A-4 (26) SUB.

F.A. VOL. PL. 6-532 WARD

PREVIOUS APPLICATION

CALENDAR NUMBER: 97-0669

ZONING REFUSED

USE REFUSED

APPEAL: 6/20/97

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

LOCATION OF PROPERTY (*Street and House Number*)

2400 Washington Ave

~~2401 Ellsworth St~~ Phila Pa 19147

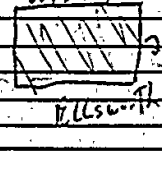
situated on _____ side of _____ Street

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

of _____ Street _____

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

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



CK 1019
6-17-97
80'

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

ENTERING RENOVATIONS

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories	5	5	5			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
4th	EMPTY - VACANT	FACTORY	
5th	EMPTY - VACANT	"	
1-3	EMPTY		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
4th	CATERING HALL	
5th	RESTAURANT - BAR	NO ADDITIONS
1-3	EMPTY	

Additional use information, if required _____

OWNER: Michael Corbi, Jr.	ADDRESS: PO Box 3035, MAPLEGLEN, PA 19002	TELEPHONE NUMBER: 215 546-6004
ARCHITECT OR ENGINEER	ADDRESS	TELEPHONE NUMBER
CONTRACTOR: Michael Corbi, Jr.	ADDRESS: PO Box 3035, MAPLEGLEN, PA 19002	TELEPHONE NUMBER
APPLICANT: Jaime Tagarma	ADDRESS: 1321 S. Broad St 19147	TELEPHONE NUMBER: 755-6298

81-16 (Rev. 4/95)

BP 08 3526

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

City of Philadelphia

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

NOTICE OF DECISION

APPLICATION #: 970612010 DATE OF DECISION: 10/24/97 CAL.#: 97-0669

APPLICANT: JAMES TAYOUN
1321 S. BROAD ST.
PHILA., PA 19147

OWNER: MICHAEL CORBI, JR.
T/A O'CALA CONSTRUCTION
1321 S. BROAD ST.
PHILA., PA 19147

LOCATION OF PROPERTY: 2400 WASHINGTON AVE., THRU TO 24TH, 25TH ST., AND WASHINGTO

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:

REFUSE A VARIANCE

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

1. A PERMIT MUST BE OBTAINED FROM THE DEPARTMENT OF LICENSES AND INSPECTIONS, PUBLIC SERVICE CONCOURSE, 1401 J.F.K. BLVD., WITHIN ONE CALENDAR YEAR FROM THE DATE OF THIS DECISION.

2. ALL CONSTRUCTION MUST BE IN ACCORDANCE WITH PLANS APPROVED BY THE ZONING BOARD OF ADJUSTMENT.

3. A NEW APPLICATION AND A NEW PUBLIC HEARING WILL BE REQUIRED FOR FAILURE TO COMPLY WITH ALL OF THE FOREGOING CONDITIONS.

4. FURTHER CONDITIONS:

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

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

81-2000 (8/90) copy 3 - Permit Issuance

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.

97061201D

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)*

2401 Ellsworth St Phila Pa 19147

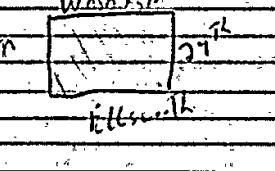
situated on _____ side of _____ Street

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

of _____ Street _____

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

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



APPLICATION NO.	
DISTRICT DESIGNATION	G.2 I.d.
ZONING MAP NO. / SUB.	
F. A. VOL. / PL. / WARD	3A-4 (20) / 6-532
PREVIOUS APPLICATION	
CALENDAR NO.	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED / CERT.	
APP. REFUSED / CERT.	
REF. TO B. OF A.	
REF. GRANTED / CERT.	
REF. REFUSED / CERT.	

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INTERIOR RENOVATIONS

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet						
In Stories	5	5	5			

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
4th	EMPTY - VACANT	FACTORY	
5th	EMPTY - VACANT	"	
1-3	EMPTY		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
4th	CATERING HALL	
5th	RESTAURANT - BAR	
1-3	EMPTY	

Additional use information, if required _____

OWNER: Michael Corbi, Jr.	ADDRESS: PO Box 3035, MAPLE GLEN, PA 19002	PHONE: 215-541-6034
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR: Michael Corbi, Jr	ADDRESS: PO Box 3035, MAPLE GLEN, PA 19002	PHONE
APPLICANT: James Taggart	ADDRESS: 1321 S. Broad St	PHONE: 755-6298

81-16 A (Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

(Applicant Sign Here)

24th Wash Ave (N) 25th St & Washington Ave.

~~PETITION OF APPEAL~~

CITY OF PHILADELPHIA • ZONING BOARD OF ADJUSTMENT
Municipal Services Building • Concourse Level
1401 John F. Kennedy Boulevard • Philadelphia, PA 19102-1687

PRINT OR TYPE CLEARLY—DO NOT WRITE IN SHADED AREA

PUBLIC HEARING AT 1600 ARCH STREET • 15TH FLOOR
☑ 9:30 A.M. ☐ 5:00 P.M. ☐ OTHER

PROPERTY ADDRESS	2400 Washington Ave, thru To 24th
APPEAL DATE	6-20-97
HEARING DATE	8-5-97
L & I NUMBER	9706 12010
CALENDAR NUMBER	97-0669
RECEIPT NUMBER	#56-80027
APPEAL FEES	$200.00

PROPERTY ADDRESS Washington Ave 2400 ~~ELLSWORTH ST.~~ (NEC 25th & Ellsworth Sts)

OWNER
NAME: Michael Corbi, Jr. (Ocala Construction) — TELEPHONE NUMBER—(9:00 A.M.–5:00 P.M.): 546-6004
ADDRESS:

PERSON FILING APPEAL
NAME: JAMES TAYOUN — TELEPHONE NUMBER—(9:00 A.M.–5:00 P.M.): 755-6298
ADDRESS: 1321 S. BROAD ST. PHILA. PA — ZIP CODE: 19147

CHECK APPROPRIATE BOX: ☐ OWNER ☐ LEASEE ☒ AGENT ☐ OTHER
IF OTHER, STATE INTEREST:

ATTORNEY (IF ANY—NAME) — TELEPHONE NUMBER—(9:00 A.M.–5:00 P.M.)
ADDRESS

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

APPLICATION IS FOR A USE PERMIT FOR A CATERING HALL ON 4th Floor and a Bar/Restaurant on 5th Floor. THIS USE IS NOT PERMITTED IN G-2 Industrial DIST.

AS A RESULT, LICENSES AND INSPECTIONS ISSUED: (Check One) ☐ REFUSAL ☐ REFERRAL ☐ PERMIT

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

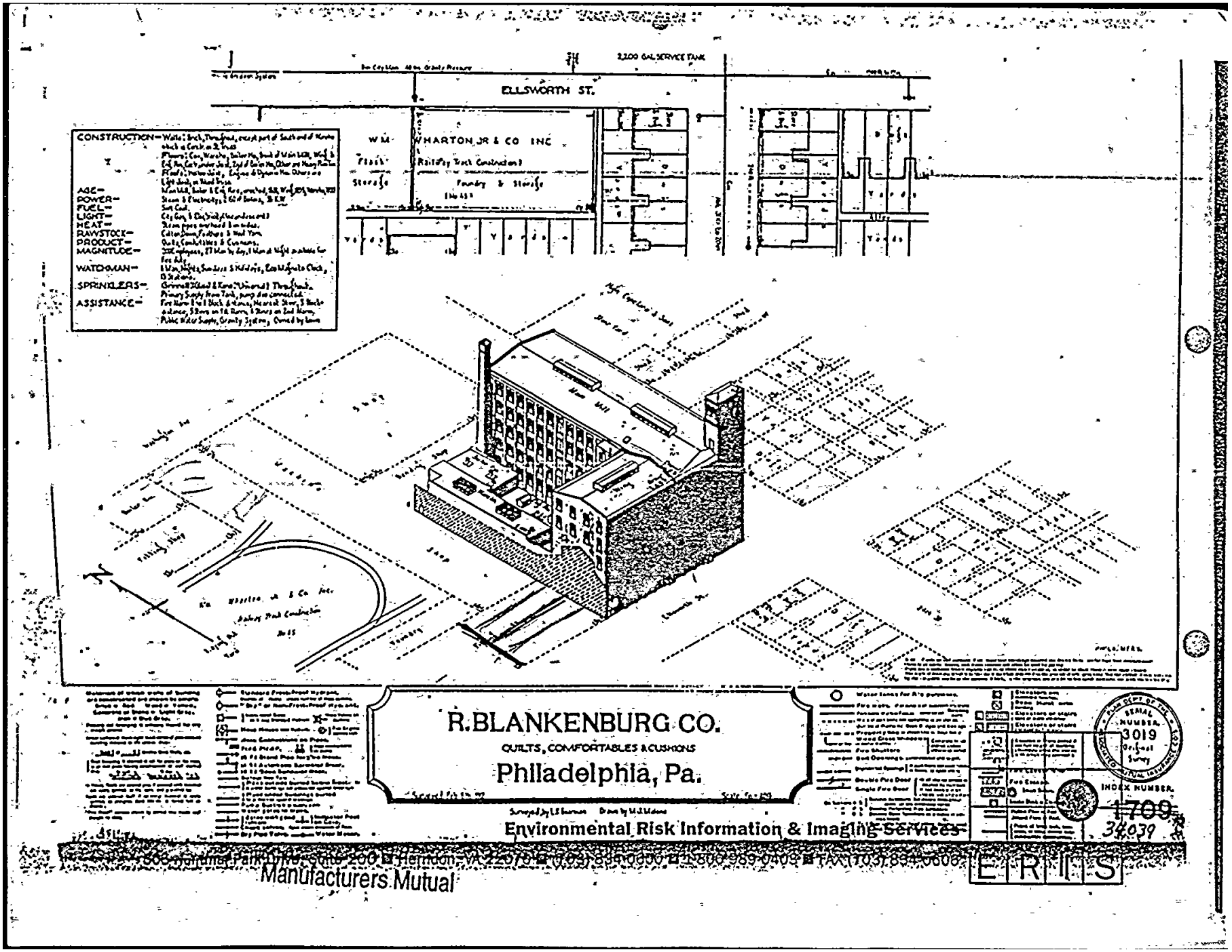
THE BUILDING COMPLEX NO LONGER HAS INDUSTRIAL POTENTIAL. PLANS TO Convert TO A PRISON were discarded SINCE the neighborhood INDICATED OPPOSITION. THIS USE WILL BRING NEIGHBORS & BUSINESS People AN opportunity to Keep business IN NEIGHBOR and provide the neighborhood with A LARGE catering hall AND Restaurant/BAR.

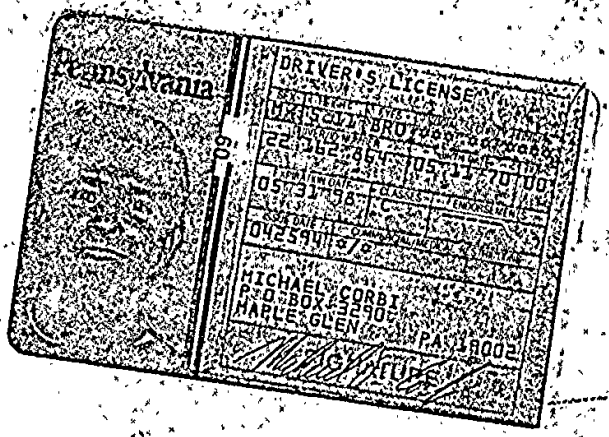
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

SIGNATURE OF APPLICANT James Tayoun

81-49 (Rev. 7/96)

PERMIT ISSUANCE


ELLSWORTH ST.
WHARTON JR & CO INC
CONSTRUCTION—
AGE—
POWER—
FUEL—
LIGHT—
HEAT—
RAWSTOCK—
PRODUCT—
MAGNITUDE—
WATCHMAN—
SPRINKLERS—
ASSISTANCE—
R.BLANKENBURG CO.
QUILTS, COMFORTABLES & CUSHIONS
Philadelphia, Pa.
SERIAL NUMBER
3019
INDEX NUMBER
1709
34039
Environmental Risk Information & Imaging Services
Manufacturers Mutual
ERIS



6-12-97

I own the building located between 24th + 25th and Ellsworth + Washington, formally known as the Bradford White Building. I give Mr Jim Tayoun Ass. authority to speak on my behalf concerning all matters.

Michael F. Corbi Jr

215-546-6004

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building - Concourse Level 1401 John F. Kennedy Boulevard - Philadelphia, PA 19102	APPLICATION DATE 06-12-97	APPLICATION NUMBER 970612010
		DATE OF REFUSAL 06-19-97	ZONING MAP # 3A-4

2400 Washington Ave (N) AKA (W)

LOCATION ~~2401 Ellsworth Street (Filed as~~ NE Corner 25th & Ellsworth Street) thru to 24th, 25th Street and Washington Avenue, is in a G-2 Industrial District

APPLICANT James Tayoun	APPLICANT'S ADDRESS 1321 S. Broad Street, Phila. PA 19147

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

See Section: 14-508

USE: The application is for a catering hall on the 4th floor and Bar/Restaurant on the 5th floor in the same building with the 1st, 2nd and 3rd floors vacant whereas this use, catering hall and Bar/Restaurant, is not permitted in the district.

One (1) Use Refusal.

Fee to file Appeal: $200.00

Signed John Wright *Plan Examiner* *Signed* _____ *Section Supervisor*

Date Signed 6-20-97

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***.

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE 06-12-97	APPLICATION NUMBER 970612010
		DATE OF REFUSAL 06-19-97	3A-4

2400 Washington Ave (W) AKA

LOCATION ~~2401 Ellsworth Street (Filed~~ as NE Corner 25th & Ellsworth Street) thru to 24th, 25th Street and Washington Avenue, is in a G-2 Industrial District

APPLICANT James Tayoun

ADDRESS 1321 S. Broad Street, Phila. PA 19147

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL
See Section: 14-508	USE: The application is for a catering hall on the 4th floor and Bar/Restaurant on the 5th floor in the same building with the 1st, 2nd and 3rd floors vacant whereas this use, catering hall and Bar/Restaurant, is not permitted in the district. One (1) Use Refusal. Fee to file Appeal: $200.00

Signed John Wright
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

ued by _____ Authorized by _____

ACCEL. BLDG

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

APPLICATION NUMBER: 970908047
DISTRICT DESIGNATION: G-2 Industrial
ZONING MAP NUMBER: 3-4 (26) SUB.
F.A. VOL. PL. 6-532 WARD
PREVIOUS APPLICATION
CALENDAR NUMBER
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY (*Street and House Number*)

2400 WASHINGTON AVE. PHILA PA

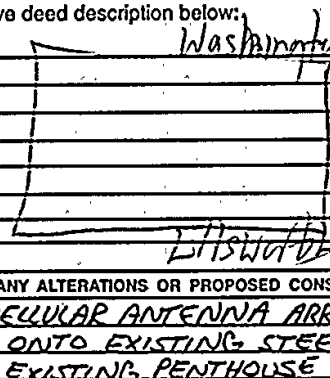
situated on _____ side of _____ Street

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

of _____ Street _____

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

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



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

INSTALL CELLULAR ANTENNA ARRAY OF SIX ANTENNAS ONTO EXISTING STEEL STRUCTURE ON TOP OF EXISTING PENTHOUSE OF EXISTING BUILDING AND INSTALL BTS CABINET INSIDE EXISTING PENTHOUSE. (BTS ELECTRONICS CABINE (2'x6'x4')

DEPT. OF LIC. & INSPECTIONS

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)
ZONING AND USE REGISTRATION PERMITS
NO. 421515
DATE 9/8/97
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO. _____
DATE _____

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	~~APARTMENT COMPLEX~~		
	WAREHOUSE		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	PRESENT USE PLUS CELLULAR	
	ANTENNA ARRAY (SAME)	

Additional use information, if required PBPL # 123991

OWNER 2401 WASHINGTON AVENUE CORP.	ADDRESS P.O. BOX 3290, MAPLE GLEN, PA 19002	TELEPHONE NUMBER
ARCHITECT OR ENGINEER EDWARDS AND KELCEY	ADDRESS 190 HILLMAN DRIVE CHADSFORD, PA 19137	TELEPHONE NUMBER (610) 558-9557
CONTRACTOR OMNIPOINT COMMUNICATIONS	ADDRESS 400 STREET RD. BENSALEM PA 19020	TELEPHONE NUMBER (215) 633-5254
APPLICANT PATRICK C. O'REILLY	ADDRESS 101 GLASSBORO RD. WMSTWN NJ 08094	TELEPHONE NUMBER (215) 633-5254 (215) 650-9269

-16 (Rev. 4/95)

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 fu
certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for whic
application is made, the owner shall be made aware of all the conditions of the permit. I understand that if I knowingly
any false statement herein I am subject to such penalties as may be prescribed by law ordinance."

Patrick C. O'Reilly
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

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

LOCATION

APPLICANT | ADDRESS

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

Installation of Six Antennas 6"x6" X10' High and Equipment Cabinet 2'x6'X4' High on Roof (as shown in the App)

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

USE

as Part of Cell Site Telephone Exchange Building on the Same Building with Existing Manufacturing and Warehousing of Ramco and Boilers

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

Issued by N. Schrenk #915 9/5/90 Authorized by _____

12+111 = $160

010130

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY *(Street and House Number)*

2400 Washington

~~situated on _____ side of _____ Street~~

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

~~of _____ Street _____~~

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

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

APPLICATION NUMBER	01013002 7
DISTRICT DESIGNATION	6-2
ZONING MAP NUMBER	3A4 (26)
SUB.	
F.A. VOL. PL.	6-532
WARD	
PREVIOUS APPLICATION	97690847
CALENDAR NUMBER	
ZONING REFUSED	
USE REFUSED	
APPEAL	
APP. GRANTED	CERT.
APP. REFUSED	CERT.
REF. TO B. OF A.	
REF. GRANTED	CERT.
REF. REFUSED	CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Demolition of Water Tower
Not part of existing Fire Suppression

THIS SPACE FOR OFFICIAL STAMP
DEPT. OF LICENSES & INSPECTIONS
(Do not write in this space)
CITY OF PHILADELPHIA
ZONING PERMIT
NO. 440149
DATE 5-31-01
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO.
DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

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

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	No change	

Additional use information, if required _____

OWNER: Kulick Inc.	ADDRESS: 2400 Washington Ave	TELEPHONE NUMBER
ARCHITECT OR ENGINEER	ADDRESS	TELEPHONE NUMBER
CONTRACTOR	ADDRESS	TELEPHONE NUMBER
APPLICANT: Stephen J. Kulick	ADDRESS: 5216 Saul St	TELEPHONE NUMBER: 743-84

61-16 (Rev. 4/95)

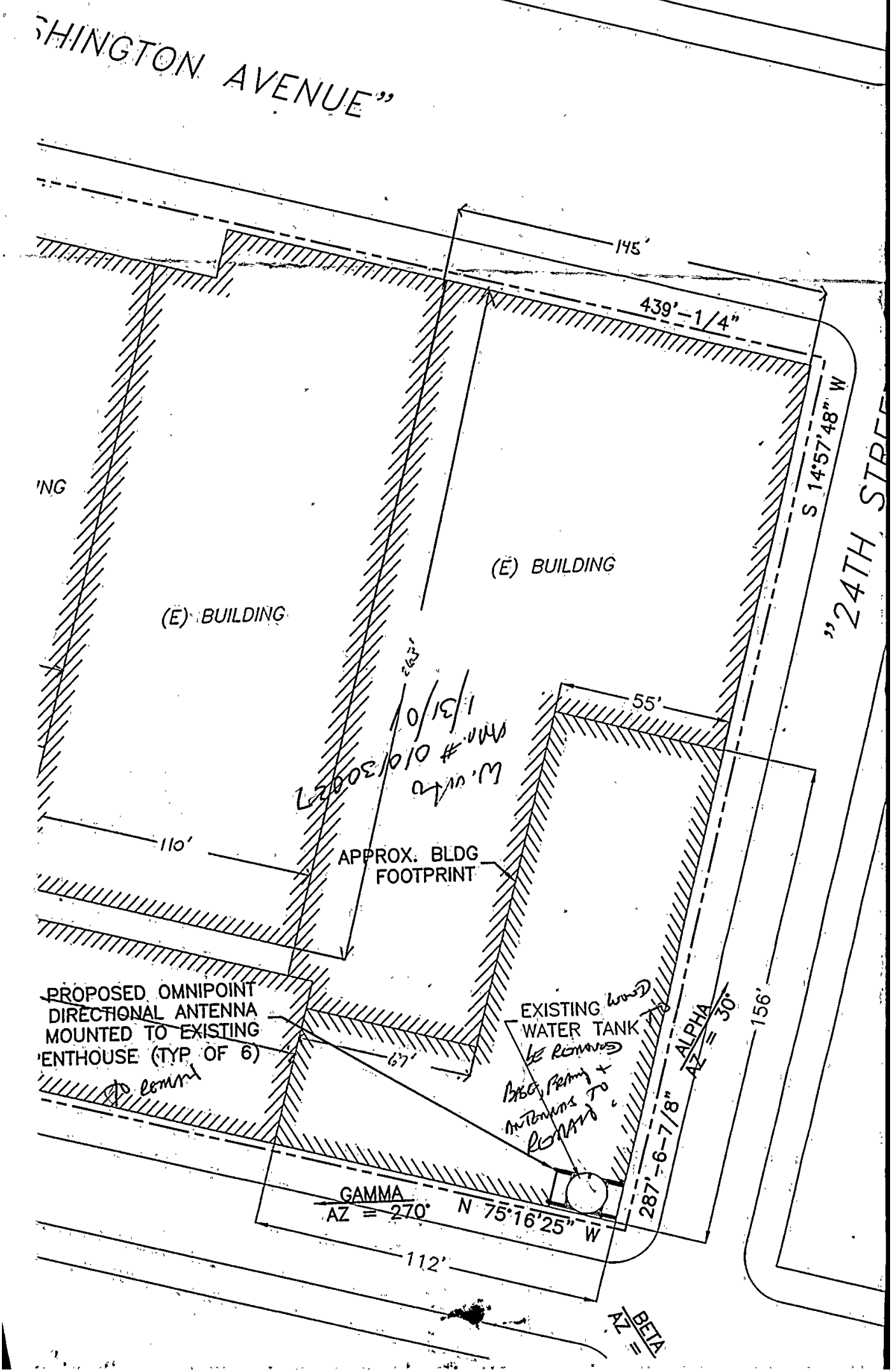
DRAW PLANS ON SPACE BELOW

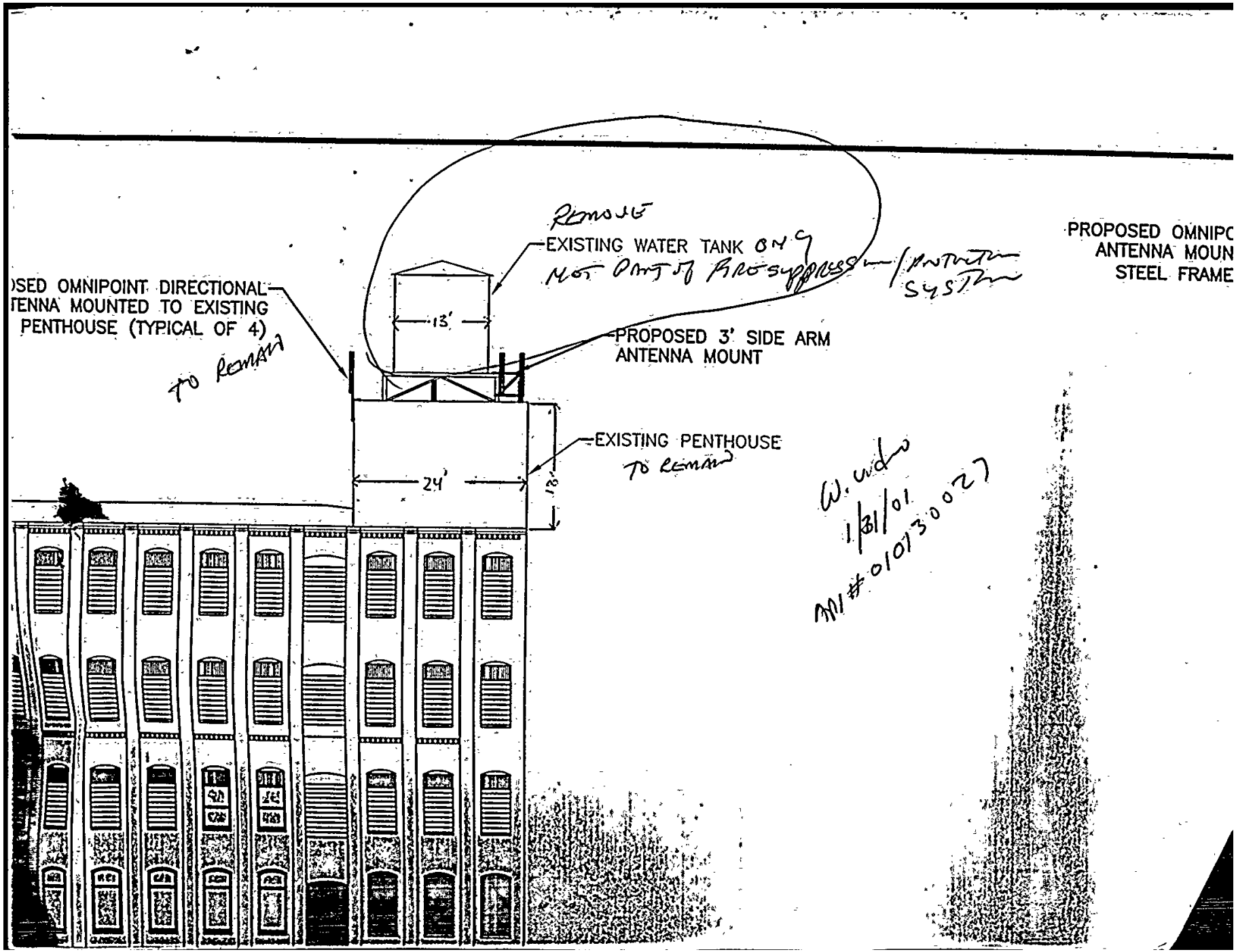
PLANS TO BE DRAWN IN INK. SHOW:

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

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

X _____
(Applicant Sign Here)


SHINGTON AVENUE"
145'
439'-1/4"
S 14°57'48" W
"24TH STRE
NG
(E) BUILDING
(E) BUILDING
55'
110'
APPROX. BLDG FOOTPRINT
PROPOSED OMNIPOINT DIRECTIONAL ANTENNA MOUNTED TO EXISTING ENTHOUSE (TYP OF 6)
EXISTING WOOD WATER TANK
67'
ALPHA AZ = 30°
156'
287'-6-7/8"
GAMMA AZ = 270°
N 75°16'25" W
112'
BETA AZ =


REMOVE
EXISTING WATER TANK ON
NOT PART OF PROSUPPRESSION/INTRUSION SYSTEM
PROPOSED OMNIPC
ANTENNA MOUN
STEEL FRAME
SED OMNIPOINT DIRECTIONAL
TENNA MOUNTED TO EXISTING
PENTHOUSE (TYPICAL OF 4)
TO REMAIN
13'
PROPOSED 3' SIDE ARM
ANTENNA MOUNT
EXISTING PENTHOUSE
TO REMAIN
24'
13'
W. wilson
1/31/01
MI#01013 0027

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

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

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

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

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

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

REMARKS

DATE OF EXAMINATION	EXAMINER *(Signature)*

INSPECTOR'S REPORT

DATE OF INSPECTION	INSPECTOR *(Signature)*

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

LOCATION

APPLICANT	ADDRESS

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

PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL

Signed _____
Plan Examiner

Signed _____
Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For partial demolition of Existing ~~Building~~ and erection of Addition, structure-, garage, accessory to a "WOOD WATER TANK ONLY" BASE, FRAME + ANTENNAS TO REMAIN WAREHOUSE ~~single-family dwelling~~ with accessory _____; garage, size and location, as shown in the application.
~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

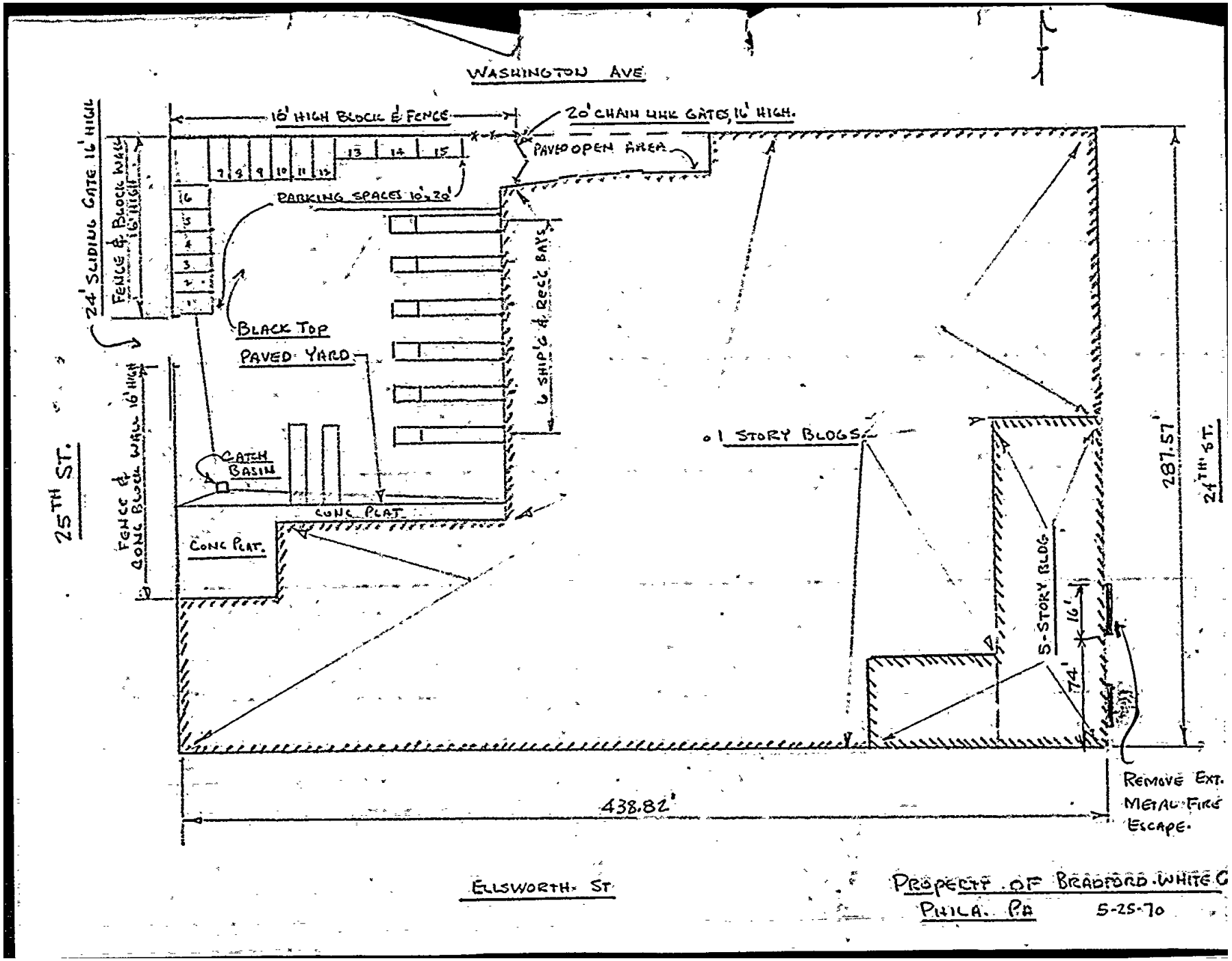
USE

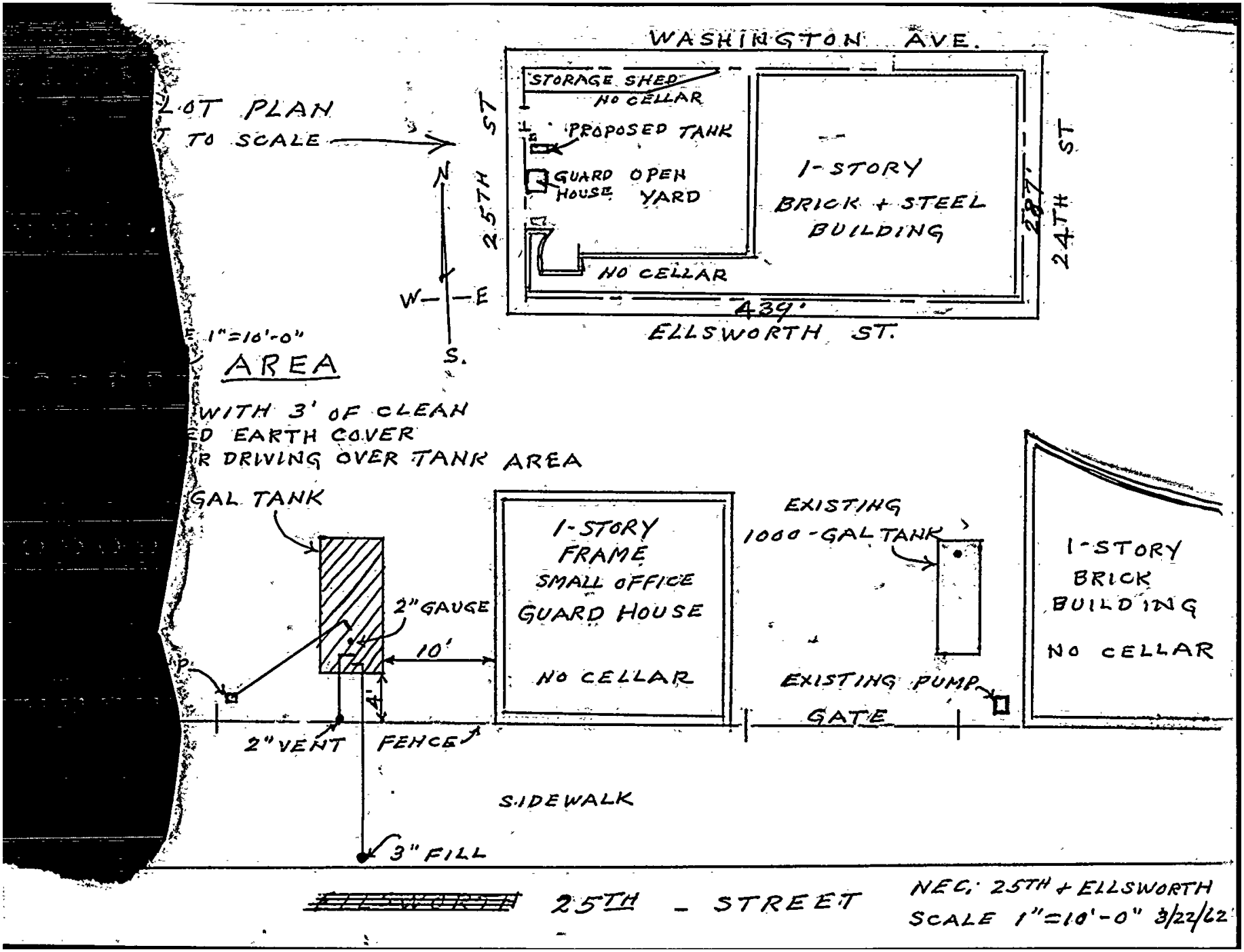
AS PART OF CELLSITE EXCHANGE BLG. IN SAME BLG. EXISTING MANUF. + WAREHOUSING OF RANGES + BOILERS AS 1ST + 2ND. ISSUED UNDER PERMIT # 421575

For extension of RANGES + BOILERS AS 1ST _____ single family dwelling with accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include use of new construction for _____
~~Authorized by and subject to the conditions of Board of Adjustment Certificate,~~ _____

Issued by _____ Authorized by _____

12 200. 1/31/01


WASHINGTON AVE
16' HIGH BLOCK & FENCE
20' CHAIN LINK GATES, 16' HIGH.
PAVED OPEN AREA
24' SLIDING GATE 16' HIGH
FENCE & BLOCK WALL 16' HIGH
PARKING SPACES 10'x20'
BLACK TOP
PAVED YARD
6 SHIP'G & RECE'G BAYS
CATCH BASIN
CONC PLAT.
CONC PLAT.
FENCE & CONC BLOCK WALL 16' HIGH
25TH ST.
1 STORY BLDGS
5-STORY BLDG.
16'
74'
287.57'
24TH ST.
438.82'
REMOVE EXT. METAL FIRE ESCAPE.
ELLSWORTH ST
PROPERTY OF BRADFORD WHITE C
PHILA. PA
5-25-70


LOT PLAN
T TO SCALE
WASHINGTON AVE.
STORAGE SHED
NO CELLAR
PROPOSED TANK
GUARD HOUSE
OPEN YARD
1-STORY
BRICK + STEEL
BUILDING
NO CELLAR
25TH ST
24TH ST
287'
439'
ELLSWORTH ST.
N
W
E
S.
1"=10'-0"
AREA
WITH 3' OF CLEAN
ED EARTH COVER
R DRIVING OVER TANK AREA
GAL TANK
2" GAUGE
10'
4'
2" VENT
FENCE
1-STORY
FRAME
SMALL OFFICE
GUARD HOUSE
NO CELLAR
EXISTING
1000-GAL TANK
EXISTING PUMP
GATE
1-STORY
BRICK
BUILDING
NO CELLAR
SIDEWALK
3" FILL
~~ELLSWORTH~~ 25TH - STREET
NEC. 25TH + ELLSWORTH
SCALE 1"=10'-0" 3/22/62

ZONING DIVISION
1223 CITY HALL ANNEX

Date November 1, 1943,

From: ZONING DIVISION

To: FIRE MARSHALL,
Room 227 City Hall Annex.

Subject: PREMISES S.W.COR. 24th St., and Washington Ave., (thru to Ellsworth St., and 25th Street).

Application #76473, has been filed in this office for the following use of the above premises:

By - Pennsylvania Range Boiler Company, 24th and Washington Aves., Phila., Pa.

FOR - INSTALLATION OF ONE (1) HAND PUMP AND ONE (1) - 1,000-GALLON GASOLINE TANK.

Will you please certify your recommendation below.

Paul F. Croley
For Zoning Division

Above premises inspected and APPROVED / ~~DISAPPROVED~~ for the above use.

REMARKS:

Geo. Ebeling
For Fire Marshall

Date Nov - 10 - 43

ZBA

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

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

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

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

APPLICATION NO. 502136
DISTRICT DESIGNATION G-2-2nd
ZONING MAP NO. 3A-67 SUB.
F. A. VOL. PL. 6-532 WARD
PREVIOUS APPLICATION 24416 H
CALENDAR NO.
ZONING REFUSED
USE REFUSED
APPEAL
APP. GRANTED CERT.
APP. REFUSED CERT.
REF. TO B. OF A.
REF. GRANTED CERT.
REF. REFUSED CERT.

LOCATION OF PROPERTY (*Street and House Number*)
2401-99 N.W. Cor. 24th & Ellsworth Sts.

situated on West side of 24th Street
at the distance of — feet — inches from North side
of Ellsworth Street
Front 290' feet — inches. Depth 410' feet — inches.
If lot is irregular in shape, give deed description below:

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

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
ZONING AND USE REGISTRATION PERMITS
NO. 123410
DATE 5/12/65
☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA
CERTIFICATE
NO.
DATE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Removal of Existing deteriorated 15,000 gal. wood water tank – above roof – & replacement w/ new tank same size & capacity – on exist. Lots.

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	90	90	90	Same as exist. –		
In Stories	5	5	5	no change in size or use		

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1, 2, 3, 4, 5	Mfgr. of gas & electric automatic water heaters – incl. storage – shipping & office	same use as existing / no change	

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1, 2, 3, 4, 5	same use proposed – no change in use	Replacement of exist. 15,000 gal wood water tank – same use as existing

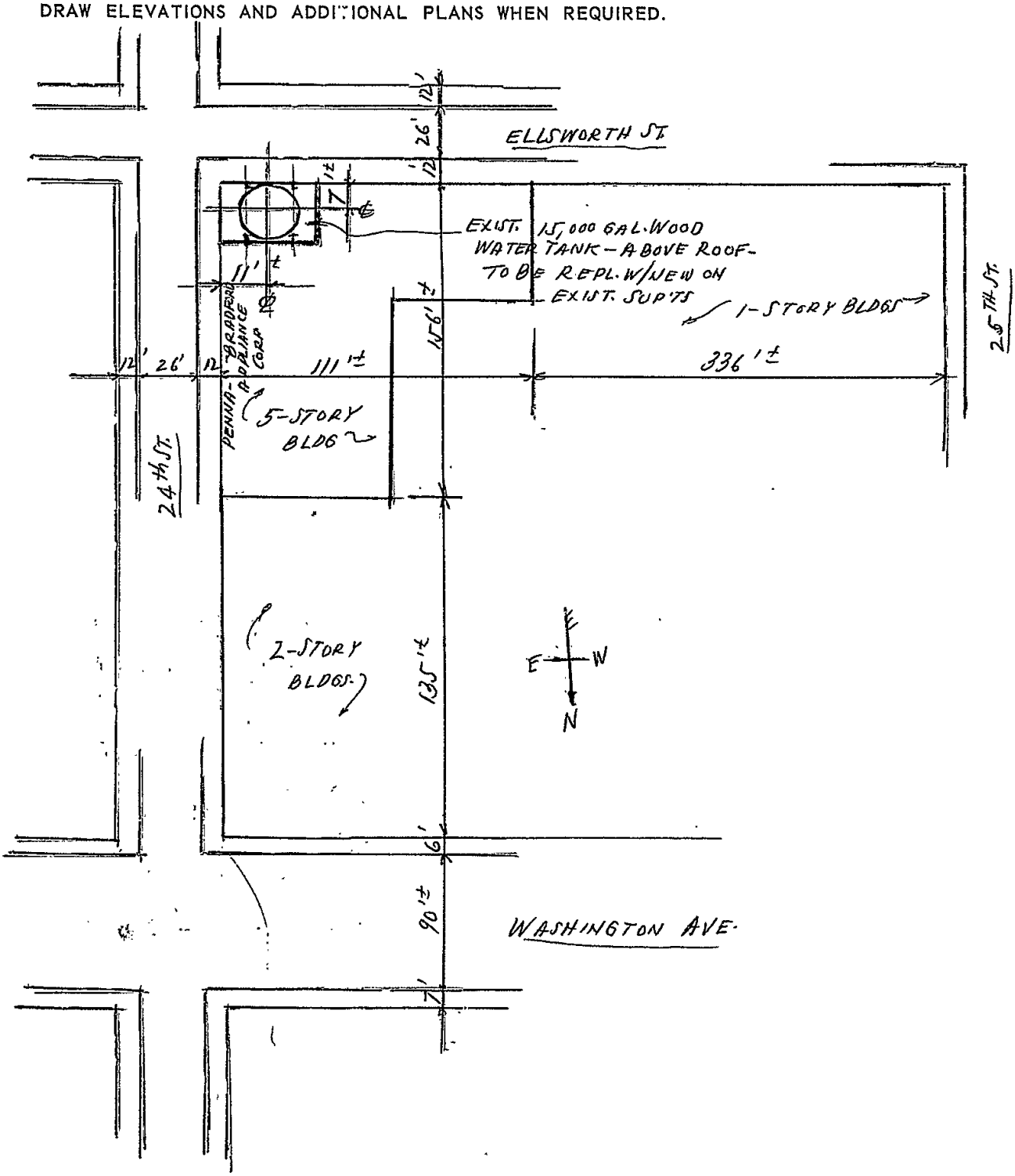
Additional use information, if required

OWNER	Penna-Bradford Appliance Co.	ADDRESS N.W. Cor. 24th & Ellsworth Phila.	PHONE K16-3800
ARCHITECT OR ENGINEER	L. A. Kober	ADDRESS 1616 W. Thompson St.	PHONE CE2-7838
CONTRACTOR	R. Ernest Roth & Sons	ADDRESS Chester, Pa.	PHONE Pi5-4000

81-16 (Rev. 2/

DRAW PLANS ON SPACE BELOW

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



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

L. A. Kohler

(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

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

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

USE APPLIED FOR | ACCESSORY | TO WHAT USE?

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

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

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

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination | Examiner *(Signature)*

INSPECTOR'S REPORT

INSPECTOR_____

Date of Inspection_____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____Applicant Address_____

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

Signed_____

For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

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

Authorized by _____

Issued by _____

1000

5-3-65

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

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

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

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

LOCATION OF PROPERTY:
1120 24th & ELLSWORTH STS, PHILA. 46
(Street and House Number)

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

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

Application No.	100121
District Designation	G.I.
Zoning Map No.	Sub. 3 A 61
F. A. Vol. Pl.	Ward 6 – J 32
Previous Application	5824H
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

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

DEPARTMENT OF LICENSES AND INSPECTIONS
PHILADELPHIA
USE REGISTRATION
PERMIT No. 108390
ISSUED 5-10-62

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

~~NEW~~
LEGALIZE 1000 GAL TANK

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet				NONE		
In Stories						

14-5-9/8V

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	MFG. HOT WATER HEATERS	SAME	
	STORAGE OF GASOLINE FOR TRUCKS		

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME	SAME

Additional use information, if required _____

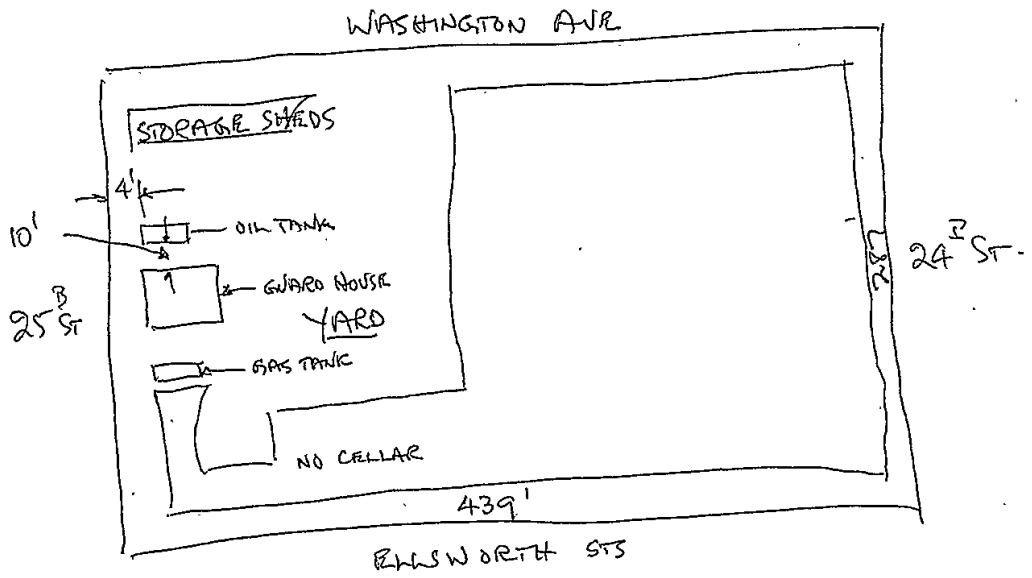
Owner PENNA-BRADFORD APPLIANCE CORP. Address 24th & ELLSWORTH STS. PHILA Phone _____
Architect or Engineer _____ Address _____ Phone _____
Contractor _____ Address _____ Phone _____
Applicant Gilbert B. Wardell Address 24th & ELLSWORTH ST. PHILA. Phone _____

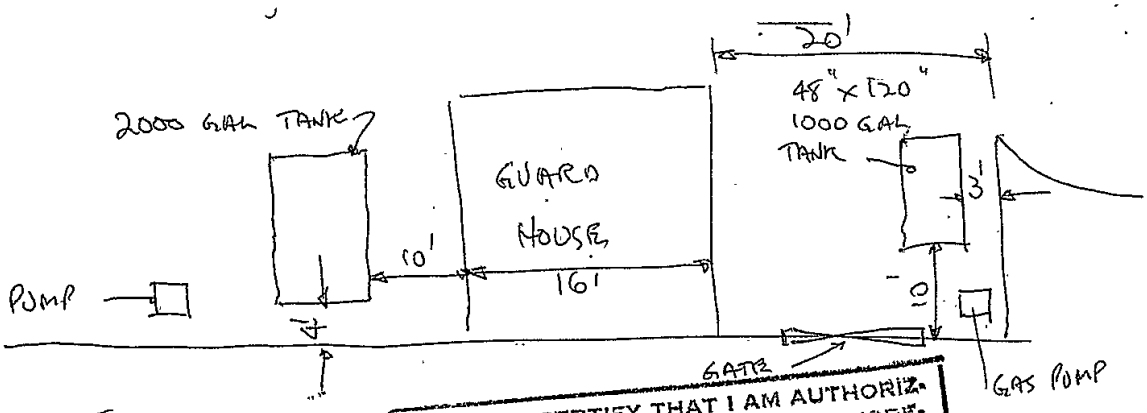
81-16 (Rev. 9/54)

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.

PLOT PLAN





I HEREBY CERTIFY THAT I AM AUTHORIZED BY THE OWNER TO MAKE THE FOREGOING APPLICATION, AND I FURTHER CERTIFY THAT, BEFORE I ACCEPT ANY PERMIT FOR WHICH THIS APPLICATION IS MADE, THE OWNER SHALL BE MADE AWARE OF ALL CONDITIONS OF THE PERMIT. Gilbert C. Wardell

"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."

Gilbert C. Wardell
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

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

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

USE APPLIED FOR | ACCESSORY | TO WHAT USE?

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

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

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

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination | Examiner (Signature)

INSPECTOR'S REPORT

INSPECTOR: _____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____Applicant Address_____

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

Signed_____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Authorized by _____

Issued by _____

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

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

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

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

LOCATION OF PROPERTY:
NE COR 25TH + ELLSWORTH STS
(Street and House Number)

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

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

Application No.	5824H
District Designation	GI
Zoning Map No.	3A Sub. G1
F. A. Vol. Pl.	6 / 532 Ward
Previous Application	85667F
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

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

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
INSTALL ONE 2000-GAL TANK BURIED, FOR GASOLINE AND ONE PUMP

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
USE REGISTRATION
PERMIT No. 107616
ISSUED 3-22-62

14-550R

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	BOILER + RANGE MFG		

FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME	PRIVATE SERVICE STATION

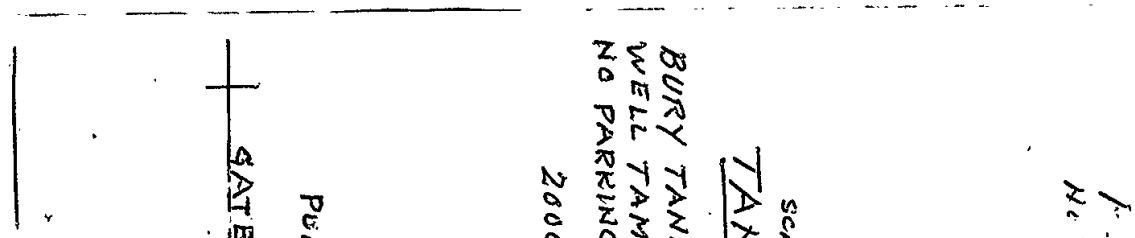
Additional use information, if required _____

Owner PENNA-BRADFORD APPLIANCE CORP Address 25th + Ellsworth Sts Phone _____
Architect or Engineer _____ Address _____ Phone _____
Contractor HOWARD W. WIMER, JR Address AMBLER, PA Phone _____
Address _____ Phone _____

81-16 (Rev. 9/54)

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 AUTHORIZED BY THE OWNER TO MAKE THE FOREGOING APPLICATION, AND I FURTHER CERTIFY THAT, BEFORE I ACCEPT ANY PERMIT FOR WHICH THIS APPLICATION IS MADE, THE OWNER SHALL BE MADE AWARE OF ALL CONDITIONS OF THE PERMIT. Howard W. Wimer

"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."

Howard W. Wimer Jr
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

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

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

USE APPLIED FOR | ACCESSORY | TO WHAT USE?

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

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

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

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination | Examiner *(Signature)*

INSPECTOR'S REPORT

INSPECTOR_____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____Applicant Address_____

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

Signed_____

For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE Installation of 1-2000 gal gasoline tank & pump (Pumpto Station)

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

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

Authorized by _____

Issued by _____

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

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

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

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

LOCATION OF PROPERTY:
N.W. Cor. 24TH & Ellsworth St.
(Street and House Number)

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

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

Application No.	15414 F
District Designation	61
Zoning Map No.	3A Sub. 61
F. A. Vol. Pl.	Ward 6-552
Previous Application	912098
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

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

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
USE REGISTRATION
PERMIT NO. 72381
ISSUED 4/24/56

13-12761

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
ZONING PERMIT
NO. 61515
ISSUED 4/24/56

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
STRUCTURAL STEEL & CONCRETE
MEZZ. FLOOR ADDITION

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet	28-0	28-0	28-0	17-0	17-0	17-0
In Stories	1	1	1			

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
MEZZ	MANUFACTURING LIGHT.	MANUFACTURING, LIGHT	
	DOMESTIC CLOTHES DRYERS	DOMESTIC CLOTHES DRYERS	

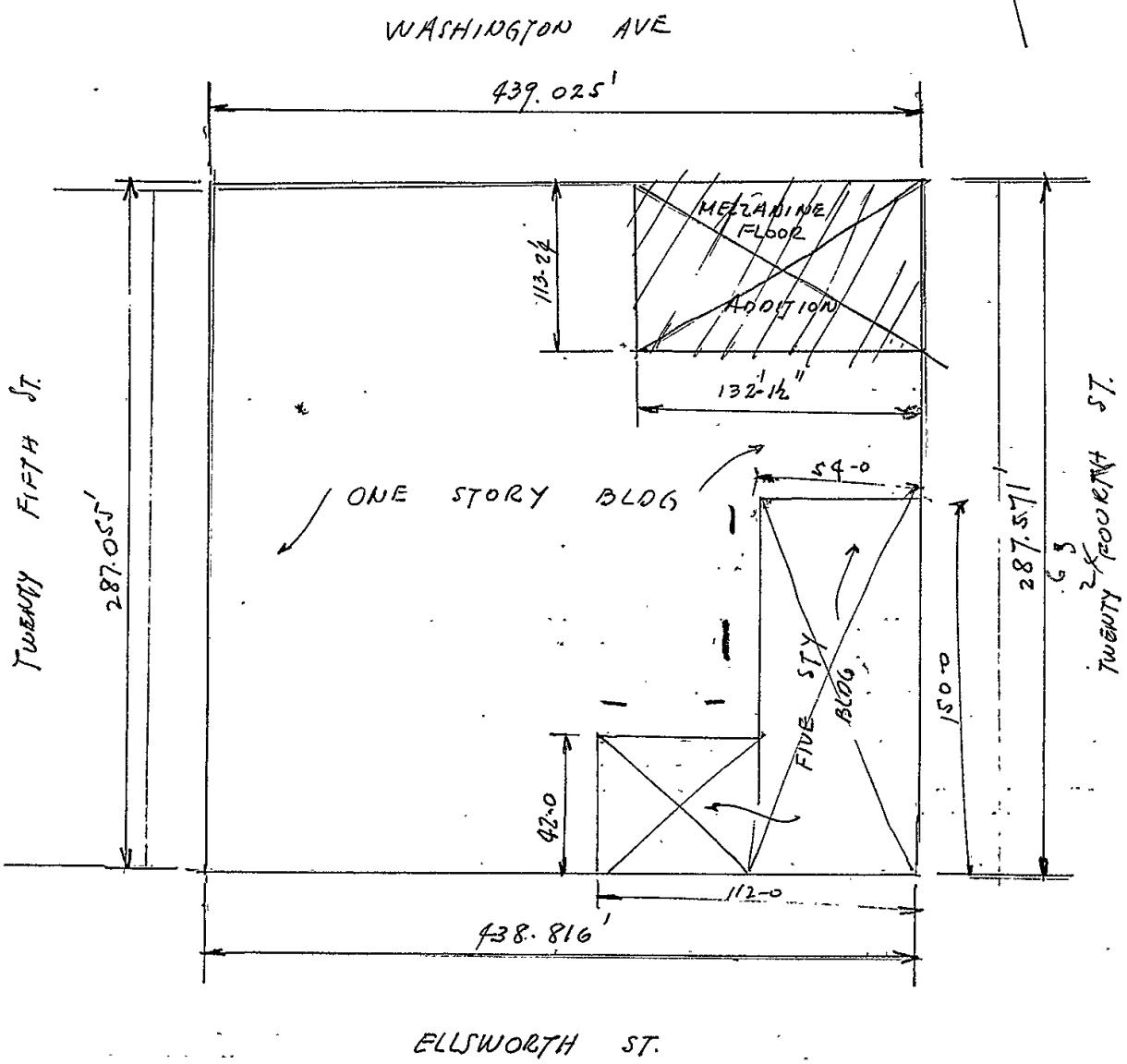
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME	SAME

Additional use information, if required _____

Owner: Pennsylvania Range Boiler Co. Address: 24TH & Ellsworth Phone _____
Architect or Engineer: Seymour W. Greenberg Address: 1619 W. Thompson St. Phone _____
Contractor: B. Bernstein & Son Address: 2027 Arch St. Phone _____
Applicant: S.W. Greenberg Address: 1619 W. Thompson Phone _____

DRAW PLANS ON SPACE BELOW

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



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

Seymour W. Gerberg
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT: GI

TYPE OF PROPERTY: [ ] Corner [ ] Attached [ ] Semi-detached [ ] Detached

DWELLING: [ ] Yes [ ] No | HOW MANY FAMILIES? | HOW MANY STORIES?

USE APPLIED FOR Erected ACCESSORY Light TO WHAT USE? domestic clothes

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

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

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

ZONING PERMIT [✓] Grant [ ] Refuse [ ] Refer [ ] Not Required

USE PERMIT [✓] Grant [ ] Refuse [ ] Refer [ ] Not Required

REMARKS:

Date of Examination 4/23/56 | Examiner (Signature) WS

INSPECTOR'S REPORT

INSPECTOR_____

Date of Inspection_____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____Applicant Address_____

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

Signed_____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Authorized by _____

Issued by _____

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

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

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

91209 B

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: ENTIRE LOT- 24TH. TO 25TH. STREET. ELLSWORTH ST. & WASHINGTON AVE.
(Street and House Number)

ADDITION

B situated on N. side of ELLSWORTH STREET Street
at the distance of 71'-6½ feet inches from N- side
of ELLSWORTH ST. & 44'-6" FROM 25TH. Street
Front 37 feet inches. Depth 144 feet 6 5/16 inches.

If lot is irregular in shape, give deed description below:
ENTIRE BLOCK OCCUPIED BY PENNA RANGE BOILER CO. FROM THE NORTH SIDE OF ELLSWORTH STREET TO THE SOUTH SIDE OF WASHINGTON AVE. FROM WEST SIDE OF 24TH. STREET TO THE EAST SIDE OF 25TH. ST.

ADDITION TO BE SITUATED WHERE OPEN SPACE OR PLATFORM NOW EXISTS- APPROX 71'-6½ N. FROM ELLSWORTH ST. & 44'-6" EAST OF 25TH. ST. 36TH. WARD.

RECEIVED JAN 26 1955 ZONING

Application No.	91209 B
District Designation	
Zoning Map No.	3A Sub. 61
F. A. Vol. Pl.	6 Ward 532
Previous Application	72275B
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

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

DEPARTMENT OF LICENSES AND INSPECTIONS
PHILADELPHIA
ZONING PERMIT
NO. 56212
ISSUED 1-27-55

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
ONE STORY ADDITION. STRUCTURAL STEEL. COLUMNS. BRICK CURTAIN WALLS, STEEL SASH. STEEL DOORS, CONCRETE ROOF ON STRUCTURAL STEEL BEAMS-

DEPARTMENT OF LICENSES AND INSPECTIONS PHILADELPHIA
USE REGISTRATION
PERMIT NO. 61217
ISSUED 1-27-55

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
In Feet					18'-5"	
In Stories				1	1	1

06-18323

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	MANUFACTURES BOILERS		

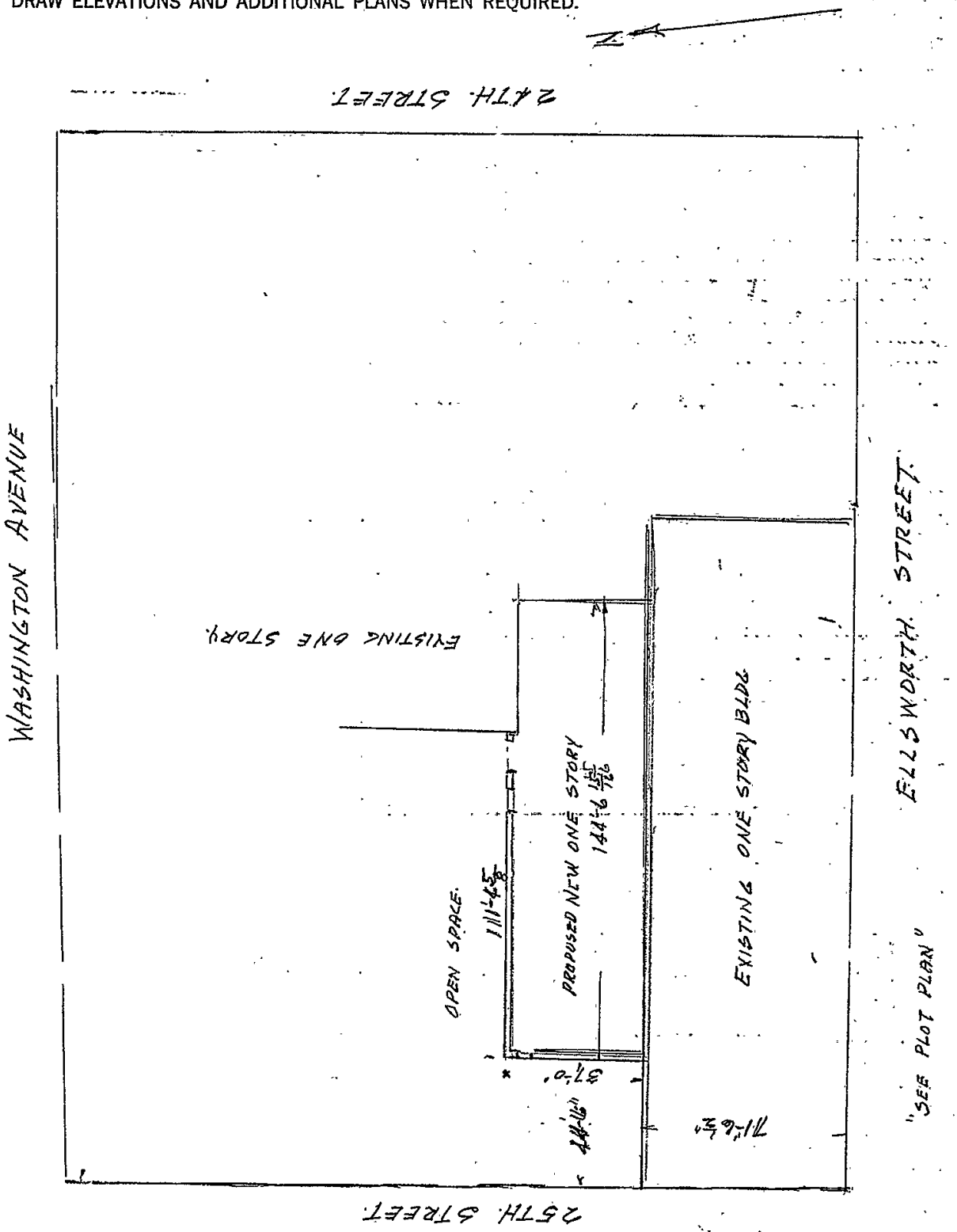
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	SAME.	STORAGE BUILDING. (BOILERS.)

Additional use information, if required

Owner	PENNA. RANGE BOILER CO.	Address 24TH. & ELLSWORTH STS.	Phone PE. 5-3824
Architect or Engineer	PENHART M. COLEN.	Address 34 SO. 2ND. ST.	Phone LO-3-2755
Contractor		Address	Phone
Applicant	PENHART M. COLEN	Address 34 SO. 2ND. ST.	Phone LO-3-2755.

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.

Gerhart-M Dalen
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT: G-I

TYPE OF PROPERTY: [ ] Corner [ ] Attached [ ] Semi-detached [ ] Detached

DWELLING: [ ] Yes [ ] No | HOW MANY FAMILIES? | HOW MANY STORIES?

USE APPLIED FOR: Erect ads | ACCESSORY | TO WHAT USE? Mfg. brooders

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

Ofc

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

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

ZONING PERMIT [✓] Grant [ ] Refuse [ ] Refer [ ] Not Required

USE PERMIT [✓] Grant [ ] Refuse [ ] Refer [ ] Not Required

REMARKS:

Date of Examination: 1/27/55 | Examiner (Signature): WS

INSPECTOR'S REPORT

INSPECTOR _____

Date of Inspection _____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____ Applicant Address_____

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

Signed_____
For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

J. 00

Authorized by _____

Issued by _____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

LICENSES & INSPECTIONS RECEIVED DEC - 3 1953 ZONING

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

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

LOCATION OF PROPERTY: N.W.COR 24th & ELLSWORTH

24th and 25th & Ellsworth Street.

(Street and House Number)

situated on North side of Ellsworth. Street

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

of _____ Street _____

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

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

Beginning entire block N. side of Ellsworth Street 24th to 25th Street to Washington Ave.

Application No.	72275 B
District Designation	G. 1
Zoning Map No.	3 A 61
F. A. Vol. Pl.	Ward 6-532
Previous Application	71542 B
Calendar No.	
Zoning Refused	
Use Refused	
Appeal	
App. Granted	Cert.
App. Refused	Cert.
Ref. to B. of A.	
Ref. Granted	Cert.
Ref. Refused	Cert.

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

41095

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
NO. 51608
ISSUED 12-3-53

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT NO. 54579
ISSUED 12-3-53

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Remove existing 5 Story Elevator Shaft dangerous, wood & corrugated iron. Reconstruct new Elevator Shaft of masonry brick and concrete & make doorway legal.

Dust hoist to be 7'-3" x 8'-5"

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	Manufacturing Lingerie Corset		
2	"		
3	"		
4	"		
5	"		

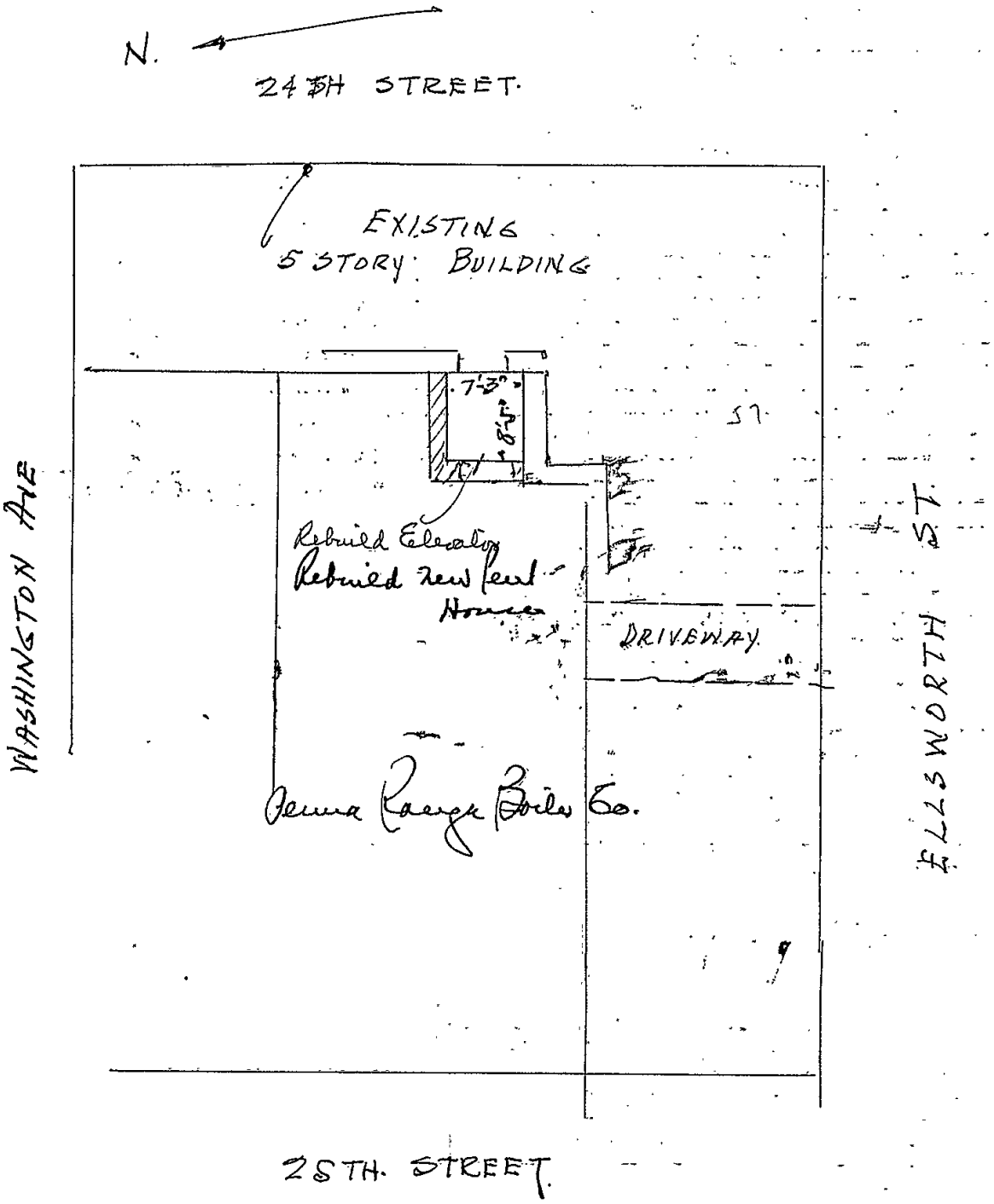
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	Same	
2	Same	
3	Same	
4	Same	
5	Same	

Additional use information, if required

Owner	Vanna Lingerie Corset Co.	Address 24th & 25th & Ellsworth St	Phone
Architect or Engineer	Penhart M. Colen	Address 34 So. 2nd St	Phone Lo-3-2755
Contractor	"	Address "	Phone
Applicant	PENHART M. COLEN	Address "	Phone

DRAW PLANS ON SPACE BELOW

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



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

X Lawrence M. Green
(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

DISTRICT:

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

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

USE APPLIED FOR | ACCESSORY | TO WHAT USE?

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

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

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

ZONING PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

USE PERMIT ☐ Grant ☐ Refuse ☐ Refer ☐ Not Required

REMARKS:

Date of Examination | Examiner (Signature)

INSPECTOR'S REPORT

INSPECTOR_____

Date of Inspection_____

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

Second Floor - City Hall Annex

NOTICE OF REFUSAL OF PERMIT

To_____ Applicant Address_____

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

Signed_____

For Commissioner

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

(Rent Rooms)

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

USE

Mfg & Fowlers & Garages

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

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

8, 84

Authorized by _____

Issued by _____

Approved as to form _____

BUREAU OF ENGINEERING, SURVEYS & ZONING
RECEIVED
AUG - 2 1950
ZONING DIVISION

Application No. 30293B
District Designation Ind
Zoning Map No. 3A Sub. 61
F. A. Vol. Pl. 6-516 Ward
Previous Application 30170B

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by PENNA RANGE BOILER CO. 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: S.W. CORNER 24TH ST & WASHINGTON AVE.
(Street and House Number)

Situated on SOUTH side of WASHINGTON AVE. Street at the distance of 285 feet inches from WEST side of 24TH Street
Front 80 feet inches. Depth 164 feet inches.
If lot is irregular in shape, give deed description below:

SEE PLOT PLAN

Calendar No.
Zoning Refused
Use Refused
Appeal
App. Granted Cert.
App. Refused Cert.
Ref. to B. of A.
Ref. Granted Cert.
Ref. Refused Cert.

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

14943

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
NO. 39368
ISSUED 8.4.50

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT NO. 41246
ISSUED 8.4.50

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

BUILD NEW STEEL + BLOCK BUILDING

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet	13	18	13	32-4	32-4	~~32~~ 18-5
Height in Stories	1	1	1	1	1	1

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
1	MFG SMALL STEEL BOILERS	

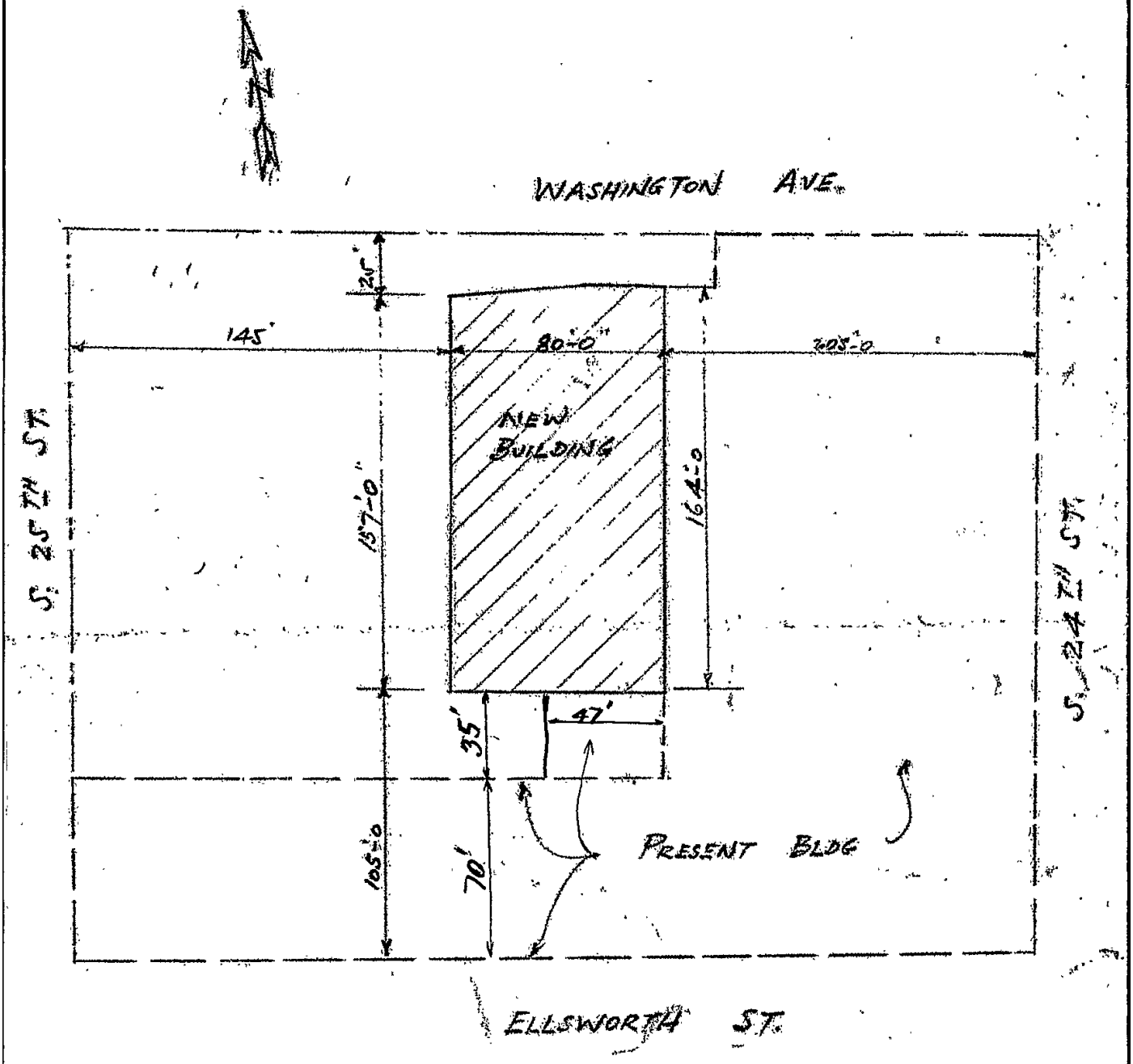
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1	SAME + STEEL STORAGE	SAME - WAREHOUSE BLDG.

Additional use information, if required

Applicant PENNA. RANGE BOILER CO. Address 24th + WASHINGTON AVE Phone PE 5-3824
Owner or Agent " - Applicant Address " Phone
Contractor " Address " Phone
Architect " Address " Phone

DRAW PLANS 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 or We certify that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

H B Walter

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

District 2nd

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? _____ How many families? _____ How many stories? _____

Use applied for Warehouse for Steel Accessory _____ To what use? _____

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

OK

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

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

Zoning Permit _____ Grant ✓ Refuse _____ Refer _____ Not Required _____

Use Permit _____ Grant ✓ Refuse _____ Refer _____ Not Required _____

REMARKS: _____

CAH.
(Examiner)

Date of Examination 8-3-50

INSPECTOR'S REPORT

(Inspector)

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

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

NOTICE OF REFUSAL OF PERMIT

To_____Applicant. Address_____

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

Signed_____
For Chief Engineer and Surveyor.

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

For extension of Manufacture of Steel Boxes ~~single family dwelling with accessory.~~ _____, ~~garage~~ size and location, equipment and capacity ~~as shown in the application,~~ to include use of new construction for acc storage

~~Authorized by and subject to the condition of Board of Adjustment Certificate.~~

$5.00

Authorized by LM

Issued by_____

Approved as to form _____

Application No. 30170B

District Designation Ind

Zoning Map No. 3A Sub. 61

F. A. Vol. Pl. 6-516 Ward 2

Previous Application 51978, 83605, 84671, 30170-B.

BUREAU OF ENGINEERING, SURVEYS & ZONING
RECEIVED
JUL 28 1959
ZONING DIVISION

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Herbert M. Cohen 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: S. E. Cor. 24th & Washington Ave.
(Street and House Number)

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

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

If lot is irregular in shape, give deed description below:
Full Block - 24th - 25th Street Washington Ave. and Ellsworth St.

Calendar No. _____
Zoning Refused _____
Use Refused _____
Appeal _____
App. Granted _____ Cert. _____
App. Refused _____ Cert. _____
Ref. to B. of A. _____
Ref. Granted _____ Cert. _____
Ref. Refused _____ Cert. _____

This space for Official Stamp
(Do not write in this space)
1866

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
NO. 39313
ISSUED 8-1-60

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION
Storage Bin Shed for Steel domestic Boilers
Cinder Block walls, cement floor
aluminum Roof

See app. 30293-B

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT NO. 41156
ISSUED 8-1-60

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet				13'-0"		10'-0"
Height in Stories				1	1	1

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE
	Vacant Lot	

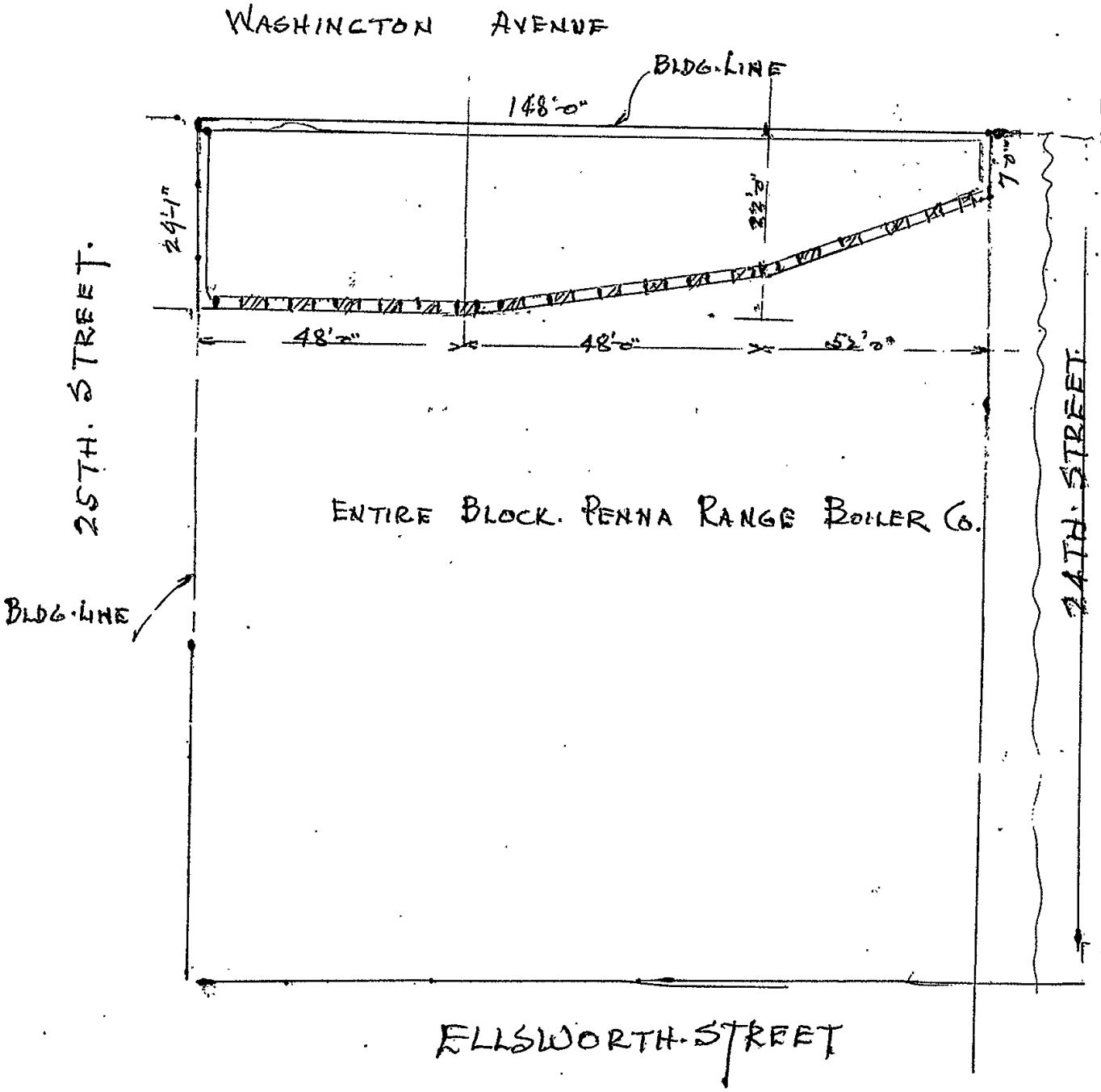
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
		Storage Bin Shed for domestic Steel boiler.

Additional use information, if required _____

Applicant Herbert M. Cohen Address 34 So. 2nd St. Phone LO-3-2755
Owner or Agent Penna Power Boiler Co. Address 24th & Washington Ave. Phone
Contractor Herbert M. Cohen Address Phone
Architect Melvin W. Cohen Address 24th & Washington Ave. Phone

DRAW PLANS 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 or We certify that the facts and declarations of intent set forth above are true and are intended to be relied upon by the Zoning Authorities.

Chubert M. Oakes
(Applicant Sign Here).

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

District Ind.

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? _____ How many families? _____ How many stories? _____

Use applied for Storage of Boilers Accessory _____ To what use? _____

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

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

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

Zoning Permit _____ Grant ✓ Refuse _____ Refer _____ Not Required _____

Use Permit _____ Grant ✓ Refuse _____ Refer _____ Not Required _____

REMARKS: _____

C. [illegible]
(Examiner)

Date of Examination 7-31-50

INSPECTOR'S REPORT

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

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

NOTICE OF REFUSAL OF PERMIT

To_____Applicant. Address_____

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

Signed_____
For Chief Engineer and Surveyor.

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

For extension of Storage of Steel Boilers ~~single family dwelling with accessory,~~ _____ ~~garage~~ size and location, ~~equipment and capacity as shown in the application~~, to include use of new construction for_____

~~Authorized by and subject to the condition of Board of Adjustment Certificate.~~

$ 5.00

Authorized by LM

Issued by_____

83605

Approved as to form _____

Application No. _____
District Designation IND
Zoning Map No. 3A Sub. 61
F. A. Vol. Pl. 6/532 Ward _____
Previous Application 76 4-73
24835

BUREAU OF ENGINEERING SURVEYS & ZONING
RECEIVED
JUL 25 1945
ZONING DIVISION

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Wintz Bros 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: S.W. Cor 24th & Washington Ave.
(STREET AND HOUSE NUMBER)

situated on _____ side of _____ Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street _____ Ward.
Front _____ feet _____ inches. Depth _____ feet _____ inches.
If lot is irregular in shape, give deed description below:

see plot plan

Calendar No. _____
Zoning Refused _____
Use Refused _____
Appeal _____
App. Granted _____ Cert. _____
App. Refused _____ Cert. _____
Ref. to B of A. _____
Ref. Granted _____ Cert. _____
Ref. Refused _____ Cert. _____

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

2371

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
No. 25261
ISSUED 7-30-45

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT No. 23398
ISSUED 7-30-45

WHAT KIND OF WORK IS GOING TO BE DONE?
Build one story Bolt Shop.

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet	36'					
Height in Stories	1					

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Offs Range Bolts		

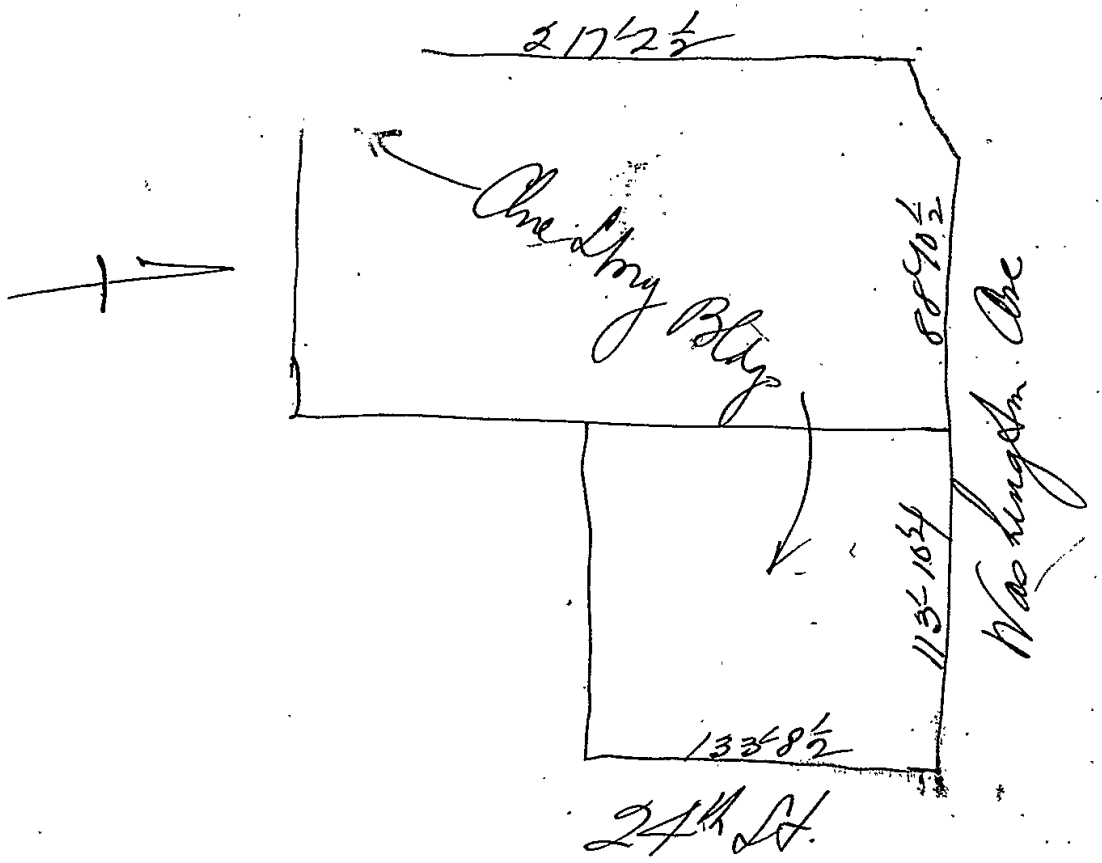
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
		Offs Range Bolts

Additional use information, if required _____

Applicant Wintz Bros Address _____ Phone _____
Owner or Agent Bud Range Bolts Co. Address 24th & Washington Ave Phone _____
Contractor Wintz Bros Address _____ Phone _____
Architect Daniel Rosenberg Address 1241 Erie Ave Phone _____

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 } ss.

This Affidavit need only be filled out, if and when required by the Bureau of Engineering, Surveys and Zoning.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared_____who being duly_____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. 194____

Winty Bros
By: Frank J. Mathews
(Applicant Sign Here)

_____
Notary Public.

APPLICANT! Do not use this sheet.

EXAMINER'S REPORT

District _____

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? _____ How many families? _____ How many stories? _____

Use applied for _____ Accessory _____ To what use? _____

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

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

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

Zoning Permit _____ Grant _____ Refuse _____ Refer _____ Not required _____

Use Permit _____ Grant _____ Refuse _____ Refer _____ Not required _____

REMARKS: _____

_____ (Examiner)

Date of Examination _____

INSPECTOR'S REPORT

_____ (Inspector)

Application No._____

Date of Refusal_____

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223 CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To_____Applicant. Address_____

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

*Signed*_____

For Chief Engineer and Surveyor.

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

For extension of Range + Boiler Mfg Plant _____ ~~single family dwelling with~~ accessory, _____, garage size and location, ~~equipment and capacity as shown in the application,~~ to include use of new construction ~~for~~ _____

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

$5.00

Authorized by _____

Issued by _____

Approved as to form By Mail

Application No. 76473

District Designation IND.

Zoning Map No. 3-A Sub. C1

F. A. Vol. Pl. 6-532 Ward

Previous Application 24635

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Pennsylvania Range Boiler Company 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: 24th St. & Washington Ave., Phila. (SW Cor.)
(STREET AND HOUSE NUMBER)

situated on West side of 24th St. Street
at the distance of _____ feet _____ inches _____ from _____ side
of _____ Street 36 Ward.
Front _____ feet _____ inches. Depth _____ feet _____ inches.
If lot is irregular in shape, give deed description below:

Calendar No.
Zoning refused
Use Refused
Appeal
App. Granted _____ Cert.
App. Refused _____ Cert.
Ref. to B. of A.
Ref. Granted _____ Cert.
Ref. Refused _____ Cert.

This space for Official Stamp.
(Do not write in this space)
2290

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA ZONING PERMIT No. 24256 ISSUED 11-15-43

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA USE REGISTRATION PERMIT No. 20719 ISSUED 11-15-43

WHAT KIND OF WORK IS GOING TO BE DONE?

Installation of Hand Pump and Gasoline Tank (1000 Gal.)

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed Addition, Alteration or New Building		
	Front	Side	Rear	Front	Side	Rear
Height in Feet						
Height in Stories						

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Manufacture of Banks Boilers etc		

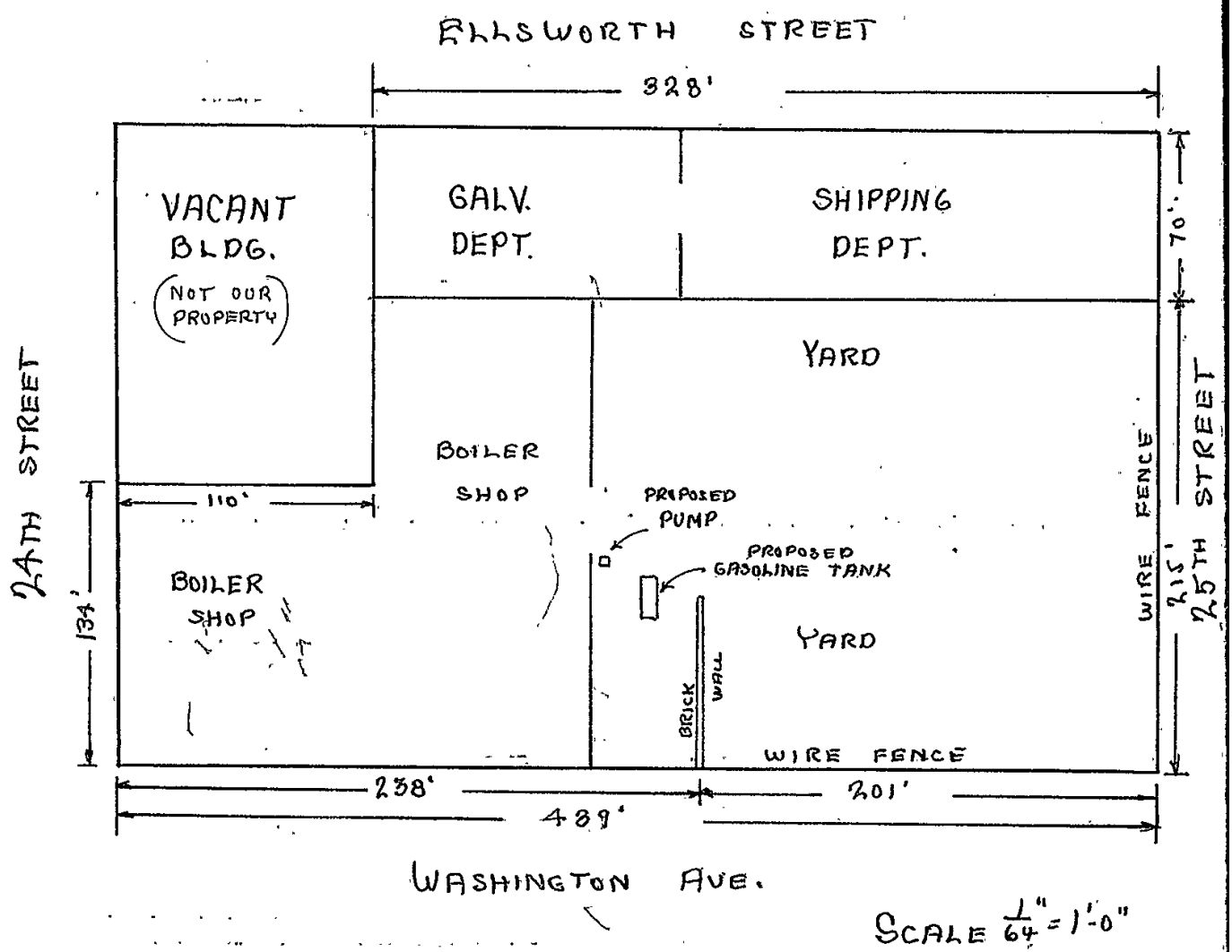
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same as above	

Additional use information, if required

Applicant Pennsylvania Range Boiler Co. Address 24th St. & Washington Ave. Phone Sutton 6180
Owner or Agent " " Address Phone

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 } ss.

This Affidavit need only be filled out, if and when required by the Bureau of Engineering, Surveys and Zoning.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared Earl B. Kaufman who being duly _____ 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 30th

day of October

A. D. 1943.

Pennsylvania Range Boiler Co.,

(Applicant Sign Here) Vice Pres.

_____
Notary Public.

APPLICANT! Do not use this sheet.

EXAMINER'S REPORT

District Industrial

DEPARTMENT OF PUBLIC WORKS
BUREAU OF ENGINEERING, SURVEYS AND ZONING

Occupied area						
Area, rear yard						
" inner court						
Total open area						
Set-back front						
Set-back side						
Rear yard – depth						
Side yard, minimum width						
" " aggregate width						
Open court – width						
Court between wings – width						
Inner court – least dimension						
Height – front						
" – side						
" – rear						
" – garage						
Garage – inner dimensions						

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

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

Zoning Permit _____ Grant ✓ Refuse _____ Refer _____ Not required _____

Use Permit _____ Grant ✓ Refuse _____ Refer _____ Not Required _____

REMARKS: applicant fill in rest of questions on app. [illegible]

Christie
(Examiner)

Date of Examination 11/1/43

INSPECTOR'S REPORT

(Inspector)

Date of Inspection _____

Application No._____

Date of Refusal_____

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

NOTICE OF REFUSAL OF PERMIT

To_____Applicant. Address_____

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

*Signed*_____
For Chief Engineer and Surveyor.

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

5

Authorized by Cooley

Issued by_____

Survey District _____ Ward 36
Previous Application NP

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Steele, Powrall + Gebhardt 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: N.E. Corner - 25th and Ellsworth St.
(Street and house number)

situated on North side of Ellsworth street
at the distance of 0 feet 0 inches from East side
of Twenty-Fifth street 326' 3" 36th Ward.
Front 71'-8" feet _____ inches. Depth 203' feet 9¼" inches.
If lot is irregular in shape, give deed description below:

Calendar No. _____
Zoning Refused _____
Use Refused _____
Appealed _____
App. Granted _____ Cert. _____
App. Refused _____ Cert. _____
Ref. to B. of A. _____
Ref. Granted _____ Cert. _____
Ref. Refused _____ Cert. _____

This Space for Official Stamp
(Do not write in this space.)
3419

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
No. 17291
ISSUED 8-9-40

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
No. 1310
ISSUED 8-9-40

WHAT KIND OF WORK IS GOING TO BE DONE?
To construct a One Story addition 71'-8" x 203¼" to present One Story Building for manufacture of Range Boilers

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
Height in stories	ONE	ONE	ONE	ONE	ONE	ONE

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1st	Manufacture of Range Boilers	Manufacture of Range Boilers	To Date

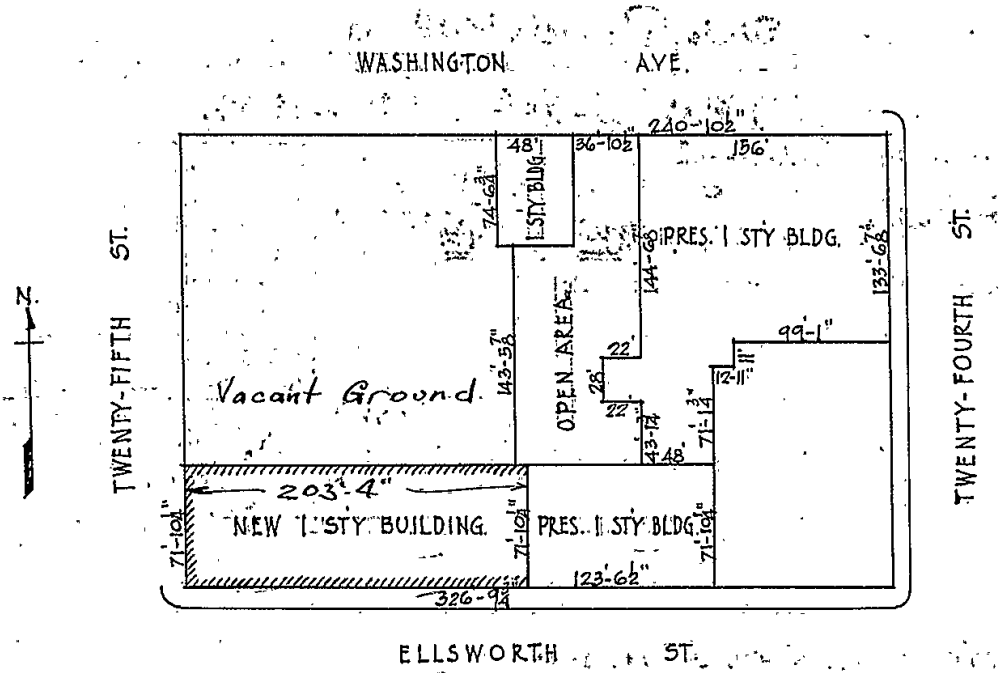
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1st	Manufacture of Range Boilers	Manufacture of Range Boilers

Additional use information, if required _____

Applicant Steele, Powrall + Gebhardt Address 1316 Arch St. Phila., Pa. Phone Spr. 0267
Owner or agent Penna. Range Boiler Co. Address S.W. Cor. 24th St. & Washington Phone Eul-5180
Contractor Steele, Powrall + Gebhardt Address 1316 Arch St. Phila., Pa. Phone Spr. 0267
Engineer Architect Steele, Powrall + Gebhardt Address 1316 Arch St. Phila., Pa. Phone Spr. 0267

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.



THIS AFFIDAVIT NEED ONLY BE FILLED OUT, IF AND WHEN REQUIRED BY THE BUREAU OF ENGINEERING, SURVEYS AND ZONING.

COMMONWEALTH OF PENNSYLVANIA,
COUNTY OF PHILADELPHIA } ss.

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

who being duly.....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.....

Stule, Pownall & Eckhardt
X Jack Stule
(Applicant Sign Here)

Notary Public.

EXAMINER'S REPORT

District: Ind'

Is this a corner property? _____ Attached? _____ Semi-detached? _____ Detached? _____

Dwelling? _____ Other than dwelling? ✓ How many families? _____ How many stories? 1

Use applied for: Mfg Boilers Accessory _____ To what use? _____

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

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

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

Zoning Permit _____ Grant ✓ Refuse _____ Refer _____ Not required _____

Use Permit _____ Grant ✓ Refuse _____ Refer _____ Not required _____

REMARKS: _____

Jas. E. Crawford
(Examiner)

Date of examination: 4-8-40

INSPECTOR'S REPORT

Application No.....

Date of Refusal.....

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To....., Applicant. Address.....

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

Signed.....

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

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

Authorized by.....

Issued by.....

Approved as to form: _____

BUREAU OF ENGINEERING, SURVEYS & ZONING
RECEIVED
JUL 24 1937
ZONING DIVISION

Application No. 24835
District Designation: _____
Zoning Map No. 3A Sub _____
Survey District: _____ Ward 36
Previous Application: N.S.

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Steele, Pownall & Gebhardt 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: South West Corner 24th & Washington Ave.
(Street and house number)

situated on South side of Washington Ave. street
at the distance of 0 feet 0 inches from West side
of Twenty Fourth street 36th Ward.
Front 240 feet 10½" inches. Depth 287 feet 6⅞" inches.
If lot is irregular in shape, give deed description below:

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

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

1902

ZONING PERMIT
No. 8616
ISSUED 7-22-37

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
REGISTRATION
6617
7-22-37

WHAT KIND OF WORK IS GOING TO BE DONE?
To Construct One Story Building 71'-10½" x 123'-6½" to be used for Manufacturing Purposes

If buildings are vacant, since what date? Not Vacant
Is proposed building a dwelling? _____ How many families? _____
Dwelling will be altered to accommodate _____ families.
Is proposed building a garage? _____ Car capacity? _____
Number of cars will be ____ trucks ____ delivery cars ____ pleasure cars.

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration, or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"	30'-0"
Height in stories	ONE	ONE	ONE	ONE	ONE	ONE

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1st	Manufacture of Range Boilers	Manufacture of Range Boilers	To Date

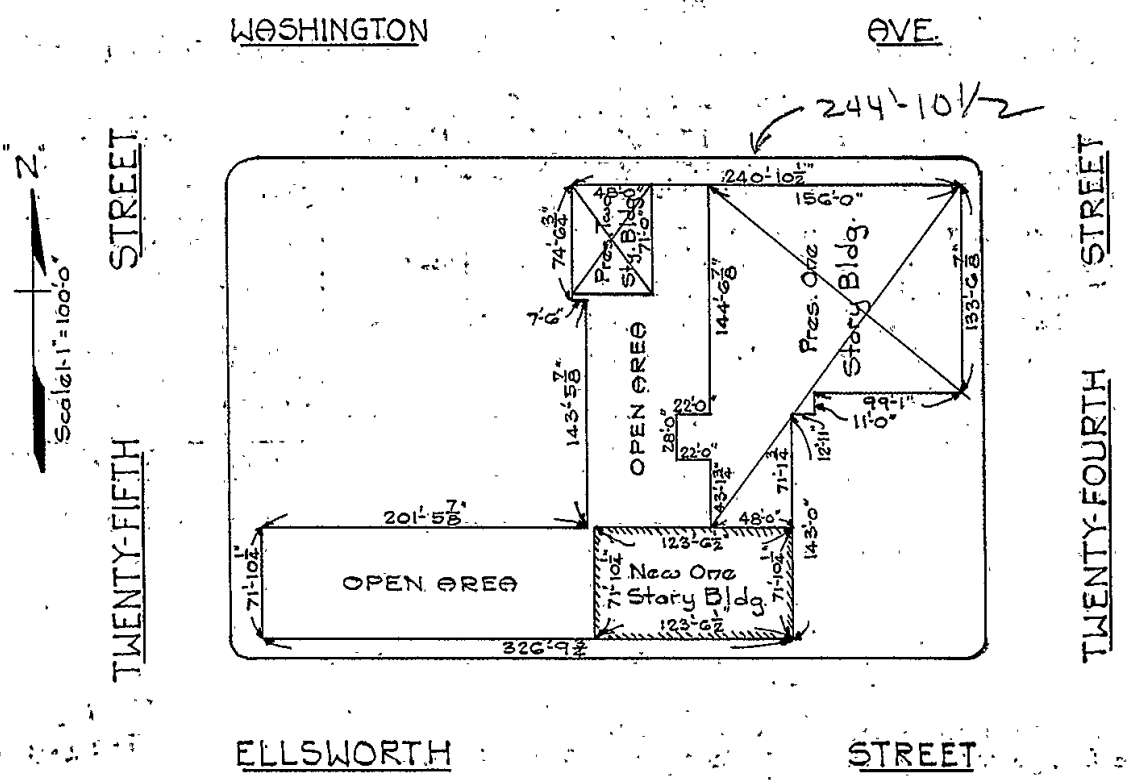
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1st	Manufacture of Range Boilers	Manufacture of Range Boilers

Additional use information, if required _____

Applicant Steele, Pownall & Gebhardt Address 1304 Arch St. Phone Spr 0267

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 } ss.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared W. M. F. Gebhardt who being duly sworn according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

Sworn and subscribed to before me, this 22nd day of July A. D. 193 7

Wm J Gebhardt
For
Steele, Pownall & Gebhardt
(Applicant Sign Here)

Kathryn M. Agnew
NOTARY PUBLIC Notary Public.

EXAMINER'S REPORT

District 1ND.

Is this a corner property? YES Attached? Semi-detached? Detached?

Dwelling? Other than dwelling? ✓ How many families? How many stories? 1 STY. ADD.

Use applied for Mfg. RAISING BRICKS Accessory To what use?

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

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

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

Zoning Permit Grant ✓ Refuse Refer Not required

Use Permit Grant ✓ Refuse Refer Not required

REMARKS:

(Examiner)

Date of examination 7-22-35

INSPECTOR'S REPORT

Application No.....

Date of Refusal.....

CITY OF PHILADELPHIA

DEPARTMENT OF PUBLIC WORKS

BUREAU OF ENGINEERING, SURVEYS AND ZONING

ROOM 1223, CITY HALL ANNEX

NOTICE OF REFUSAL OF PERMIT

To....., Applicant. Address.....

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

Signed.....

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For ~~Partial demolition of Existing Bldg and erection of~~
~~Addition, structure single family dwelling with~~
~~accessory garage~~ size and location
shown in the application: ~~Authorized by and subject to~~
~~the conditions of Board of Adjustment Certificate.~~

USE

forming.....

onforming. Manufacture of Range Boilers

Authorized by.....

Issued by.....

16418

Approved as to form T. J. R.

RECEIVED SEP 2 1936 ZONING DIVISION

Application No.
District Designation IND.
Zoning Map No. 3-A Sub. 61
Survey District Ward 36
Previous Application NO

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

APPLICATION FOR ZONING PERMIT and/or USE REGISTRATION PERMIT

Application is hereby made by Ernest Roth 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: N.W. Cor. 24th and Ellsworth St. (Street and house number)

situated on ____ side of ____ street
at the distance of ____ feet ____ inches ____ from ____ side
of ____ street ____ Ward.
Front 125 feet 0 inches. Depth 175 feet 0 inches.
If lot is irregular in shape, give deed description below:

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

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

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
ZONING PERMIT
No. 5463
ISSUED 9-14-36

BUREAU OF ENGINEERING SURVEYS AND ZONING PHILADELPHIA
USE REGISTRATION
PERMIT No. 4603
ISSUED 9-14-36

845

WHAT KIND OF WORK IS GOING TO BE DONE?
Replace (1) 6500 Gallon Wood Tank 9'-7" x 14'-0"

If buildings are vacant, since what date?
Is proposed building a dwelling? How many families?
Dwelling will be altered to accommodate families.
Is proposed building a garage? Car capacity?
Number of cars will be trucks delivery cars pleasure cars.

STORIES AND HEIGHTS FROM GROUND TO ROOF

	Existing Building			Proposed addition, alteration or new building		
	Front	Side	Rear	Front	Side	Rear
Height in feet.	61'-6	61'-6	61'-6			
Height in stories.	5	5	5			

TABULATION OF USES

FLOOR No.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Loft Building.		

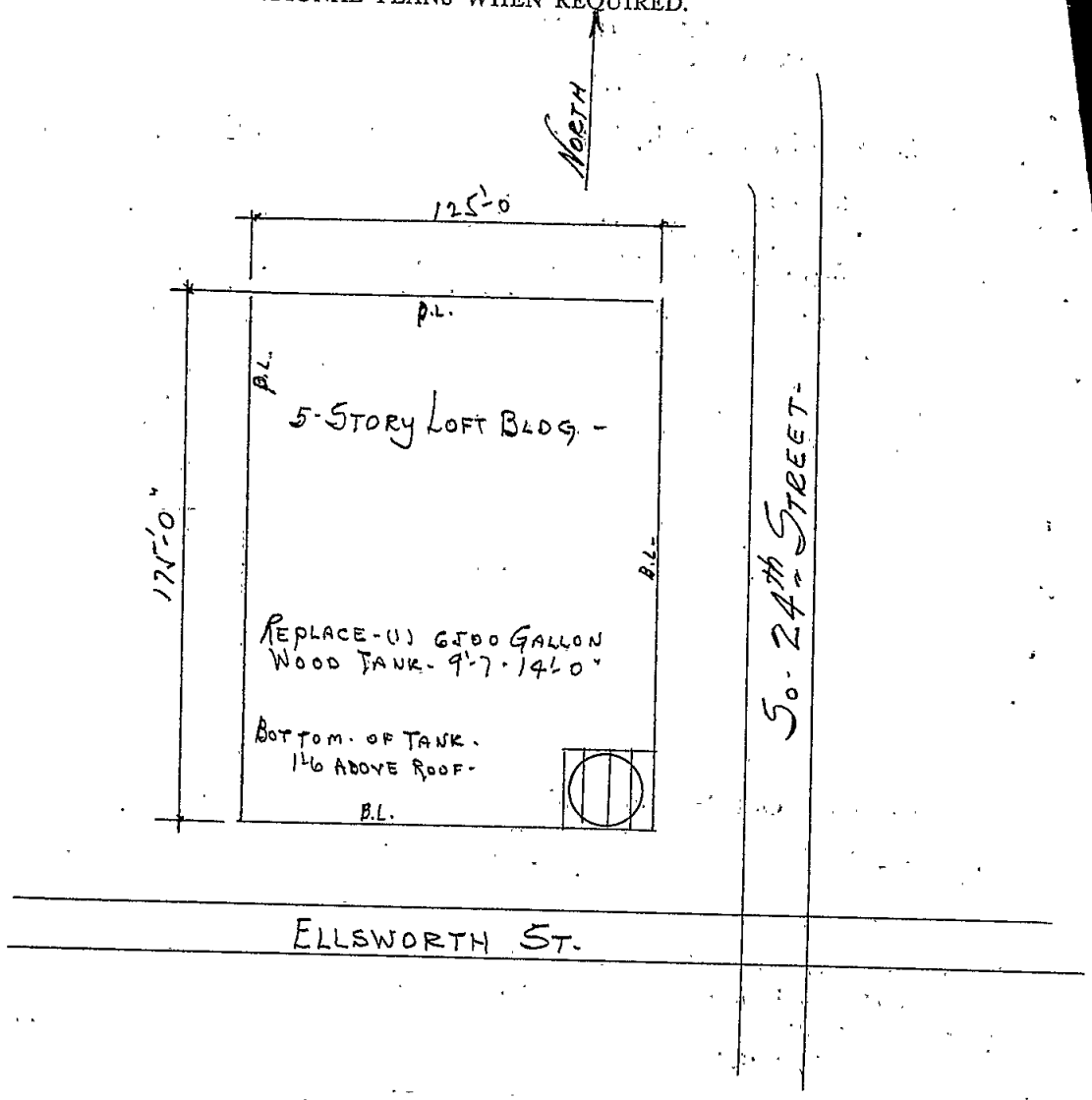
FLOOR No.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Loft Building.	Wood Water Storage Tank

Additional use information, if required

Applicant Ernest Roth Address Cheltenham Pa. Phone PIL-4000
P. Blankenberg Address 24th & Ellsworth St. Phone PIL-4000

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 } ss.

Before me, the subscriber, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia, personally appeared Ernest Roth who being duly sworn according to law, doth depose and say: That all the above statements and/or drawings and/or attached plans are true, and do correctly state and show the full extent of buildings and all uses, to be made of the buildings and/or lot for which application for a Zoning Permit and/or Use Registration Permit is hereby made.

Sworn and subscribed to before me, this 22 day of September A. D. 193 6.

NOTARY PUBLIC
My Commission Expires June 27, 1940

Ernest Roth
(Applicant Sign Here)

John J. Mathews
Notary Public.

EXAMINER'S REPORT

District_____

Is this a corner property?_____ Attached?_____ Semi-detached?_____ Detached?_____

Dwelling?_____ Other than dwelling?_____ How many families?_____ How many stories?_____

Use applied for_____ Accessory_____ To what use?_____

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

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

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

Zoning Permit_____ Grant_____ Refuse_____ Refer_____ Not required_____

Use Permit_____ Grant_____ Refuse_____ Refer_____ Not required_____

REMARKS:_____

_____
(Examiner)

Date of examination_____

INSPECTOR'S REPORT

Application No.....

Date of Refusal.....

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

NOTICE OF REFUSAL OF PERMIT

To....., Applicant. Address.....

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

Signed.....

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

For a tank structure 9'7" x 14' (6,500 gal. cap.) located as shown in Zoning

USE

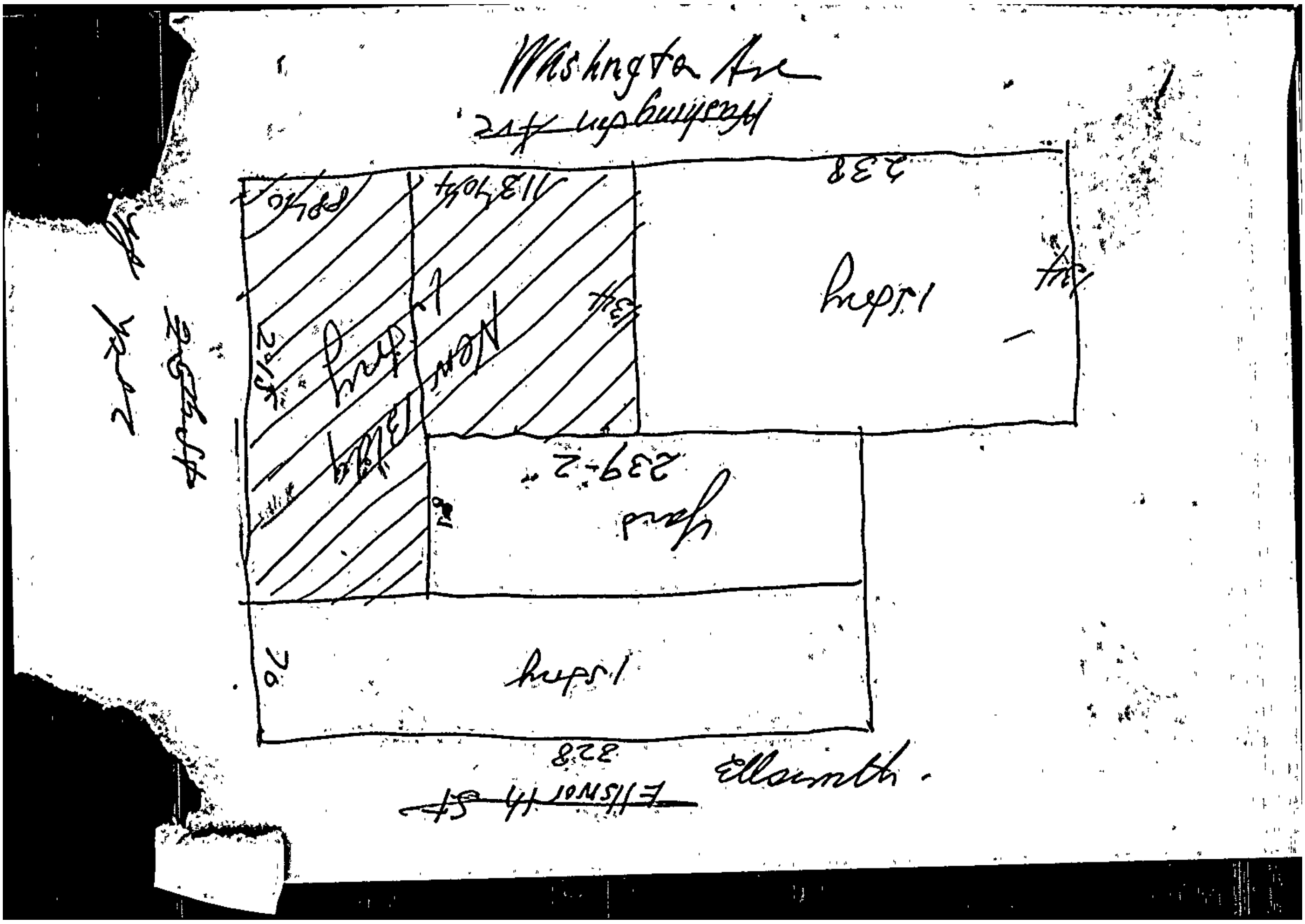
Conforming.....

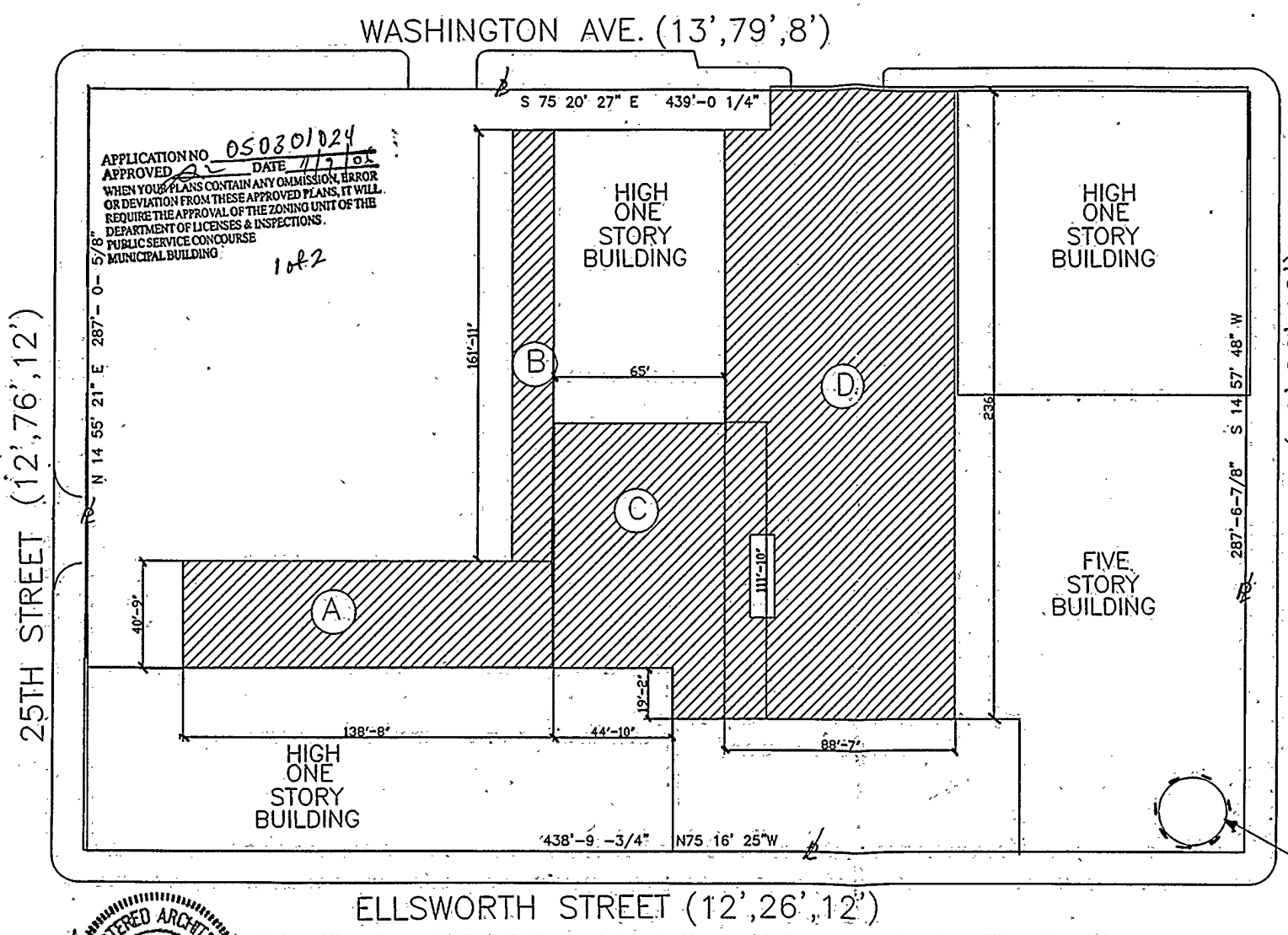
Non-conforming Water storage tank accessory to light building

500

Authorized by Paul Oraley

Issued by E.H.R.


Washington Ave
~~Washington Ave~~
238
1 story
New Bldg
1 story
239-2
Yard
1 story
328
Ellsworth
~~Ellsworth St~~



APPLICATION NO 050301024
APPROVED DATE 11/7/02
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING
1 of 2

SCOPE OF WORK DEMOLITION
2400th & WASHINGTON AVENUE
PHILADELPHIA, PA

1. GENERAL. THE DEMOLITION OPERATION SHALL BE PERFORMED IN ACCOR DANCE WITH ALL APPLICABLE AND LOCAL CODES, LAWS AND REGULATIONS WITH REGARD TO SAFETY, PROTECTION OF PROPERTY, POLLUTION AND PEST CONTROL. THE DEMOLITION CONTRACTOR SHALL ALSO PROVIDE REQUIRED NOTIFICATIONS AND SECURE NECESSARY PERMISSION FROM THE STREETS DEPARTMENT AND THE POLICE DEPARTMENT FOR ERECTION OF BARRICADES AND TRAFFIC INTERFERENCE WHEN REQUIRED. THE DEMOLITION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES DURING THE EXECUTION OF THE WORK
2. SAFETY. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAFE WORKING CONDITIONS AND METHODS OF OPERATION AND SHALL PROVIDE ALL PRECAUTIONS, WARNING, BARRIERS AND DEVICES NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, HIS WORKERS, AND INSPECTO RS HAVING RIGHTFUL ACCESS TO THE JOB SITE.
3. POLLUTION CONTROL. THE DEMOLITION CONTRACTOR SHALL SPRINKLE DEBRIS AND INSTALL TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL. DURING REMOVAL OF DUST – GENERATING MATERIAL, PARTICU LARLY PLASTER, FROM UPPER LEVELS TO THE DUMPSTERS BELOW, THE DEMOLITION CONTRACTOR SHALL PROVIDE DUST SCREENS OR CHUTES OR PROVIDE CONSTANT SPRAY OF MATERIALS DURING REMOVAL, AS WELL AS REMOVE ALL DEBRIS FROM THE SIDEWALK AND STREET AT THE END OF EACH DAY. THE DEMOLITION CONTRACTOR SHALL NOT STORE OR BURN MATERIAL AT THE JOB SITE.
4. INTERIOR DEMOLITION.
   (a) DEMOLITION OF ALL BEARING PARTITIONS, AS INDICATED ON PLANS AND AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
   (b) REMOVE ALL WIRING, PLUMBING PIPES AND FIXTUR ES.
   (c) MAKE CERTAIN THAT ALL UTILITIES, SUCH AS GAS, WATER AND ELECTRIC HAVE BEEN PROPERLY DISCONNECTED BEFORE REMOVAL OF ABOVE ITEMS.
   (d) REMOVE WOOD FLOORS AND JOIST AS DIRECTED BY THE ARCHITECT.
   (e) REMOVE ALL TRASH AND DEBRIS FROM ALL LEVELS OF THE BUILDINGS, INCLUD ING THE BASEMENTS.
   (o) DISPOSAL. THE DEMOLITION CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND DEMOLITION MATERIAL FROM THE SITE AS QUICKLY AS POSSIBLE. HE SHALL

NOTE:
NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE, METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA. SERIAL # 2241085.

A	5,530	S.F.
B	2,460	S.F.
C	6,355	S.F.
D	20,536	S.F.

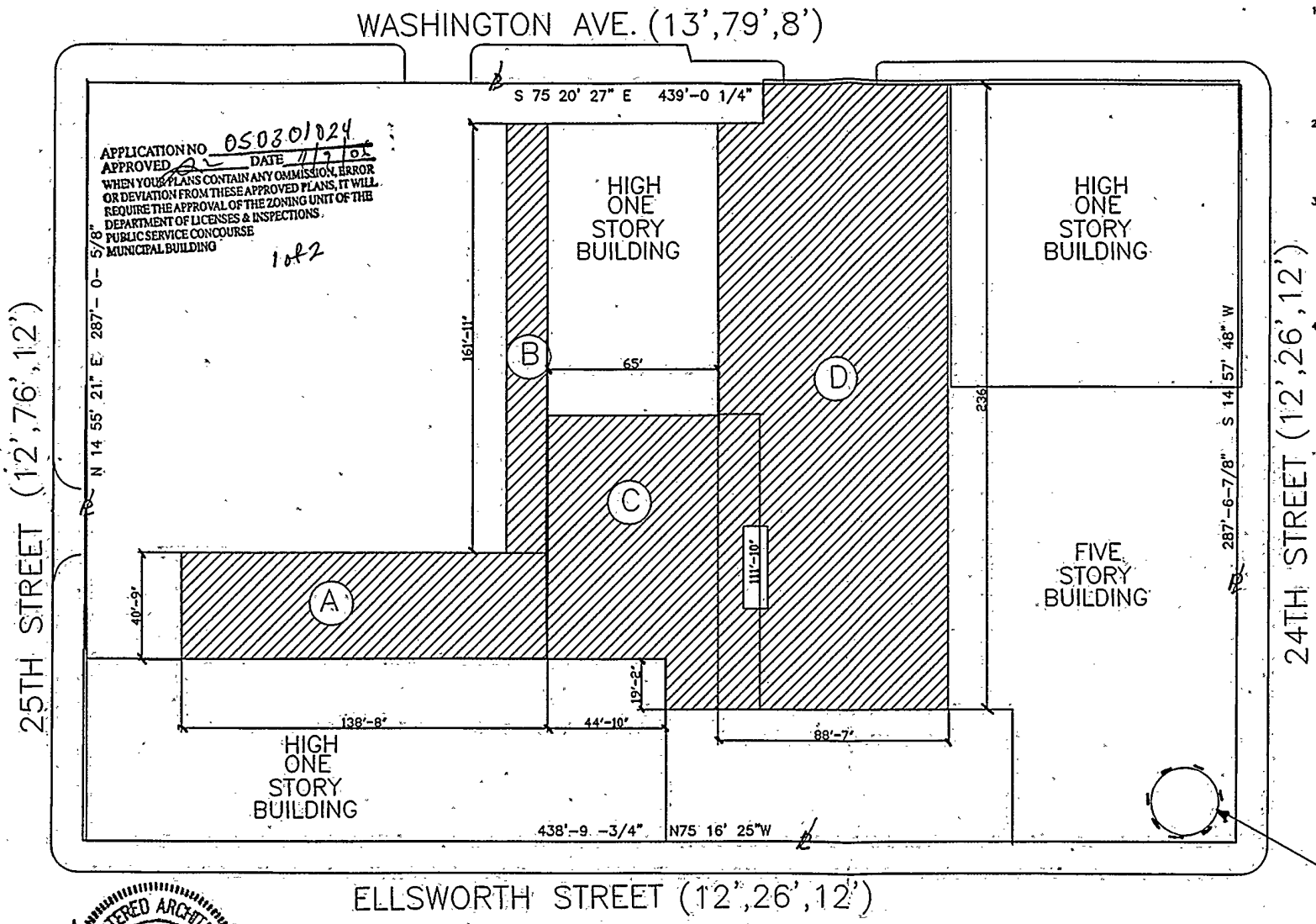
DRAWN JN	DESIGNED CC
DATE 3-05	SCALE 1"=40'
PROJECT 2400-WASH.	

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA LOUIS R. RUTT

DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
DEMO SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE



APPLICATION NO 050301024
APPROVED DATE 11/7/05
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS.
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING
1 of 2

SCOPE OF WORK DEMOLITION
2400th & WASHINGTON AVENUE
PHILADELPHIA, PA

1. GENERAL. THE DEMOLITION OPERATION SHALL BE PERFORMED IN ACCOR DANCE WITH ALL APPLICABLE AND LOCAL CODES, LAWS AND REGULATIONS WITH REGARD TO SAFETY, PROTECTION OF PROPERTY, POLLUTION AND PEST CONTROL. THE DEMOLITION CONTRACTOR SHALL ALSO PROVIDE REQURED NOTIFICATIONS AND SECURE NECESSARY PERMISSION FROM THE STREETS DEPARTMENT AND THE POLICE DEPARTMENT FOR ERECTION OF BARRICADES AND TRAFFIC INTERFERENCE WHEN REQUIRED. THE DEMOLITION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES DURING THE EXECUTION OF THE WORK
2. SAFETY. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAFE WORKING CONDITIONS AND METHODS OF OPERATION AND SHALL PROVIDE ALL PRECAUTIONS, WARNING, BARRIERS AND DEVICES NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, HIS WORKERS, AND INSPECTO RS HAVING RIGHTFUL ACCESS TO THE JOB SITE.
3. POLLUTION CONTROL. THE DEMOLITION CONTRACTOR SHALL SPRINKLE DEBRIS AND INSTALL TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL. DURING REMOVAL OF DUST – GENERATING MATERIAL, PARTICU LARLY PLASTER, FROM UPPER LEVELS TO THE DUMPSTERS BELOW, THE DEMOLITION CONTRACTOR SHALL PROVIDE DUST SCREENS OR CHUTES OR PROVIDE CONSTANT SPRAY OF MATERIALS DURING REMOVAL, AS WELL AS REMOVE ALL DEBRIS FROM THE SIDEWALK AND STREET AT THE END OF EACH DAY. THE DEMOLITION CONTRACTOR SHALL NOT STORE OR BURN MATERIAL AT THE JOB SITE.
4. INTERIOR DEMOLITION.
   (a) DEMOLITION OF ALL BEARING PARTITIONS, AS INDICATED ON PLANS AND AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
   (b) REMOVE ALL WIRING, PLUMBING PIPES AND FIXTUR ES.
   (c) MAKE CERTAIN THAT ALL UTILITIES, SUCH AS GAS, WATER AND ELECTRIC HAVE BEEN PROPERLY DISCONNECTED BEFORE REMOVAL OF ABOVE ITEMS.
   (d) REMOVE WOOD FLOORS AND JOIST AS DIRECTED BY THE ARCHITECT.
   (e) REMOVE ALL TRASH AND DEBRIS FROM ALL LEVELS OF THE BUILDINGS, INCLUD ING THE BASEMENTS.
   (o) DISPOSAL. THE DEMOLITION CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND DEMOLITION MATERIAL FROM THE SITE AS QUICKLY AS POSSIBLE. HE SHALL

NOTE:

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA. SERIAL # 2241085.

A	5,530	S.F.
B	2,460	S.F.
C	6,355	S.F.
D	20,536	S.F.

EXISTING WATER TOWER TO REMAIN WITH OMNIPOINT COMMUNICATION ANTENNAS, TOP EL.109.50 AGL

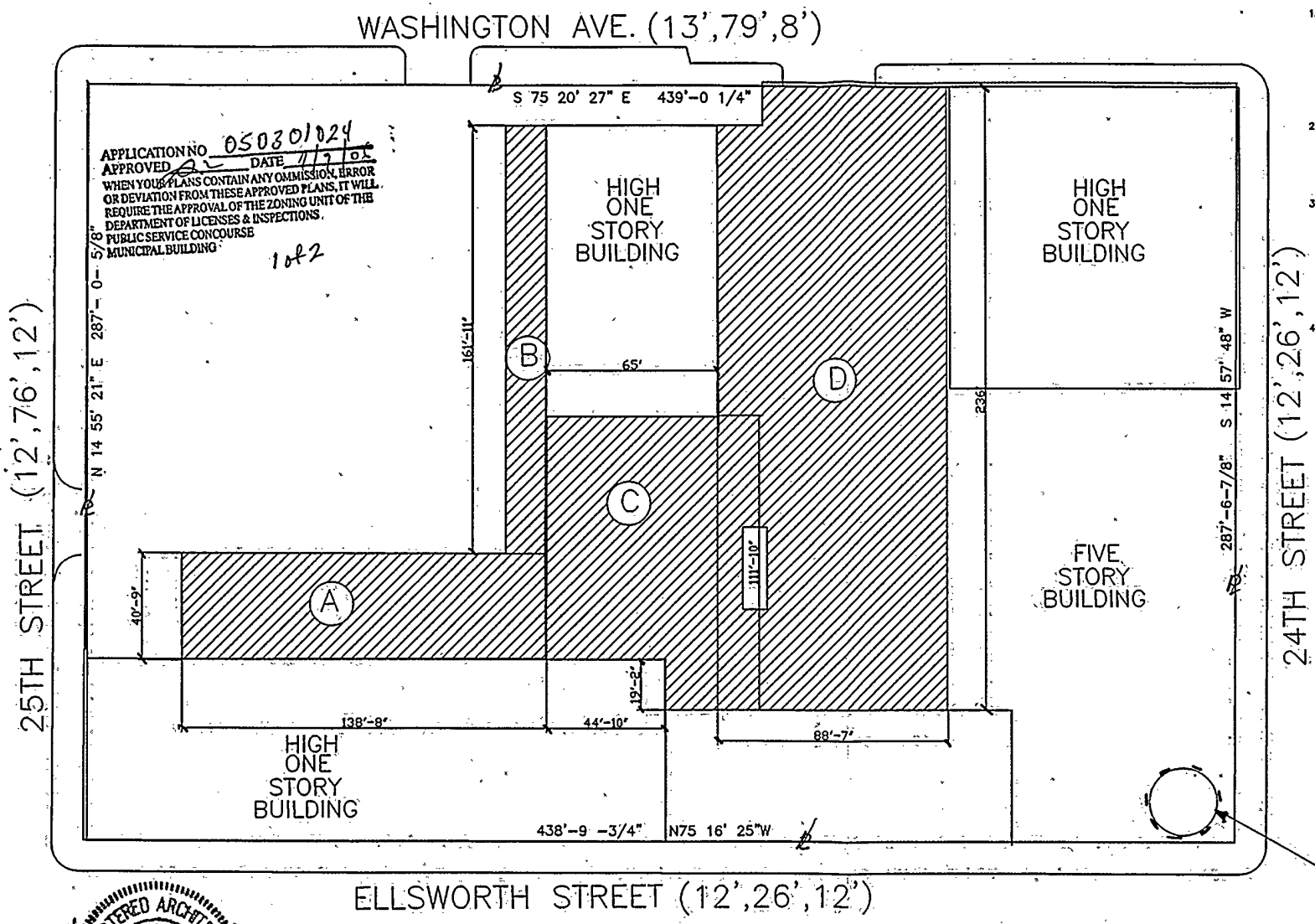
REGISTERED ARCHITECT
COMMONWEALTH OF PENNSYLVANIA
LOUIS R. CAMPOLONGO
No. 14109
2005

DRAWN JN	CHECKED CC
DATE 3-05	SCALE 1"=40'
PROJECT 2400 WASH.	

DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
DEMO SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE



SCOPE OF WORK DEMOLITION
2400th & WASHINGTON AVENUE
PHILADELPHIA, PA

1. GENERAL. THE DEMOLITION OPERATION SHALL BE PERFORMED IN ACCOR DANCE WITH ALL APPLICABLE AND LOCAL CODES, LAWS AND REGULATIONS WITH REGARD TO SAFETY, PROTECTION OF PROPERTY, POLLUTION AND PEST CONTROL. THE DEMOLITION CONTRACTOR SHALL ALSO PROVIDE REQURED NOTIFICATIONS AND SECURE NECESSARY PERMISSION FROM THE STREETS DEPARTMENT AND THE POLICE DEPARTMENT FOR ERECTION OF BARRICADES AND TRAFFIC INTERFERENCE WHEN REQURED. THE DEMOLITION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES DURING THE EXECUTION OF THE WORK
2. SAFETY. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAFE WORKING CONDITIONS AND METHODS OF OPERATION AND SHALL PROVIDE ALL PRECAUTIONS, WARNING, BARRIERS AND DEVICES NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, HIS WORKERS, AND INSPECTO RS HAVING RIGHTFUL ACCESS TO THE JOB SITE.
3. POLLUTION CONTROL. THE DEMOLITION CONTRACTOR SHALL SPRINKLE DEBRIS AND INSTALL TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL. DURING REMOVAL OF DUST – GENERATING MATERIAL, PARTICU LARLY PLASTER, FROM UPPER LEVELS TO THE DUMPSTERS BELOW, THE DEMOLITION CONTRACTOR SHALL PROVIDE DUST SCREENS OR CHUTES OR PROVIDE CONSTANT SPRAY OF MATERIALS DURING REMOVAL, AS WELL AS REMOVE ALL DEBRIS FROM THE SIDEWALK AND STREET AT THE END OF EACH DAY. THE DEMOLITION CONTRACTOR SHALL NOT STORE OR BURN MATERIAL AT THE JOB SITE.
4. INTERIOR DEMOLITION.
   (a) DEMOLITION OF ALL BEARING PARTITIONS, AS INDICATED ON PLANS AND AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
   (b) REMOVE ALL WIRING, PLUMBING PIPES AND FIXTUR ES.
   (c) MAKE CERTAIN THAT ALL UTILITIES, SUCH AS GAS, WATER AND ELECTRIC HAVE BEEN PROPERLY DISCONNECTED BEFORE REMOVAL OF ABOVE ITEMS.
   (d) REMOVE WOOD FLOORS AND JOIST AS DIRECTED BY THE ARCHITECT.
   (e) REMOVE ALL TRASH AND DEBRIS FROM ALL LEVELS OF THE BUILDINGS, INCLUD ING THE BASEMENTS.
   (o) DISPOSAL. THE DEMOLITION CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND DEMOLITION MATERIAL FROM THE SITE AS QUICKLY AS POSSIBLE. HE SHALL

NOTE:
NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA, SERIAL # 2241085.

A	5,530	S.F.
B	2,460	S.F.
C	6,355	S.F.
D	20,536	S.F.

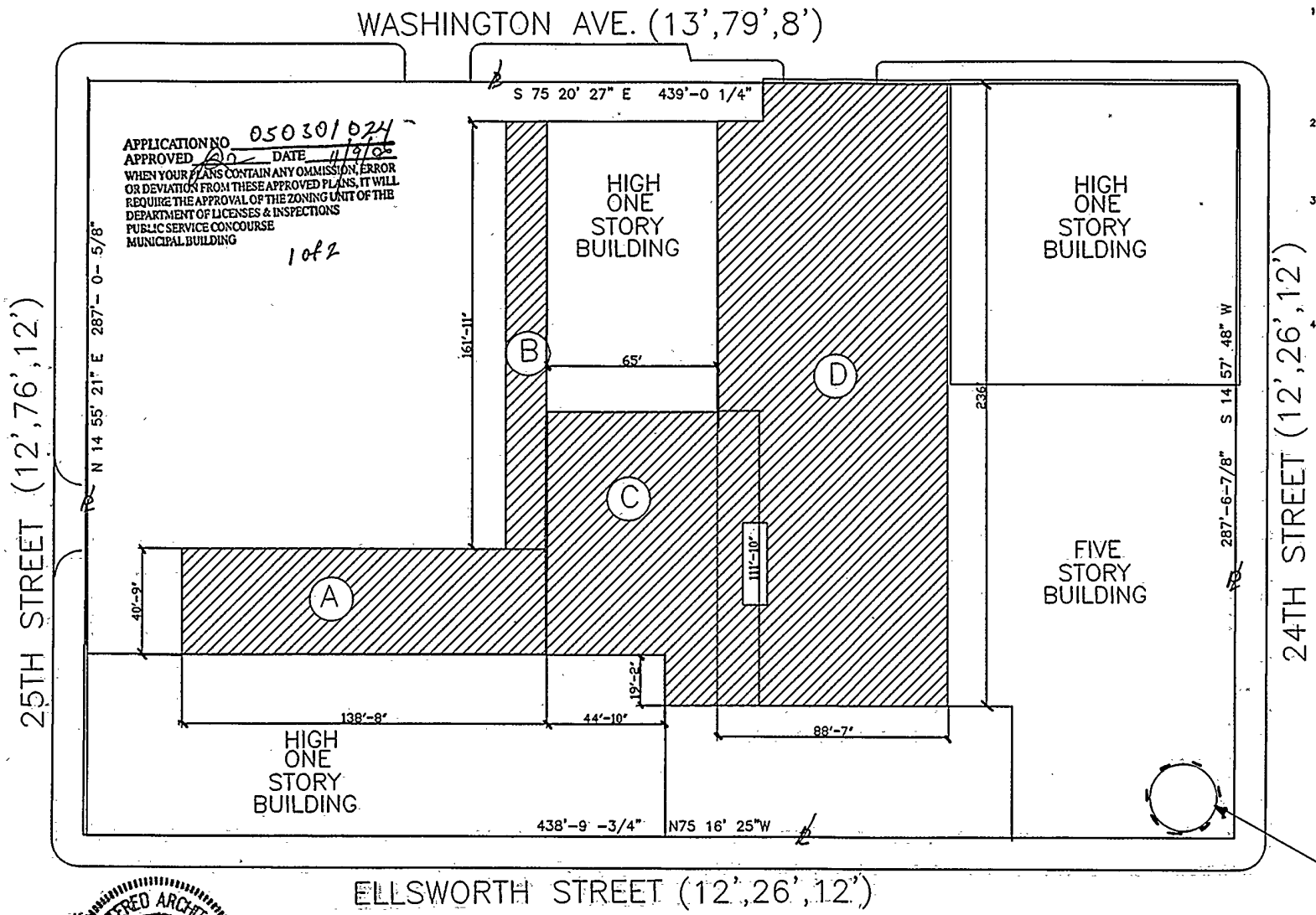
DRAWN JN	CHECKED CC
DATE 3-03	SCALE 1"=40'
PROJECT 2400 WASH.	

REGISTERED ARCHITECT

DUNG PHAT, PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
DEMO SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE



SCOPE OF WORK DEMOLITION
2400th & WASHINGTON AVENUE
PHILADELPHIA, PA

1. GENERAL. THE DEMOLITION OPERATION SHALL BE PERFORMED IN ACCOR DANCE WITH ALL APPLICABLE AND LOCAL CODES, LAWS AND REGULATIONS WITH REGARD TO SAFETY, PROTECTION OF PROPERTY, POLLUTION AND PEST CONTROL. THE DEMOLITION CONTRACTOR SHALL ALSO PROVIDE REQUIRED NOTIFICATIONS AND SECURE NECESSARY PERMISSION FROM THE STREETS DEPARTMENT AND THE POLICE DEPARTMENT FOR ERECTION OF BARRICADES AND TRAFFIC INTERFERENCE WHEN REQUIRED. THE DEMOLITION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES DURING THE EXECUTION OF THE WORK
2. SAFETY. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAFE WORKING CONDITIONS AND METHODS OF OPERATION AND SHALL PROVIDE ALL PRECAUTIONS, WARNING, BARRIERS AND DEVICES NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, HIS WORKERS, AND INSPECTO RS HAVING RIGHTFUL ACCESS TO THE JOB SITE.
3. POLLUTION CONTROL. THE DEMOLITION CONTRACTOR SHALL SPRINKLE DEBRIS AND INSTALL TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL DURING REMOVAL OF DUST – GENERATING MATERIAL, PARTICU LARLY PLASTER, FROM UPPER LEVELS TO THE DUMPSTERS BELOW, THE DEMOLITION CONTRACTOR SHALL PROVIDE DUST SCREENS OR CHUTES OR PROVIDE CONSTANT SPRAY OF MATERIALS DURING REMOVAL, AS WELL AS REMOVE ALL DEBRIS FROM THE SIDEWALK AND STREET AT THE END OF EACH DAY. THE DEMOLITION CONTRACTOR SHALL NOT STORE OR BURN MATERIAL AT THE JOB SITE.
4. INTERIOR DEMOLITION.
   (a) DEMOLITION OF ALL BEARING PARTITIONS, AS INDICATED ON PLANS AND AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
   (b) REMOVE ALL WIRING, PLUMBING PIPES AND FIXTUR ES.
   (c) MAKE CERTAIN THAT ALL UTILITIES, SUCH AS GAS, WATER AND ELECTRIC HAVE BEEN PROPERLY DISCONNECTED BEFORE REMOVAL OF ABOVE ITEMS.
   (d) REMOVE WOOD FLOORS AND JOIST AS DIRECTED BY THE ARCHITECT.
   (e) REMOVE ALL TRASH AND DEBRIS FROM ALL LEVELS OF THE BUILDINGS, INCLUD ING THE BASEMENTS.
   (o) DISPOSAL. THE DEMOLITION CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND DEMOLITION MATERIAL FROM THE SITE AS QUICKLY AS POSSIBLE. HE SHALL

NOTE:

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA. SERIAL # 2241085.

A	5,530	S.F.
B	2,460	S.F.
C	6,355	S.F.
D	20,536	S.F.

DRAWN JH	CHECKED CC	
DATE 3-05	SCALE 1"=40'	
PROJECT: 2400 WASH.		

REGISTERED ARCHITECT

DUNG PHAT, PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA

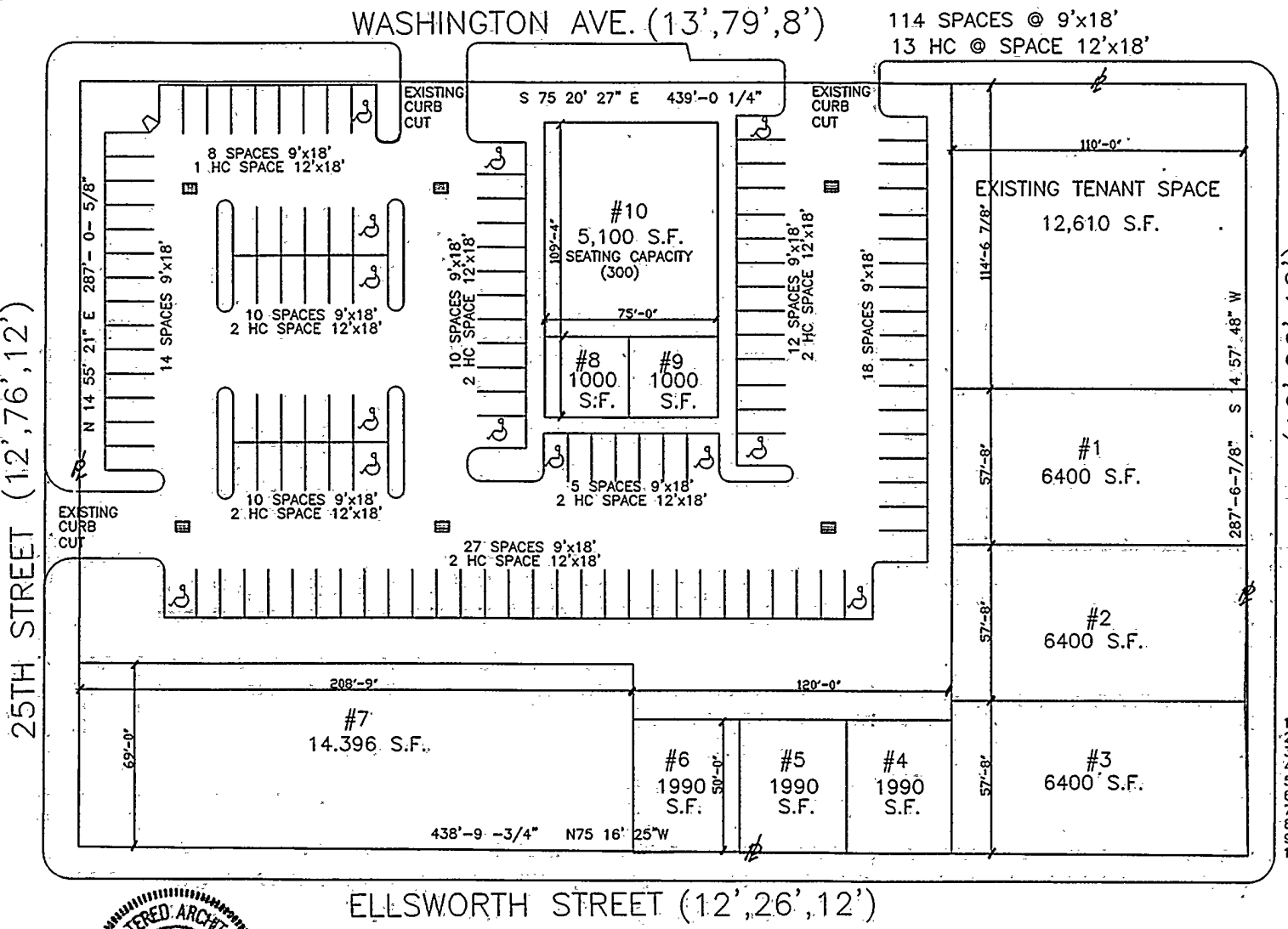
DEMO SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS:	DATE

APPLICATION NO 050301024
APPROVED DATE 11/9/05
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

2 of 2



SITE PLAN
1" = 40'-0"

Compliance with city zoning Ordinances
Zone: G-2 GENERAL INDUSTRIAL
Section 14-312. Industrial District Rules and Regulations
2.b.1- Distance from residential units. Newly erected facilities shall not be located within 250 feet of a lot line of any residential dwelling unit, provided that where a fall zone of greater that 250 feet is required the greater fall zone distance shall apply. There will be no newly erected facilities.
2.b.2-Minimum Lot Size. The minimum lot size for a newly erected facility shall be 200 sq. ft..
2.b.3-Yard Requirments. Buildings and structures which are part of a newly erected facility shall comform to minimum yard, set-back, and height requirements of the individual district in which they are located.2.b.4.a-Screening around any newly erected facility, a continuous evergreen screen shall be required. The screen can be a hedge or a row of evergreen tree. the evergreen shall be a min. of 6' in width and a min. of 6' in height at planting, and shall have the potential to grow to a min. of 15' at maturity.
2.b.4.b-Screening at auxiliary structure, building or equipment accessory to antennas placed on an existing structure which is not located within the structure shall be screened with the materials compatable with the existing structure or with a continuous evergreen screen which is at least as high as the structures, building or equipment at the time of planting.
2.b.4.c- The specimen of the vegetation to be planted shall be selected from a list of trees recommended by the Fairmount Park Commission and the City Planning Commission. Provided, that if the Planning Commission determines that the existing structures, buildings, vegetation, topography, or other natural features achieves writing of this finding, the requirments of this paragraph my be modified or not applied.
2.b.5-Height Limit. Height for new structures will not exceed 35'.
2.b.9-Lighting. All lighting, other than required by the FAA shall be sheilded and reflected from adjoining properties.

- CATCH BASIN

LEGEND

1. Retail nail supplies------
2. Retail gift shop--------(No Pre-packaged food)
3. Retail furniture---------
4. Coffee&Donuts(Take out) (No Music or Entertainment)
5. General Dollar outlet--- (No Pre-packaged food)
6. Video Rental--------- (No adult material)
7. SuperMarket--------- (Will have take-out)
8. Retail Jewelry---------(Retail sales)
9. Wholesale Jewelry (Precious metals & stones)
10. Restaurant (eat-in)--- (No music or entertainment)

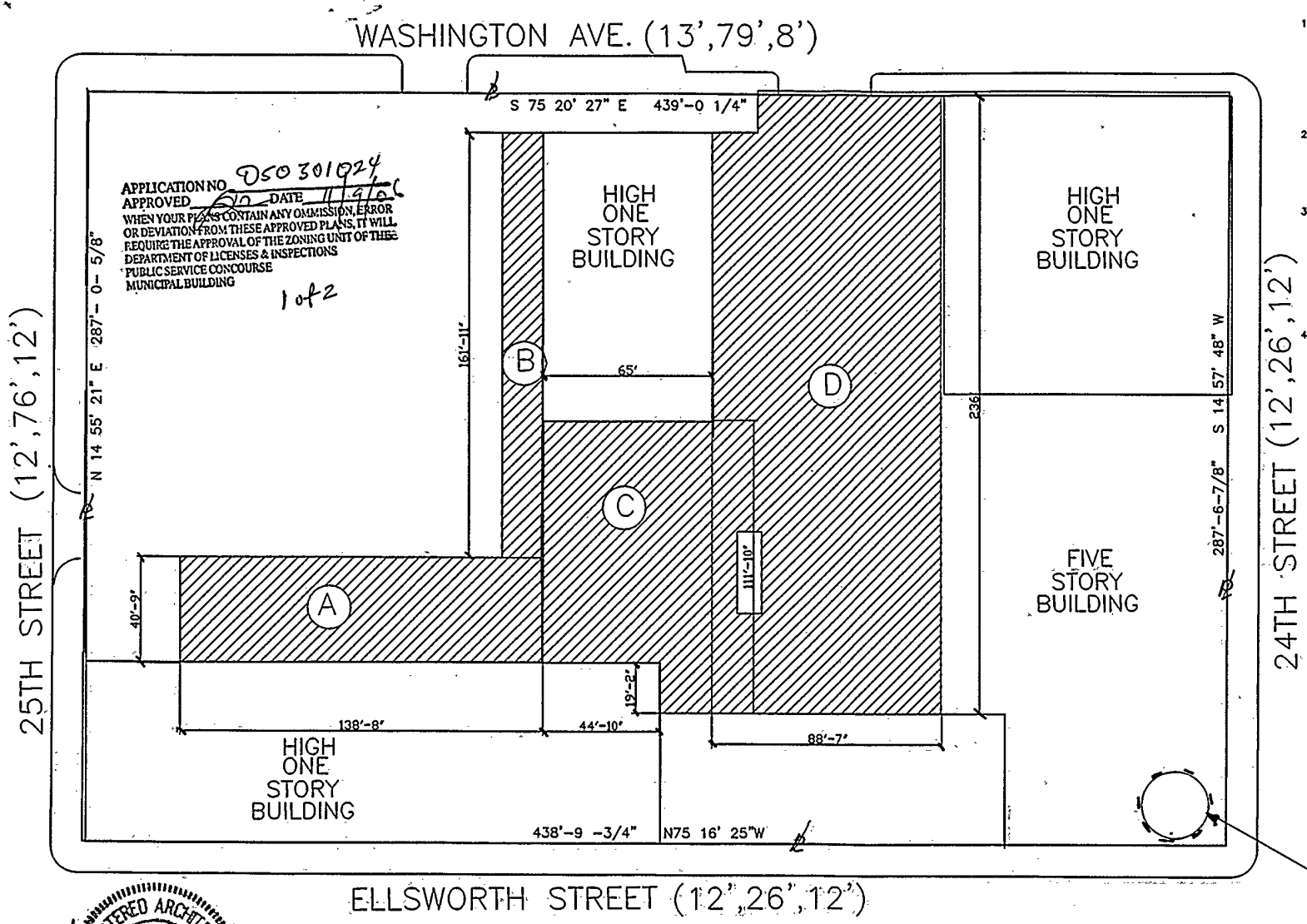
REGISTERED ARCHITECT PENNSYLVANIA

JH	CC	
3-05	1"=40'	
PROJECT: 2400 WASH.		

DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE



SCOPE OF WORK DEMOLITION •
2400th & WASHINGTON AVENUE
PHILADELPHIA, PA

1. GENERAL. THE DEMOLITION OPERATION SHALL BE PERFORMED IN ACCOR DANCE WITH ALL APPLICABLE AND LOCAL CODES, LAWS AND REGULATIONS WITH REGARD TO SAFETY, PROTECTION OF PROPERTY, POLLUTION AND PEST CONTROL. THE DEMOLITION CONTRACTOR SHALL ALSO PROVIDE REQUIRED NOTIFICATIONS AND SECURE NECESSARY PERMISSION FROM THE STREETS DEPARTMENT AND THE POLICE DEPARTMENT FOR ERECTION OF BARRICADES AND TRAFFIC INTERFERENCE WHEN REQUIRED. THE DEMOLITION SHALL BE RESPONSIBLE FOR THE PROTECTION OF ADJACENT PROPERTIES DURING THE EXECUTION OF THE WORK
2. SAFETY. THE DEMOLITION CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION AND ENFORCEMENT OF SAFE WORKING CONDITIONS AND METHODS OF OPERATION AND SHALL PROVIDE ALL PRECAUTIONS, WARNING, BARRIERS AND DEVICES NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, HIS WORKERS, AND INSPECTO RS HAVING RIGHTFUL ACCESS TO THE JOB SITE.
3. POLLUTION CONTROL. THE DEMOLITION CONTRACTOR SHALL SPRINKLE DEBRIS AND INSTALL TEMPORARY ENCLOSURES AS NECESSARY TO LIMIT DUST TO THE LOWEST PRACTICABLE LEVEL DURING REMOVAL OF DUST – GENERATING MATERIAL, PARTICU LARLY PLASTER, FROM UPPER LEVELS TO THE DUMPSTERS BELOW; THE DEMOLITION CONTRACTOR SHALL PROVIDE DUST SCREENS OR CHUTES OR PROVIDE CONSTANT SPRAY OF MATERIALS DURING REMOVAL, AS WELL AS REMOVE ALL DEBRIS FROM THE SIDEWALK AND STREET AT THE END OF EACH DAY. THE DEMOLITION CONTRACTOR SHALL NOT STORE OR BURN MATERIAL AT THE JOB SITE.
4. INTERIOR DEMOLITION.
   (a) DEMOLITION OF ALL BEARING PARTITIONS, AS INDICATED ON PLANS AND AS DIRECTED BY ARCHITECT OR GENERAL CONTRACTOR.
   (b) REMOVE ALL WIRING, PLUMBING PIPES AND FIXTUR ES.
   (c) MAKE CERTAIN THAT ALL UTILITIES, SUCH AS GAS, WATER AND ELECTRIC HAVE BEEN PROPERLY DISCONNECTED BEFORE REMOVAL OF ABOVE ITEMS.
   (d) REMOVE WOOD FLOORS AND JOIST AS DIRECTED BY THE ARCHITECT.
   (e) REMOVE ALL TRASH AND DEBRIS FROM ALL LEVELS OF THE BUILDINGS, INCLUD ING THE BASEMENTS.
   (o) DISPOSAL. THE DEMOLITION CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS AND DEMOLITION MATERIAL FROM THE SITE AS QUICKLY AS POSSIBLE. HE SHALL

NOTE:

NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

CONTRACTOR SHALL IDENTIFY AND NOTIFY THE OWNER AND ARCHITECT OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE, METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXACT LOCATIONS AND ELEVATIONS OF ALL UNDERGROUND UTILITIES AND OTHER STRUCTURES BEFORE THE START OF CONSTRUCTION ON THIS PROJECT. THIS NOTICE APPLIES TO INFORMATION FOR THIS PROJECT INCLUDING PLANS OF SAME PREPARED BY OTHERS, E.G. UTILITY COMPANY PLANS. THIS NOTICE IS GIVEN AS PER ACT 187 OF THE COMMONWEALTH OF PENNSYLVANIA, SERIAL # 2241085.

A	5,530	S.F.
B	2,460	S.F.
C	6,355	S.F.
D	20,536	S.F.

EXISTING WATER TOWER TO REMAIN WITH OMNIPOINT COMMUNICATION ANTENNAS, TOP EL.109.50 AGL

DRAWN JMI	DESIGN CC.
JOB 3-05	SCALE 1"=40'
PROJECT 2400 WASH.	

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA LOUIS R. PICE 6012

DUNG PHAT, PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA

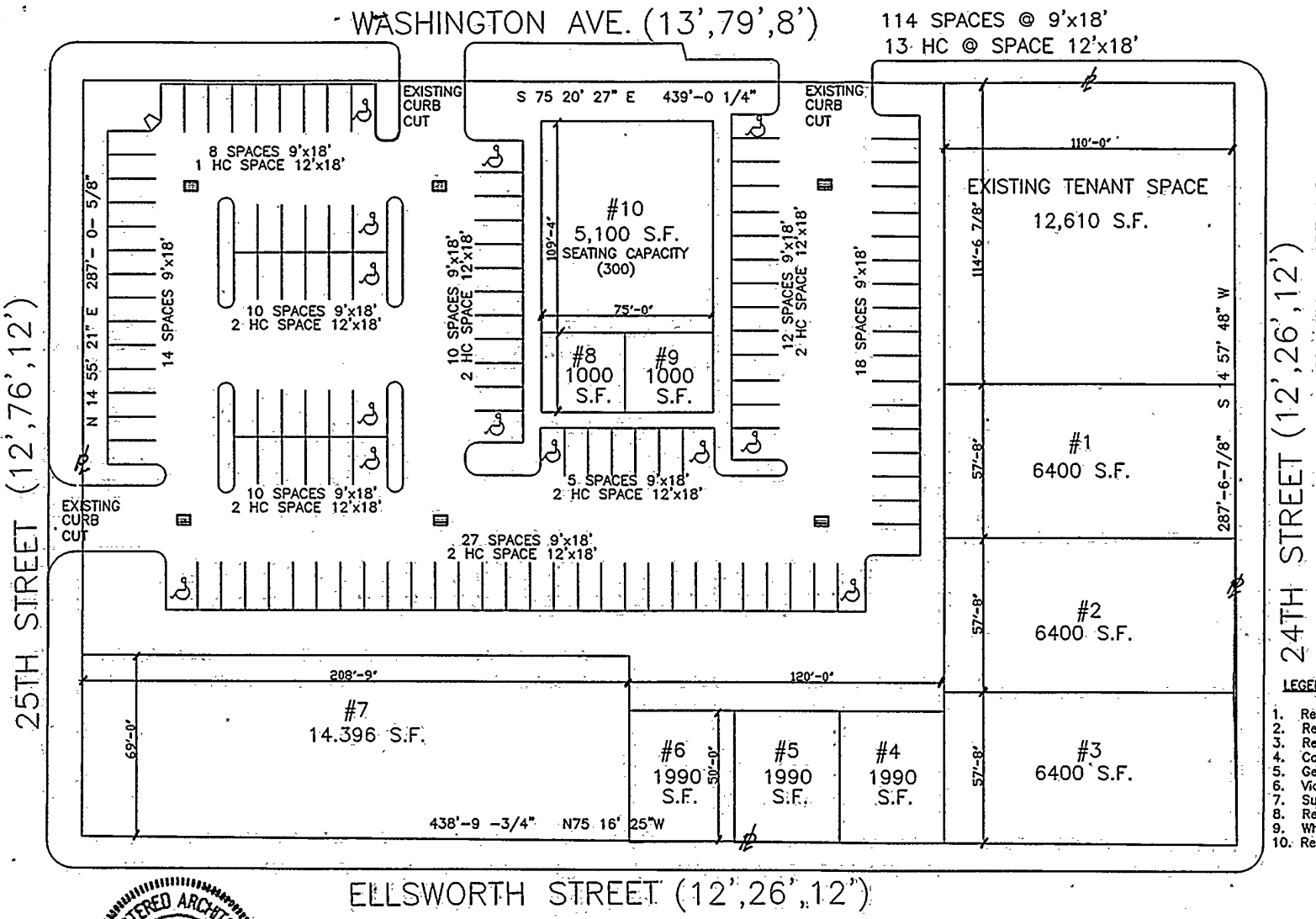
DEMO SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS:
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE

APPLICATION NO 050301024.
APPROVED ☑ DATE 11/7/05
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL BUILDING

2 of 2



SITE PLAN
1" = 40'-0"

Compliance with city zoning Ordinances
Zone: G-2 GENERAL INDUSTRIAL
Section 14-312. Industrial District Rules and Regulations
2.b.1- Distance from residential units. Newly erected facilities shall not be located within 250 feet of a lot line of any residential dwelling unit, provided that where a fall zone of greater that 250 feet is required the greater fall zone distance shall apply. There will be no newly erected facilities.
2.b.2-Minimum Lot Size. The minimum lot size for a newly erected facility shall be 200 sq. ft..
2.b.3-Yard Requirments. Buildings and structures which are part of a newly erected facility shall comform to minimum yard, set-back, and height requirements of the individual district in which they are located.2.b.4.a-Screening around any newly erected facility, a continuous evergreen screen shall be required. The screen can be a hedge or a row of evergreen tree. the evergreen shall be a min. of 6' in width and a min. of 6' in height at planting, and shall have the potential to grow to a min. of 15' at maturity.
2.b.4.b-Screening at auxiliary structure, building or equipment accessory to antennas placed on an existing structure which is not located within the structure shall be screened with the materials compatable with the existing structure or with a continuous evergreen screen which is at least as high as the structures, building or equipment at the time of planting.
2.b.4.c- The specimen of the vegetation to be planted shall be selected from a list of trees recommended by the Fairmount Park Commission and the City Planning Commission. Provided, that if the Planning Commission determines that the existing structures, buildings, vegetation, topography, or other natural features achieves writing of this finding, the requirments of this paragraph my be modified or not applied.
2.b.5-Height Limit. Height for new structures will not exceed 35'.
2.b.9-Lighting. All lighting, other than required by the FAA shall be sheilded and reflected from adjoining properties.

▤ - CATCH BASIN

LEGEND

1. Retail nail supplies------
2. Retail gift shop--------(No Pre-packaged food)
3. Retail furniture---------
4. Coffee&Donuts(Take out) (No Music or Entertainment)
5. General Dollar outlet--- (No Pre-packaged food)
6. Video Rental---------- (No adult material)
7. SuperMarket---------- (Will have take-out)
8. Retail Jewelry---------(Retail sales)
9. Wholesale Jewelry (Precious metals & stones)
10. Restaurant (eat-in)--- (No music or entertainment)

REGISTERED ARCHITECT PENNSYLVANIA

DRAWN JM	DESIGN CC	
DATE 3-05	SCALE 1"=40'	
PROJECT 2400 WASH.		

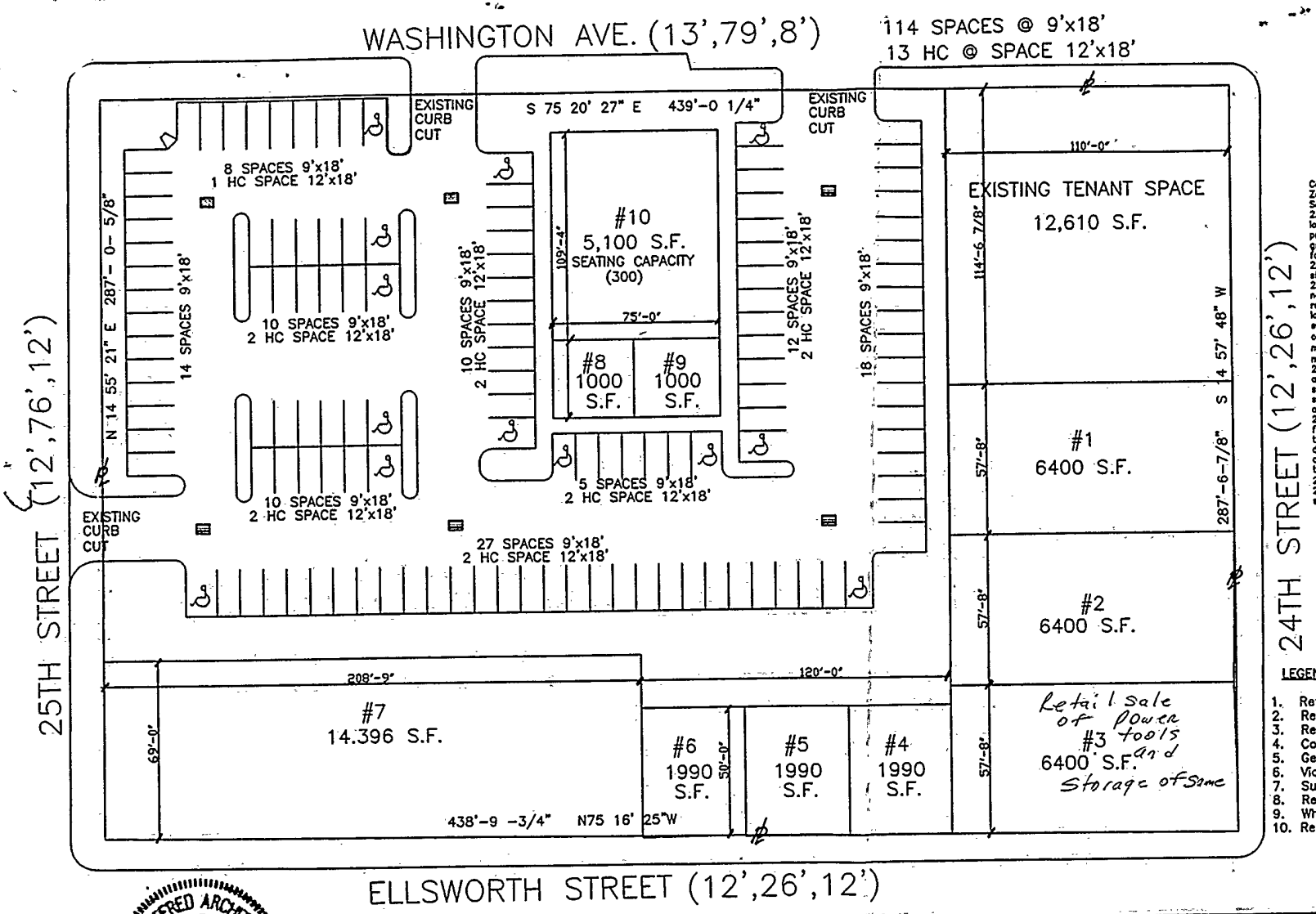
DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE

APPLICATION NO 05 05 01027
APPROVED [illegible] DATE 11/9/05
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

2 of 2



SITE PLAN
1" = 40'-0"

Compliance with city zoning Ordinances
Zone: G-2 GENERAL INDUSTRIAL
Section 14-312. Industrial District Rules and Regulations
2.b.1- Distance from residential units. Newly erected facilities shall not be located within 250 feet of a lot line of any residential dwelling unit, provided that where a fall zone of greater that 250 feet is required the greater fall zone distance shall apply. There will be no newly erected facilities.
2.b.2-Minimum Lot Size. The minimum lot size for a newly erected facility shall be 200 sq. ft..
2.b.3-Yard Requirments. Buildings and structures which are part of a newly erected facility shall comform to minimum yard, set-back, and height requirements of the individual district in which they are located.2.b.4.a-Screening around any newly erected facility, a continuous evergreen screen shall be required. The screen can be a hedge or a row of evergreen tree. the evergreen shall be a min. of 6' in width and a min. of 6' in height at planting, and shall have the potential to grow to a min. of 15' at maturity.
2.b.4.b-Screening at auxiliary structure, building or equipment accessory to antennas placed on an existing structure which is not located within the structure shall be screened with the materials compatable with the existing structure or with a continuous evergreen screen which is at least as high as the structures, building or equipment at the time of planting.
2.b.4.c- The specimen of the vegetation to be planted shall be selected from a list of trees recommended by the Fairmount Park Commission and the City Planning Commission. Provided, that if the Planning Commission determines that the existing structures, buildings, vegetation, topography, or other natural features achieves writing of this finding, the requirments of this paragraph my be modified or not applied.
2.b.5-Height Limit. Height for new structures will not exceed 35'.
2.b.9-Lighting. All lighting, other than required by the FAA shall be shelded and reflected from adjoining properties.

AP 50843
Key Plan

▤ - CATCH BASIN

LEGEND

1. Retail nail supplies-----
2. Retail gift shop--------(No Pre-packaged food)
3. Retail furniture---------
4. Coffee&Donuts(Take out) (No Music or Entertainment)
5. General Dollar outlet--- (No Pre-packaged food)
6. Video Rental--------- (No adult material)
7. SuperMarket--------- (Will have take-out)
8. Retail Jewelry---------(Retail sales)
9. Wholesale Jewelry (Precious metals & stones)
10. Restaurant (eat-in)--- (No music or entertainment)

JH	CC
3-05	1"=40'
PROJECT 2400 WASH.	

REGISTERED ARCHITECT COMMONWEALTH OF PENNSYLVANIA

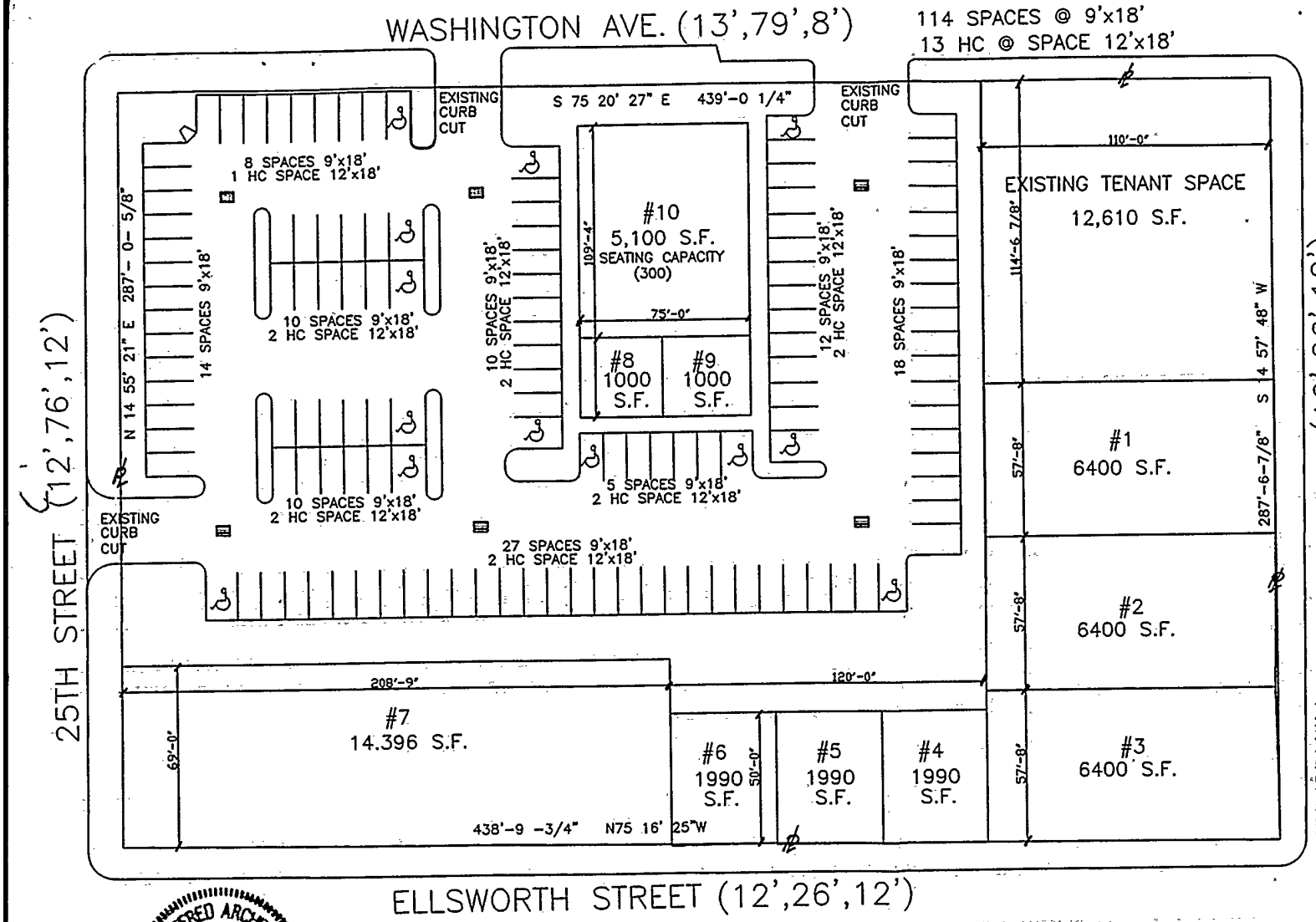
DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE

APPLICATION NO 05 03 01027
APPROVED DATE 11/9/06
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

2 of 2



SITE PLAN
1" = 40'-0"

Compliance with city zoning Ordinances
Zone: G-2 GENERAL INDUSTRIAL
Section 14-312. Industrial District Rules and Regulations
2.b.1- Distance from residential units. Newly erected facilities shall not be located within 250 feet of a lot line of any residential dwelling unit, provided that where a fall zone of greater that 250 feet is required the greater fall zone distance shall apply. There will be no newly erected facilities.
2.b.2-Minimum Lot Size. The minimum lot size for a newly erected facility shall be 200 sq. ft.
2.b.3-Yard Requirments. Buildings and structures which are part of a newly erected facility shall comform to minimum yard, set-back, and height requirements of the individual district in which they are located.2.b.4.a-Screening around any newly erected facility, a continuous evergreen screen shall be required. The screen can be a hedge or a row of evergreen tree. the evergreen shall be a min. of 6' in width and a min. of 6' in height at planting, and shall have the potential to grow to a min. of 15' at maturity.
2.b.4.b-Screening at auxiliary structure, building or equipment accessory to antennas placed on an existing structure which is not located within the structure shall be screened with the materials compatable with the existing structure or with a continuous evergreen screen which is at least as high as the structures, building or equipment at the time of planting.
2.b.4.c- The specimen of the vegetation to be planted shall be selected from a list of trees recommended by the Fairmount Park Commission and the City Planning Commission. Provided, that if the Planning Commission determines that the existing structures, buildings, vegetation, topography, or other natural features achieves writing of this finding, the requirments of this paragraph my be modified or not applied.
2.b.5-Height Limit. Height for new sructures will not exceed 35'.
2.b.9-Lighting. All lighting, other than required by the FAA shall be sheilded and reflected from adjoining properties.

AP 50843
Key Plan

▤ - CATCH BASIN

LEGEND

1. Retail nail supplies------
2. Retail gift shop--------(No Pre-packaged food)
3. Retail furniture---------
4. Coffee&Donuts(Take out) (No Music or Entertainment)
5. General Dollar outlet--- (No Pre-packaged food)
6. Video Rental--------- (No adult material)
7. SuperMarket--------- (Will have take-out)
8. Retail Jewelry---------(Retail sales)
9. Wholesale Jewelry (Precious metals & stones)
10. Restaurant (eat-in)--- (No music or entertainment)

JN	CC
3-05	1"=40'

PROJECT
2400
WASH.

REGISTERED ARCHITECT
PENNSYLVANIA
LOUIS R. CARUSO
No. 14002

DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA

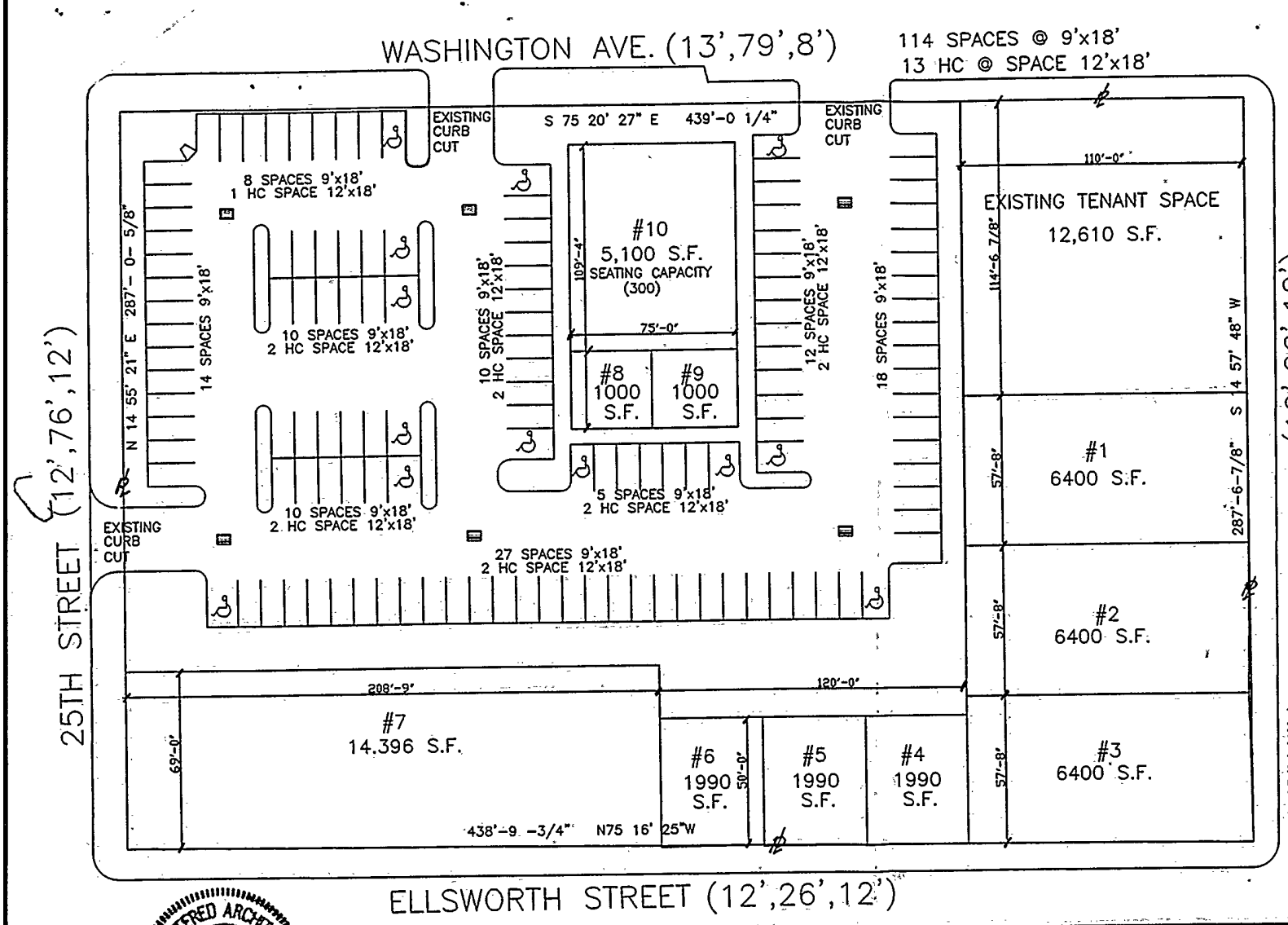
SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE

APPLICATION NO 050301024
APPROVED DATE 11/9/06
WHEN YOUR PLANS CONTAIN ANY OMMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ZONING UNIT OF THE DEPARTMENT OF LICENSES & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

2 of 2



SITE PLAN

1" = 40'-0"

Compliance with city zoning Ordinances
Zone: G-2 GENERAL INDUSTRIAL
Section 14-312. Industrial District Rules and Regulations
2.b.1- Distance from residential units. Newly erected facilities shall not be located within 250 feet of a lot line of any residential dwelling unit, provided that where a fall zone of greater that 250 feet is required the greater fall zone distance shall apply. There will be no newly erected facilities.
2.b.2-Minimum Lot Size. The minimum lot size for a newly erected facility shall be 200 sq. ft..
2.b.3-Yard Requirments. Buildings and structures which are part of a newly erected facility shall comform to minimum yard, set-back, and height requirements of the individual district in which they are located.2.b.4.a-Screening around any newly erected facility, a continuous evergreen screen shall be required. The screen can be a hedge or a row of evergreen tree. the evergreen shall be a min. of 6' in width and a min. of 6' in height at planting, and shall have the potential to grow to a min. of 15' at maturity.
2.b.4.b-Screening at auxiliary structure, building or equipment accessory to antennas placed on an existing structure which is not located within the structure shall be screened with the materials compatable with the existing structure or with a continuous evergreen screen which is at least as high as the structures, building or equipment at the time of planting.
2.b.4.c- The specimen of the vegetation to be planted shall be selected from a list of trees recommended by the Fairmount Park Commission and the City Planning Commission. Provided, that if the Planning Commission determines that the existing structures, buildings, vegetation, topography, or other natural features achieves writing of this finding, the requirments of this paragraph my be modified or not applied.
2.b.5-Height Limit. Height for new sructures will not exceed 35'.
2.b.9-Lighting. All lighting, other than required by the FAA shall be sheilded and reflected from adjoining properties.

AP 50843
Key Plan.

▤- CATCH BASIN

LEGEND

1. Retail nail supplies-----
2. Retail gift shop-------(No Pre-packaged food)
3. Retail furniture--------
4. Coffee&Donuts(Take out) (No Music or Entertainment)
5. General Dollar outlet--- (No Pre-packaged food)
6. Video Rental-------- (No adult material)
7. SuperMarket-------- (Will have take-out)
8. Retail Jewelry--------(Retail sales)
9. Wholesale Jewelry (Precious metals & stones)
10. Restaurant (eat-in)--- (No music or entertainment)

JN	CC
3-05	1"=40'
PROJECT 2400 WASH.	

REGISTERED ARCHITECT PENNSYLVANIA

DUNG PHAT,PHAT A MOT SHOPPING CENTER
24th & WASHINGTON AVENUE
PHILADELPHIA, PA
SITE PLAN

L.R. ASSOCIATES
ARCHITECTS AND PLANNERS
430 NORTH 6TH STREET
PHILADELPHIA, PA 19123
(215) 496-9390 (215) 496-9968 FAX

NUMBER	REVISIONS	DATE