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PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE



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| PROPERTY ADDRESS 1123 – 25 S. Broad St | reet 2 nd Floor | BUSINESS NAME Circle of Hope, Inc. |
| FLOOR | ROOM | NAME OF OWNER |
| 2 nd Floor | Public Meeting Room | Peter Del Borrello, Jr |
| BUILDING PLAN EXAMINER Liu | · · · · · · · · · · · · · · · · · · · | DATEJuly.27, 2005 |
| BUILDING PLAN NUMBER 2502-A-05 | | SIGN NUMBER 2502A0501 |
| NEW 🛛 | ALTERATIONS 🗵 OCCUPAN | CY CHANGE OTHER |
| In accordance with Se maximum occupancy | | nal Building Code and International Fire Code, the lawful |
| APPROVED: | Don't Line | DATE: July 27, 2005 |
| 81-620 (Rev. 04/96) | LICENSES AND INSPE | CTIONS - ZONING FILE |

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS

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

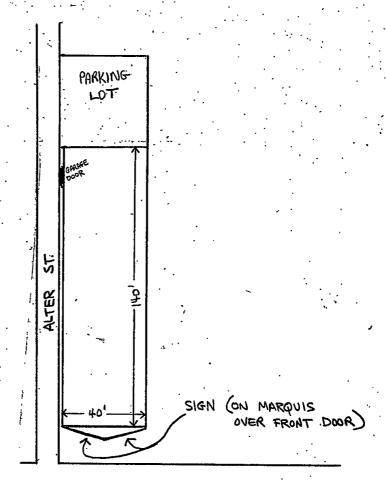
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| OCATION: 0 | OF PROPER | TY (Street an | d House Nu | mber) | 2 /4 /1 - | * | ZONING MAP NO. | SUB. |
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DRAW PLANS ON SPACE BELOW

PLÂNS TO BE DRAWN IN INK, SHOW:

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



BROAD ST

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

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| ZONING | USE REGISTRATION PERMIT | o ette o | CITY OF PHIL | ADELPHIA 4 |
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| | second below. Print closely and provide hall colodis) ERTY (LEGAL ADDRESS) 1/23-25 South. Broad | | | |
| PROPERTY OWNER | SNAME | PROPERTY OWNE | r's address: -25-South Broa | d. Street. |
| PETER D | ELBORELLO JR | 11/2/3 | 101-1 | 10 11/2 |
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| USE PERMIT | CITY OF PHILADELPHIA DEPARTMENT OF | PERMIT NUMBER 80579 | | |
|---|---|---|------------------|--|
| SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED | LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667 | FEE \$100.00 | DATE 06/08/07 | |
| LOCATION OF WORK: 01123 S BROAD ST I | HILADELPHIA, PA 19147-4434 | ZONING CLASSIF C-2 | ICATION .* " | |
| OWNER DEL BORRELLO PETER JR DEL BORREL 01123 S BROAD ST PHILADELPHIA,PA 19147-4434 | APPLICANT BEN WHITE 1125 S. BROAD ST. PHILADELPHIA, PA 19147 | PLAN EXAMINER BRADFORD KRA ZONING BOARD (CALENDAR # DATE | % | |

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

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR

Use Registration
FOR A RETAIL VARIETY STORE TO INCLUDE CLOTHING FURNITURE AND HOUSEWARES (NO PAWN SHOP) NO ITEMS AS DEFINED IN SECT, 14-1605) IN THE CELLAR OF AN EXISTING 3-STORY STRUCTURE WITH USES AS PREVIOUSLY APPROVED.

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

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

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

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

LIMITATIONS:

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

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

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

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

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY. WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.

June 5, 2007

Circle Thrift 1125 S. Broad Street Lower Level Philadelphia, PA 19147 (215) 468-0645

To Whom It May Concern:

This letter is to inform you that Ben White is a volunteer with Circle Thrift. I am the manager of Circle Thrift at this location and I authorize Mr. White to file paperwork on behalf of Circle Thrift in order to obtain a use permit from the City of Philadelphia.

Feel free to contact me with any questions.

Respectfully,

Shelley Crognale

Manager

April 2, 2007

Permit Control Unit Municipal Services Building, Concourse Level 1401 John F. Kennedy Bouleyard Philadelphia, PA 19102

To Whom It May Concern:

As owner of the property 1123-1125 South Broad Street, Philadelphia, PA 19147, I authorize the tenant, Circle of Hope/Circle Thrift, to apply for a use permit for 1125 South Broad Street, basement level. The proposed use of the unoccupied basement space is for retail thrift store space.

Thank You,

Peter Del Borello 1123-25 S. Broad Street

Philadelphia, PA

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| ARTICL | ES OF INCORP | ORATION-DOI 0508:15-53 | MESTIC NONPF 106 ITÉ 901 | ROFIT CORPORA | LIÓN |
| In compliance with th | e requirements of | 15 Pa.C.S. § 530 | 06 (relating to artic | les of incorporation). | the undersigned |
| o incorporate a nonprofit cor | poration, hereby st | tate(s) that: | ^ | 4 | |
| 1. The name of the corporat | tion is: Circle V | eutrike | | * 10 kg 5 | 9 12 E W |
| | · | | * | | |
| 2. The (a) address of this co | | interest allies it | v this Communives | lth or (b) name of its | commercial regis |
| The (a) address of this co office provider and the co | ounty of venue is: | agistered office if | i ans cointinues | 1 | |
| | | Philadaln | hin was (PÅ = == | ~ 19107 | Philadeln |
| (a) 239 South 10 Number and Street | en sense. | City | State | # (2 10) | County |
| (h) a(a) | | · · · · · · · · · · · · · · · · · · · | | * | ····· |
| (b) c/o:Name of Comme | rcial Registered Of | fice Provider | | | County |
| corporation is located for v 3. The corporation is incorpo See Attachme | orated under the No | | | r the following purpo | sse of purposes: |
| | | <u> </u> | | | |
| The corneration does not | contemplate pecur | iary gain or profit | t; incidental or othe | xwişe. | |
| -, The corporation poco has | | | | | |
| | ed upon a nonstoc | k basis. | | ` | |
| . The corporation is organiz | * | | nbers: | * | |
| 5. The corporation is organized. (Strike out if inapplicable): | The corporation : | shall have no mer | | | * |
| 5. The corporation is organized. (Strike out if inapplicable): | The corporation : মুষ্ঠমুগ্রহত্তত্ত্বস্থাম | sydenskinis avyk | айваучанна хүн <i>ө</i> | | |
| The corporation is organized. (Strike out if inapplicable): | The corporation : | AAAAAAAAAA Aagaasiiinta aaga Shall have no mer | жиххххххххххх Замьный из хүнх | <u>xxxxxxxxxxxxxx</u> | **** |
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10. Additional provisions of the articles, if any, attach an 8 1/2 \times 11 sheet.

PARTPROPRIE

APR 9:6:1991

| DSCB:15-5306 (Rev 90)-2 | 9926-1717 | x | ` | |
|-------------------------|---------------------------------|-----------------|-------------|--------------|
| IN TESTIMONY WHERE | OF the incorporator(s) has that | e) signed these | Articles of | Incorporatio |
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| (Signati | íre) | | • | ¥ |
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CITY OF PHILADELPHIA PERMIT NUMBER **USE PERMIT** 28946 DEPARTMENT OF LICENSES & INSPECTIONS SUBJECT TO REVOCATION IF FULL 1401 JOHN F KENNEDY BLVD FEE DATE INFORMATION IS MISREPRESENTED OR PHILADELPHIA, PA 19102-1667 \$100.00 09/11/06 NOT PROVIDED ZONING CLASSIFICATION LOCATION OF WORK: 01123 S BROAD ST PHILADELPHIA, PA 19147-4434 PLAN EXAMINER APPLICANT JOHN WOLFE DEL BORRELLO PETER JR DEL BORREL T.C. LEI & ASSOCIATES, P.C. 01123 S BROAD ST 1921 WALNUT STREET ZONING BOARD OF ADJUSTMENT DECISION PHILADELPHIA,PA 19147-4434 PHILADELPHIA,PA 19103 CALENDAR'# W.

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

UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINÂNCE FOR

TRUCTURE USES AS PREVIOUSLY APPROVED. FOR THE CREATION OF AN ADDITIONAL FLOOR TO CREATE



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



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

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

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

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 (I) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.

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

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

ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES

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

| ZONING / USE REGISTRATION PERMIT | CITY OF PHILADELPHIA |
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| (For office use solt) 9 PG(// | DEPARTMENT OF LICENSES AND INSPECTIONS MUNICIPAL SERVICES BUILDING – CONCOURSE |
| APPLICATION # | 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 |
| ZONING CLASSIFICATION CAR CONTROL | For more information vist us at www.phila.gov |
| PREVIOUS APPLICATION NO. () 60/30220 | A |
| (Applicant completes at information below, Print clearly and provide full details), LOCATION OF PROPERTY (LEGAL ADDRESS) | V 11 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 |
| 1127-1125 S. IBROAD STREET PROPERTY OWNER'S NAME | PROPERTY OWNER'S ADDRESS: |
| PETER DEL BORRELLO | 1127 S. BROAD STREET |
| | PHILADELPHIA PA |
| (217) 7.4.7876 | LICENSE # E-MAIL: |
| TeChow Lei, R.A. | ADDRESS: 1921 Walnut Street |
| FIRM/COMPANY: | 17 17 17 17 17 17 17 17 17 17 17 17 17 1 |
| T.C. Lei & Associates, P.C. | Philadelphia, PA 19103 |
| PHONE # 215-557-9322 FAX # 215-557-0110. | LICENSE #Ex-5100 E-MAIL: |
| RELATIONSHIP TO OWNER:TENANT/LESSEEATTORNE | Y & DESIGN PROFESSIONAL _CONTRACTOR _EXPEDITOR |
| · · · · · · · · · · · · · · · · · · · | ON OF USES |
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| I have been as all the trip expression contained barain are true and correct to the best of mi | r specified herein of not. Plans approved by the Department form a part of this Militration. I 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 mad knowingly make any false statement herein I am subject to such penalties as may be pro- | le, the owner shall be made aware of all conditions of the permit. I under state the |
| APPLICANT'S SIGNATURE: | DATE: SEP/ 1 1 2006 |

Business Privilege License Number: 008684

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DATE ISSUED:

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

DATE APPROVED:

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BRT = OK

ZONING / USE REGISTRATION PERMIT CITY OF PHILADELPHIA DEPARTMENT OF LICENSES AND INSPECTIONS (For office use only) APPLICATION # MUNICIPAL SERVICES BUILDING - CONCOURSE (06 0 1302-7 1401 JOHN F. KENNEDY BOULEVARD PHILADELPHIA, PA 19102 ZONING CLASSIFICATION_ For more information visit us at www.phila.gov PREVIOUS APPLICATION NO. 05/2/2010 (Applicant completes all information below, Print clearly and provid LOCATION OF PROPERTY, (LEGAL ADDRESS) 1123-25.5 BROAD PROPERTY OWNER'S NAME PROPERTY OWNER'S ADDRESS: 1123 5- BROKE PETER DEL FORRELLO PHI 1-4 FAX# LICENSE # E-MAIL: 215) 514 - 9896 APPLICANT: ADDRESS: TE-Chow CEI, R.A. . LEI + ASSOCIATES 1921 WALNUT STREET PHILADELPHIA PA- 1910-PHONE # 215.557-9322 LICENSE # E-MAIL: 215-557-0110 EXISIO RELATIONSHIP TO OWNER: ___TENANT/LESSEE DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR TABULATION OF USES FLOOR/SPACE # **CURRENT USE OF BUILDING/SPACE** Last Previous Use **Date Last Used** BASENENT VALANT ist Fra TAX KCCOUNTANTS VAC ANT MINE Morerar MERVANINE UKCANT 2ND FLOOR WORSHIP. (CHURICH) HOUSE FLOOR/SPACE # PROPOSED USE OF BUILDING/SPACE BASEMENT VACANT IST PLOOR SAME TND FLOOR IFORMER METLANINE! VACANT COMMERCIA AMAG STORIES AND HEIGHTS FROM GROUND TO ROOF HEIGHT. EXISTING BUILDING PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION FRONT REAR SIDE FRONT' SIDE IN FEET IN STORIES: BRIEF DESCRIPTION OF WORK/CHANGE: ENLARGE FOR 200€ KOO CONTINUED ON ADDITIONAL SHEET (ATTACHED) **ACCELERATED REVIEW** CHECK/RECEIPT/M.O NO.3 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.

APPLICATION FOR

APPLICANT'S SIGNATURE

Form \$1-18 (Rev. 10/05)

| ADDRESS: | | | | APPLICATION #: | |
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| | APPLICATION FOR ZONING / USE REGISTRATION PERMIT ### OGO 130 022 ZONING CLASSIFICATION 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 |
| Ì | (Applicant completes at Information below, Print clearly and provide full details) LOCATION OF PROPERTY (LEGAL ADDRESS) | • |
| | PROPERTY OWNER'S NAME | PROPERTY OWNER'S ADDRESS: |
| | PETER DEL BORREUO | DHILADBUNHS PA |
| ۲ | PHONE # (215) 514-9896 FAX# | LICENSE # E-MAIL: |
| 672 | TeChow Le I, R.A./ | ADDRESS: 1921 Walnut Street |
| Me. | T.C. Lei & Associates, P.C | Philadelphia, PA 19103) |
| / | PHONE # 215-557-9322 FAX # 215-557-0110 | LICENSE # Ex-5100 E-MAIL: |
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| | CONTINUED ON ADDITIONAL SHEET (ATTACHED) | ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. 3777 4100 |
| | IS THIS APPLICATION IN RESPONSE TO A VIOLATION? | ES VIOLATION #: |
| ٠ | All provisions of the Zoning code and other City ordinances will be complied with, whether I hereby certify that the statements contained herein are true and correct to the best of m foregoing application, and that, before I accept my permit for which this application is maknowingly make any false statement herein I am subject to such penalties as may be pro- | er specified herein or not. Plans approved by the Department form a part of this application, ny knowlodge and betief, if further certify that I am authorized by the owner to make the identitie owner shall be made aware of all conditions of the permit. I understand that if I appropriate by taw or ordinance. |
| | APPLICANT'S SIGNATURE: | OL DATE: [JAN 2 6 2006 |
| _ | Form 81-16 (Rev. 10705) | |

ZFF \$100 QD CK3777 1-30-06 Business Privilege License Number: 008684

Date, 12-5-53

To: City of Philadelphia

Department of License & Inspectors Municipal Services Building 1401 John F. Kennedy Boulevard Philadelphia., PA 19102

RE: 1123-25 S. Broad Street Philadelphia, PA

To Whom It May Concern:

Please be advised that the undersigned designates Mr.Te-Chow Lei, R.A. of T.C. Lei & Associates as our agent in the filing of zoning and building permit for our property located at:

1123-25 S. Broad Street Philadelphia, PA

If you have any questions, please do not healtate to contact me at:

(215) 514-9896

Very 10th yours

Peter DalBorollo

Owner

File No. Y-25466

Parcel ID No. 02-1-6319-00 & 02-1-1711-10

This Indenture, made the 9th day of _____

Ougust 20

Between

PAUL DEL BORRELLO AND PETER DEL BORRELLO, JR.

(hereinafter called the Grantors), of the one part, and

PETER DEL BORRELLO, JR. AND ELIZABETH L. DEL BORRELLO, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$500,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the scaling and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns,

PREMISES "A":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE on the East side of Broad Street beginning at the distance of 85 feet Northward from the Northeast corner of Broad Street and Ellsworth Street in the 2nd (formerly part of the 26th) Ward of the City of Philadelphia; THENCE extending Eastward on a line at right angles to the said Broad Street, 128 feet, 10-7/8 inches; thence Northward on a line parallel with said Broad Street, 42 feet to the South side of Alter Street; THENCE Westward along the said South side of Alter Street, 128 feet, 10-7/8 niches to the East side of Broad Street; and THENCE Southward along the East side of said Broad Street, 42 feet to the place of beginning.

BEING No. 1123-25 South Broad Street, Philadelphia, Pa.

PREMISES "B":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City and County of Philadelphia and described as follows:

SITUATE on the South side of Alter Street described according to a Survey made by W.C. Cramner, Surveyor and Regulator of the 3rd District, dated December 3, 1903, as follows: BEGINNING at a point 149 feet Eastward from the East side of Broad Street.

COCO I COLINI CHINE IN COMO IN COMO IN CONTRACT IN CONTRACT IN COCO

CONTAINING in front or breadth on said Alter Street, 15 feet, 6-1/2 inches and extending of that width in length or depth Southward 52 feet.

BEING No. 1344 Alter Street, Philadelphia, Pa.

PREMISES "C":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City of Philadelphia and described as follows:

SITUATE on the South side of Alter Street and described according to a Survey made by F. Block, Acting Surveyor and Regulator of the 3rd District, dated November 23, 1915, as follows:

BEGINNING at a point 128 feet, 10-1/4 inches from the East side of Broad Street; THENCE extending Eastward in front or breadth on said Alter Street, 19 feet, 11-3/4 inches and extending of that width in length or depth Southward 52 feet, 6 inches.

BEING No. 1346 Alter Street, Philadelphia, Pa.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alleys, as and for passageways and watercourses at all times hereafter, forever.

BEING the same premises which Elza M. Del Borrello by Deed dated 2/10/00 and recorded 4/12/00 in Philadelphia County as ID #50064636, granted and conveyed unto Paul Del Borrello and Peter Del Borrello, Jr., as tenants in common, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

| Sealed and Delivered IN THE PRESENCE OF US: | Paul Del Borrello (SEAL) |
|--|---|
| \(\frac{1}{2} \) \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ | Peyer Del Borrello, 5r. (SEAL) |
| Borrello and Peter Del Borrello, Jr., known | A.D., 2001, before me, a Notary, the undersigned Officer, personally appeared Paul Del to me (or satisfactorily proven) to be the persons whose, and acknowledged that they executed the same for the |
| IN WITNESS WHEREOF, I hereunto NOTARIAL SEAL STUART GRAFF, Notary Public Hewtown Twp., Bucks County Hey Completion Expires Dec. 12, 2003 | Set my hand and official seal. Notary Public My contrhission expires |

The address of the above-named Grantee is:

File No. Y-25466

Parcel ID No. 02-1-6319-00 & 02-1-1711-10

This Indenture, made the 9th day of August. 2001

Between

PAUL DEL BORRELLO AND PETER DEL BORRELLO, JR.

(hereinafter called the Grantors), of the one part, and

PETER DEL BORRELLO, JR. AND ELIZABETH L. DEL BORRELLO, husband and wife

(hereinafter called the Grantees), of the other part,

Withtesseth, that the said Grantors for and in consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$500,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns,

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BEING No. 1123-25 South Broad Street, Philadelphia, Pa.

PREMISES "B":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City and County of Philadelphia and described as follows:

SITUATE on the South side of Alter Street described according to a Survey made by W.C. Cramner, Surveyor and Regulator of the 3rd District, dated December 3, 1903, as follows:

BEGINNING at a point 149 feet Eastward from the East side of Broad Street.

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CONTAINING in front or breadth on said Alter Street, 15 feet, 6-1/2 inches and extending of that width in length or depth Southward 52 feet.

BEING No. 1344 Alter Street, Philadelphia, Pa.

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BEING No. 1346 Alter Street, Philadelphia, Pa.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alleys, as and for passageways and watercourses at all times hereafter, forever.

BEING the same premises which Elza M. Del Borrello by Deed dated 2/10/00 and recorded 4/12/00 in Philadelphia County as ID #50064636, granted and conveyed unto Paul Del Borrello and Peter Del Borrello, Jr., as tenants in common, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

| Sealed and Delivered IN THE PRESENCE OF US: | Paul Del Borrello Peyer Del Borrello, 3r. | (SEAL) |
|---|--|--|
| Country of | to me (or satisfactorily proven) to be and acknowledged that they execute | appeared Paul Del the persons whose |
| The address of the above-named Grantee is: 23-25 3 ged 5 Phylon 1 1 1 On behalf of the Grantee | | |

50316069 Page: 5 of 7

| PHILADELPHIA REAL ESTATE | | | | | |
|--|---|---|--|--|--|
| TRANSPER TAX CERTIFICATION | | | arassa | | |
| | | | GNATAS | | |
| in the deed is without consideration, or | by oil, or (3) a tax exemp | Wiion (1) the full value Kion is claimed.∶If mo | consideration is not set forth in the deed, (2) re space is needed, attach additional sheet(s). | | |
| | TOTAL COMPANY DE | 300; | [] | | |
| Peter Del Borrello, Jr. an | id ELizabeth L. Del Bori | relto | (W) 215-468-4200 | | |
| I ALDREACH TELATION COOK | 1173-75 C Desert Co | mad Dhill - 72 - 404 or | * 16 | | |
| TRANSFER DATA | 1120-24 S. Brond Sc | reet, Phila., Pa. 1914 | | | |
| Paul Del Borrello and Peter De | Borrello, Jr. | CANADA CONTRACTOR | | | |
| ANALAS | | Peter Del Borrello, Jr. and ELizabeth L. Del Borrello | | | |
| 400 Market St Ste 10 | 030 | 1123-25 S. Broad Street | | | |
| Phila., Pa. 19106 | n. | Phila., Pa. 19147 | | | |
| 700633 | | COLLOWS BURNOON | | | |
| 1123-25 S. Broad Street 1344-4 | 6 Alter Street | <u> </u> | Philadelphia | | |
| Philadelphia | | lelphia | 02-1-6319-00 & 02-1-1711-10 | | |
| ALUATION DATA | Loberconcentral | , | TA NOTA COMPONENCY | | |
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| \$46,000.00 | COMMUNICACION ANIO METOR | 3.48 | ≈ \$160,080,00 | | |
| XEMPTION DATA | 1 1, | | 1 3100,000.00 | | |
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| Shark Assault Assault | | | | | |
| theck Appropriate Box Below for Exe | mption Claimed | | | | |
| ☐ Will or Intestate succession | | * ` | | | |
| Transfer to Industrial Development | | PEGEDENTI | (CSTATE FILE HUMBUCK) | | |
| | , | | | | |
| Transfer to agent or straw party. (A | ttach copy of agency/straw | party agreement). | • | | |
| Transfer between principal and age | nt. (Attach copy of sanney | /strawtrust paraamaa | N. Toward -day day | | |
| | | | | | |
| Transfers to the Commonwealth, the condemnation. (Attach copy of resident) | e United States, and Instru | imentalities by gift, de | ilication, condemnation or in tiou of | | |
| | • | | | | |
| Transfer from mortgagor to a holder Mortgagee (grantor) sold property to | r or a mortgage in default. o Mortgogor (grantes) (Att | Mortgage Book Number | Page Number | | |
| ☐ Corrective deed (Attach copy of the | | and only or brior door | • | | |
| . / | • | | | | |
| Other (Please explain exemption cla | aimed, if other than listed a | bove.) Transfer betwe | en siblings, therefore no transfer tax due | | |
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| ler venalties of law or ordinance I destroy the | | | | | |
| ter penalties of law or ordinance, I declare the of my knowledge and belief, it is true, corre | er and complete. | ment, including accomp | anying information, and to the | | |
| ///m////////////////////////////////// | 1 | - | DATE | | |
| 18/11/11/1/1/ June M | | | J 816101 | | |
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10 T.C. LEI

| City of Philadelphia Department of Records |
|--|
| RECORDING INFORMATION SUMMARY (RIS) |
| The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached decument, the information on the RYS and the attached decument, the information on the RYS and the attached decument. |
| prevall for examination and indexing purposes. Telephone: Telephone: 215-331-4200 Fax: 215-331-4020 |
| 2) Type of Document: |
| X Deed Mortgage Lease/Memorandum of Lease |
| 3) Date of Document: 8 / 9 / 01 (specify) |
| 4) Granton/Mortgagon/Assignon/Lesson/ |
| Other, 17 Det Bottella, Paul |
| (Lant Name, Pirst Name, Middle Initial) b) Del Borrello, Jr., Peter |
| 5) Additional names on Continuation Page of RIS. 6) Grantec/Montager/Assigned/Level |
| Other: a) Del Borrello, Jr., Peter |
| (Last Nome, First Name, Middle Intital) b) Del Borrello El trabeth E |
| // Additional names on Continuation Page of RIS. |
| 8) Property Address: |
| a) House No. & Street Name: 1123-25 S. Broad Street. |
| Condo Name (if applicable): Unit # Philadelphia, PA Zip Code: 19147 |
| Parcel Identification Number Corp. 02-1-6319397 |
| Management and the second seco |
| 10) Grantee's Mailing Address (Deeds only): (If Grantee is at a different address than the Property Address listed in Section 8, complete this section.) a) Grantee or Designee Name: House No. & Street Name: |
| City |
| |
| 11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified: Recorder's Index Information of |
| a) Name of Original Mortgagee: Recorder's Index Information of Original Mortgage: Original Mortgage: |
| 12) Additional references on Continuation Page of RIS. |
| 13) If applicable, please check: Consolidation Subdivision |
| 14) Signature Tefannation |
| Paul Del Borrello |
| a) 'OR -or-'EE Name 50316069 Pg: 1 of 7 215-238-0300 |
| b) OR -or- EE Telephone Number |
| This Document Recorded This Document Recorded Oct 1d: 50316069 80/27/2001 State RTT: 8.00 Recorded 92/27/2001 State RTT: 8.03 Recorded 92/27/2001 RTT: 8.03 Recorded RT 9.68 |
| 15) Page 1 of 7 Local RTT: 0.03 Reo Fee: 48.50 Doc Code: D Commissioner of Records, City of Philadelphia |



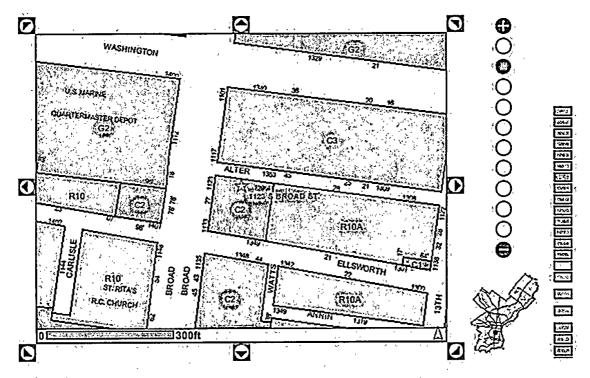
Phila.goy CityMaps Home Aerial Photo Zoning Map Service Areas Nearest Facilities Help

City Zoning Code

The red star indicates an approximate address location.

Address: 1123 S BROAD ST Find

(Secretopolimon & 721)



City Zoning Code

Last Zoning Map update: 1/19/2006

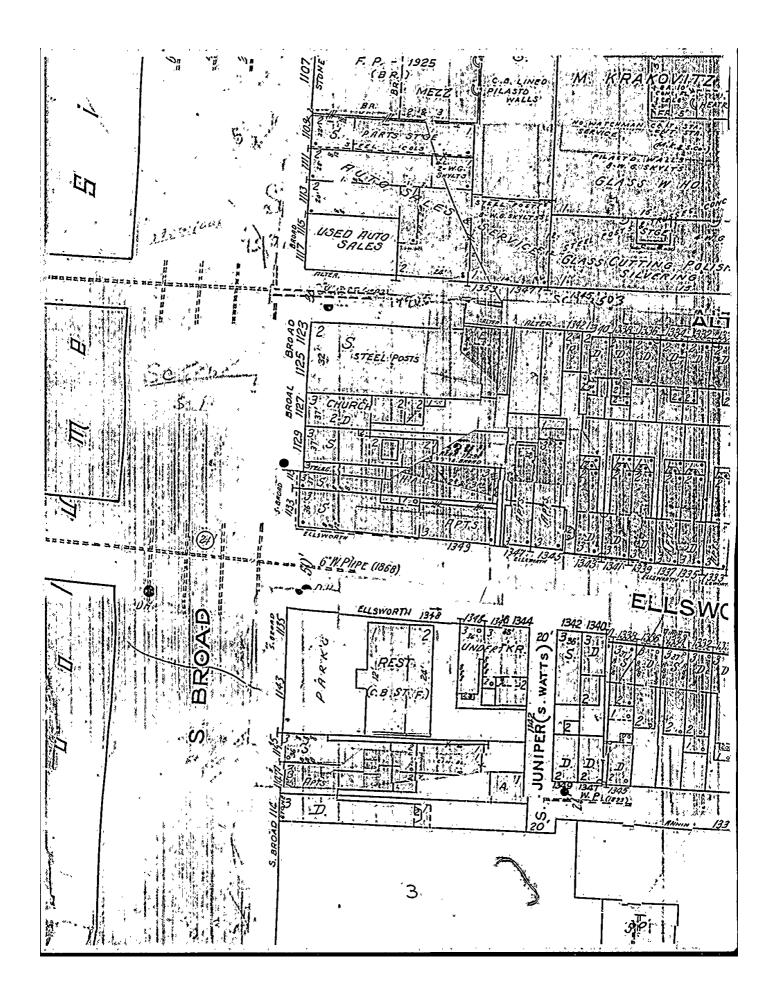
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By using this application, you are agreeing to the Terms of Use Document

If you are having problems with this application, please contact the Mayor's Office of Information Services Help Desk at mois helpdesk@phila.gov

For comments and suggestions, please contact the GIS Services Group at citymaps@phila.gov

This application was designed and developed by Avencia Incorporated and the Mayor's Office of Information Services



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 office use only)
APPLICATION #_ 05/212010. CZ COMM. ZONING CLASSIFICATION_ For more information visit us at www.phila.gov PREVIOUS APPLICATION NO. DS0112010 (Applicant completes all information below, Print clearly and provide LOCATION OF PROPERTY (LEGAL ADDRESS) 1123-1125 S. BCOAD PROPERTY OWNER'S ADDRESS: 1153 5. BROAD PETER DEL BORELLO PHONE #(215) 514 - 9896 FAX# LICENSE # E-MAIL: ADDRESS: APPLICANT: T.C. LEI+ Assoc. 1921 WALNUT ST. FIRM/COMPANY: (215) 557-0110 EX-5100 (215)557-9322 PHONE # LICENSE# E-MAIL: RELATIONSHIP TO OWNER: __TENANT/LESSEE __ATTORNEY __DESIGN PROFESSIONAL X_CONTRACTOR __EXPEDITOR TABULATION OF USES Date Last Used USE OF BUILDING/SPACE Last Previous Use FLOOR/SPACE# CHECK WHING & Vacant connecent CIRCLE OF HOTE CHURCH PROPOSED USE OF BUILDING/SPACE FLOOR/SPACE# CHECK CASHING THY ACCOUNTANT OFFICE + VACANT COMMERCIAL CIPCLE OF HOPE CHURCH 2. STORIES AND HEIGHTS FROM C D TO ROOF PRUPOSED ADDITION / ALTERATION / NEW CONSTRUCTION HEIGHT **EXISTING BUILDING** REAR REAR FRONT SIDE **FRONT** SIDE IN FEET IN STORIES BRIEF DESCRIPTION OF WORK/CHANGE: INTERIOR RENOVATION FOR PART OF FIRST FLOOR AREA ö NO CHANGE IN HEIGHT OR AREA ... <u>''</u>" ند 41 \sim CHECK/RECEIPT/M.O NO. CONTINUED ON ADDITIONAL SHEET (ATTACHED) ACCELERATED REVIEW **VIOLATION #:** IS THIS APPLICATION IN RESPONSE TO A VIOLATION? 25NO **□YES** 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: Michell 1. Syd Form 81-16 (Rev. 1005) FOT T.C. LEI + ASS OC DATE: 12 112105

| | | PRE-REQ | UISITE . | APPROVALS | FOR: | - |
|---|--|-----------------------|--------------------------------|---|---|---------------------------------------|
| ADDRESS: | ESS: APPLICATION #: | | | | | |
| ✓ IF REQ'D | AGENCY | INI | ITIALS | DATE | REMAI | RKS |
| | ART COMMISSION 13 TH FLOOR - 1515 ARCH | етрест | | | | |
| | CITY PLANNING COMMIS: | SION | | | | |
| <u>-</u> | 13 TH FLOOR 1515 ARCH HISTORICAL COMMISSIO | STREET | • | | , | · · · · · · · · · · · · · · · · · · · |
| | FAIRMOUNT PARK COMM | II SOLONI | | | | · · · · · · · · · · · · · · · · · · · |
| | | 1331014 | | | ` | , |
| | STREETS DEPARTMENT ROOM 940 – M.S.B. | | | | | |
| | WATER DEPARTMENT 2 ND FLOOR -1101MARKET | STREET | | | ٩ | |
| | EX | AMINER'S A | APPROV | 'AL (OFFICE | ÚSE ONLY) | , |
| PERMIT TO RE | AD: | | | | | |
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| NOTICE OF RE | FUSAL DATE: | | | NOTICE OF REF | FERRAL DATE: | |
| ZBA CALENDA | | | PROVISO | | FEE ITEM | AMOUNT |
| | ☐ NO DATE | ☐ YES | □ № | ☐ YES | 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 | 100 | | | |
| VIOLATION#_ | | | | | TOTAL FEES | 100 |
| This is to certify with the provision | ons of the law relating to zoning | lg in the City of Phi | ent, together ladelphia, th | with a copy of the p at the same has bee | lans relating thereto, and find the n approved and entered into the | records of this Department |
| EXAMINER: _ | A. While | | | DAT | E APPROVED: 12/12/ | 05 |
| PERMIT# | 708 110 | DATE IS | SSUED: | 15-1505 | CHECK# 38. | 26 |

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

12/05/2005 NON 13:55 FAX

Ø002/002

Date: 10-5-63

To: City of Philadelphia
Department of License & Inspectors.
Municipal Services Building
1401 John F. Kennedy Boulevard
Philadelphia, PA 19102

RE: 1123-25 S. Broad Street Philadelphia, PA

To Whom It May Concern:

Please be advised that the undersigned designates Mr.Te-Chow Loi, R.A. of T.C. Lei & Associates as our agent in the filing of zoning and building permit for our property located at:

1123-25 S. Broad Street Philadelphia, PA

If you have any questions, please do not hesitate to contact me al:

(215) 514-9896

Very upily yours

Peter DelBorello

Owner

File No. Y-25466

Parcel ID No. 02-1-6319-00 & 02-1-1711-10

This Indenture, made the 9th day of August. 2001

Between

PAUL DEL BORRELLO AND PETER DEL BORRELLO, JR.

De 1

(hereinafter called the Grantors), of the one part, and

PETER DEL BORRELLO, JR. AND ELIZABETH L. DEL BORRELLO, husband and wife

(hereinafter called the Grantees), of the other part,

Withteseth, that the said Grantors for and in consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$500,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns.

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BEING No. 1123-25 South Broad Street, Philadelphia, Pa.

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ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City and County of Philadelphia and described as follows:

SITUATE on the South side of Alter Street described according to a Survey made by W.C. Cramner, Surveyor and Regulator of the 3rd District, dated December 3, 1903, as follows: BEGINNING at a point 149 feet Eastward from the East side of Broad Street:

CONTAINING in front or breadth on said Alter Street, 15 feet, 6-1/2 inches and extending of that width in length or depth Southward 52 feet.

BEING No. 1344 Alter Street, Philadelphia, Pa.

PREMISES "C":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City of Philadelphia and described as follows:

SITUATE on the South side of Alter Street and described according to a Survey made by F. Block, Acting Surveyor and Regulator of the 3rd District, dated November 23, 1915, as follows:

BEGINNING at a point 128 feet, 10-1/4 inches from the East side of Broad Street; THENCE extending Eastward in front or breadth on said Alter Street, 19 feet, 11-3/4 inches and extending of that width in length or depth Southward 52 feet, 6 inches.

BEING No. 1346 Alter Street, Philadelphia, Pa.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alleys, as and for passageways and watercourses at all times hereafter, forever.

BEING the same premises which Elza M. Del Borrello by Deed dated 2/10/00 and recorded 4/12/00 in Philadelphia County as ID #50064636, granted and conveyed unto Paul Del Borrello and Peter Del Borrello, Jr., as tenants in common, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

Warrant and Forever Defend.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

| Sealed and Delivered IN THE PRESENCE OF US: | Paul Del Borrello (SEAL) |
|---|--|
| \(\frac{1}{2} \) \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ | Peyer Del Borrello, or. (SEAL) |
| Commonwealth of Pennsylvania : ss | |
| Borrello and Peter Del Borrello, Jr., known names are subscribed to the within instrument, | the undersigned Officer, personally appeared Paul Delto me (or satisfactorily proven) to be the persons whose and acknowledged that they executed the same for the |
| purposes therein contained. IN WITNESS WHEREOF, I hereunto s | et my hand and of science. |
| NOTARIAL SEAL STUART GRAFF, Notacy Public Newfown Twp., Bucks County No. Charleston Expires Dec. 12, 2003 | Notary Position My conunission expires |
| LW College Street | |
| The address of the above-named Grantee is: 12.3-25 | |

50316869 Page: 5 of 7 90/27/2001 99:544 File No. Y-25466

Parcel ID No. 02-1-6319-00 & 02-1-1711-10

This Indenture, made the 9 day of August, 2001

Between

PAUL DEL BORRELLO AND PETER DEL BORRELLO, JR.

(hereinafter called the Grantors), of the one part, and

PETER DEL BORRELLO, JR. AND ELIZABETH L. DEL BORRELLO, husband and wife

(hereinafter called the Grantees), of the other part,

Witnesseth, that the said Grantors for and in consideration of the sum of FIVE HUNDRED THOUSAND DOLLARS and 00/100 (\$500,000.00) lawful money of the United States of America, unto them well and truly paid by the said Grantees, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, have granted, bargained and sold, released and confirmed, and by these presents do grant, bargain and sell, release and confirm unto the said Grantees, as Tenants by the Entirety, their assigns, the survivor of them and the survivor's personal representatives and assigns,

PREMISES "A":

ALL THAT CERTAIN lot or piece of ground, with the buildings and improvements thereon, erected.

SITUATE on the East side of Broad Street beginning at the distance of 85 feet Northward from the Northeast corner of Broad Street and Ellsworth Street in the 2nd (formerly part of the 26th) Ward of the City of Philadelphia; THENCE extending Eastward on a line at right angles to the said Broad Street, 128 feet, 10-7/8 inches; thence Northward on a line parallel with said Broad Street, 42 feet to the South side of Alter Street; THENCE Westward along the said South side of Alter Street, 128 feet, 10-7/8 niches to the East side of Broad Street; and THENCE Southward along the East side of said Broad Street, 42 feet to the place of beginning.

BEING No. 1123-25 South Broad Street, Philadelphia, Pa.

PREMISES "B":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City and County of Philadelphia and described as follows:

SITUATE on the South side of Alter Street described according to a Survey made by W.C. Cramner, Surveyor and Regulator of the 3rd District, dated December 3, 1903, as follows:

BEGINNING at a point 149 feet Eastward from the East side of Broad Street.

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CONTAINING in front or breadth on said Alter Street, 15 feet, 6-1/2 inches and extending of that width in length or depth Southward 52 feet.

BEING No. 1344 Alter Street, Philadelphia, Pa.

PREMISES "C":

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, SITUATE in the 2nd Ward of the City of Philadelphia and described as follows:

SITUATE on the South side of Alter Street and described according to a Survey made by F. Block, Acting Surveyor and Regulator of the 3rd District, dated November 23, 1915, as follows:

BEGINNING at a point 128 feet, 10-1/4 inches from the East side of Broad Street; THENCE extending Eastward in front or breadth on said Alter Street, 19 feet, 11-3/4 inches and extending of that width in length or depth Southward 52 feet, 6 inches.

BEING No. 1346 Alter Street, Philadelphia, Pa.

TOGETHER with the free and common use, right, liberty and privilege of the aforementioned alleys, as and for passageways and watercourses at all times hereafter, forever.

BEING the same premises which Elza M. Del Borrello by Deed dated 2/10/00 and recorded 4/12/00 in Philadelphia County as ID #50064636, granted and conveyed unto Paul Del Borrello and Peter Del Borrello, Jr., as tenants in common, in fee.

Together with all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of them, the said grantors, as well at law as in equity, of, in and to the same.

To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against them, the said Grantors, and their heirs, and against all and every other person and persons whosoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, it, or any of them, shall and will

| Warrant | മനവ് | Forever | Dafand |
|---------|------|---------|--------|
| warrant | ana | rorever | Derena |

In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

| Sealed and Deli IN THE PRESENCE OF US: | Allette | (SEAL) |
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| Ý-/011/ | Paul Del Borrello Perer Del Borrello, 3r. | M (SEAL) |
| County of Pennsylvania County of 972 | iss Accysit | No. |
| Public for the Commonwealth of I Borrello and Peter Del Borrello. | Pennsylvania, the undersigned Officer, person Jr., known to me (or satisfactorily proven) to instrument, and acknowledged that they exceed the control of th | ally appeared Paul Del to be the persons whose |
| NOTARIAL SEAL STUART GRAFF, NOTAY Public STUART GRAFF, NOTAY COUNTY | | |
| The address of the above-named G | Frantec is: | * |
| On behalf of the Grantee | · | |
| | | 50316069 Page 1 5 of 7 60/27/2001 09-546 |
| On this, the | lay of | , before me, a Notary ally appeared Paul Del to be the persons whose ecuted the same for the \$50316069 Page: 5 of, 7 |

| PHILADELPH | IIA REAL ESTA | TE | |
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| TRANSFER TA | X CERTIFICAT | ION | CONTRACTOR OF THE PROPERTY OF |
| <u></u> | | | GIVERNO |
| npicte each section and file in duplic in the deed is without consideration, CORRESPONDENT - All Inquiries may b | | | akue/consideration is not set forth in the deed, (2) more space is needed, attach additional sheet(s). |
| | and ELizabeth L. Del Bor | | (W) 215-168-1200 |
| FACOADHCHYKTATKZP COOK | 1127 25 5 7 3 5 | | State |
| RANSFER DATA | 1123-25 S. Broad S | DATE OF ACCOPTANCE OF DO | |
| Paul Del Borrello and Peter | Del Borrello, Jr. | Peter Del | Borrello, Jr. and ELizabeth L. Del Borrello |
| 400 Market St Ste | : 1030 | STREET ACCRECATION | 1123-25 S. Broad Street |
| Phila., Pa. 1918 | 06 | CHIEDIAN COCK | Phila., Pa. 19147 |
| ROPERTY LOCATION | 4 19 19 | TENTOWER TORON | A Million I die E./1461 |
| 1123-25 S. Broad Street1344 | -16 Alter Street | EITY, TOWAR IP, BORGUEST | Philadelphia |
| Philadelphia | | delphia | 02-1-6319-00 & 02-1-1711-10 |
| ALUATION DATA | 1.09-EX CONSIDERATION | , p +1 < | A TOTAL COMPONING |
| S500,000,00 | C COMMONICE VOCANTION PACTICAL | \$: | \$\$00,000,00 |
| \$46,000,00 XEMPTION DATA | × | 3.48 | = \$160,080.00 |
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| Will or Intestate succession | xempuon ciaimed | | • |
| | PIAMEOF | DECEDENT) | (CSYATE FILE NUMBER) |
| Transfer to Industrial Developme | nt Agency. | | |
| Transfer to agent or straw party. | - | | |
| <u>_</u> ' | | | |
| Transfer between principal and a | • | | |
| Transfers to the Commonwealth, condemnation. (Attach copy of re | the United States, and Instresolution). | umentalities by gift, | dedication, condemnation or in lieu of |
| Transfer from mortgagor to a hok Mortgagee (grantor) sold property | der of a mortgage in default, y to Mortgagor (grantee) (At | Mortgage Book Nu sch copy of prior de | mber Page Number |
| Corrective deed (Attach copy of the | he prior deed). | | · |
| Other (Please explain exemption | claimed, if other than listed | above.) Transfer be | rtween siblings, therefore no transfer tax due |
| * | <u> </u> | | |
| | | | <u>*</u> |
| ter penalties of law or ordinance, I declare of my knowledge and bellef, it is true, cor | that Thave exactined this Stat | ement, including acco | ompanying information, and to the |
| Danily K. 10 | 1-1 | | [alalo |

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| City of Philadelphia Department of Records |
|--|
| RECORDING INFORMATION SUMMARY (RIS) |
| The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes. 1) RETURN DOCUMENT TO: Name: Assurance Abstract Corp. Address: P.O. Box 52735 Philadelphia, PA 19152 Telephone: Telephone: 215-331-4200 Fax: 215-331-4020 |
| 2) Type of Document: |
| X Deed |
| 3) Date of Document: 8 / 4 / 01 |
| 4) Grantor/Mortgagor/Assignor/Lessor/ a) Del Borrello, Paul Other: (Last Name, First Name, Middle Initial) b) Del Borrello, Jr., Peter 5) Additional names on Continuation Page of RIS. |
| 6) Granter Mosterman Andrews |
| Other: (Last Name, First Name, Middle Initial) b) Del Borrello, Fl. Peter |
| 7) Additional names on Continuation Page of RIS. 8) Property Address: |
| a) House No. & Street Name: 1123-25 S. Broad Street. Condo Name (if applicable): Unit # Philadelphia, PA Zip Code: 19147 BRT Account # (optional): Parcel Identification Number (PIN) (optional): 92-1-6319-00 & 92-1- |
| 10) Grantee's Mailing Address (Deeds only): (If Grantee is at a different address than the Property Address listed in Section 8, complete this section.) a) Grantee or Designee Name: House No. & Street Name: |
| City: Zip Code: |
| 11) Recording Information to be Referenced, Mortgage to be released/satisfied/assigned/modified: |
| a) Name of Original Mortgagee: Recorder's Index Information of Original Mortgage: Original Mortgage: |
| 12). Additional references on Continuation Page of RIS. |
| 13) If applicable, please check: Consolidation Subdivision |
| 14) Signature Information for Records Department use only |
| Paul Del Borrello a) 'OR -or- TE Name 215-238-0300 b) 'OR -or- TE Telephone Number |
| This Document Recorded C) 'OR-or-EE Signifure Occ. 10 Comment Recorded Occ. 10 Comment Record |

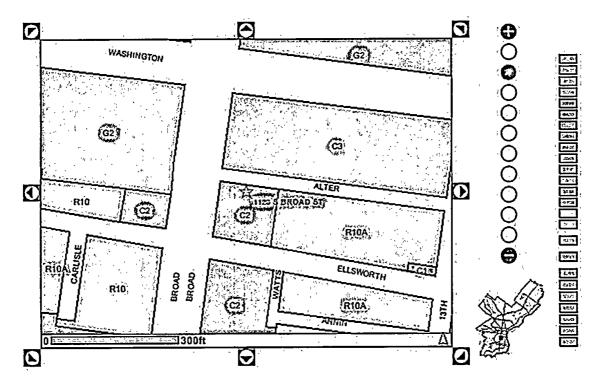


Aerial Photo Zoning Map Service Areas Nearest Facilities Help **CityMaps Home**

City Zoning Code

The red star indicates an approximate address location.

Address: 1123 S BROAD ST Find



City Zoning Code

Last Zoning Map update: 8/31/2005

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> If you are having problems with this application, please contact the Mayor's Office of Information Services Help Desk at mois.helpdesk@phila.gov

> > For comments and suggestions,

please contact the GIS Services Group at citymaps@phila.gov

This application was designed and developed by Avencia Incorporated and the Mayor's Office of Information Services

PAGE 2 OF 5 RO65VPR

ACCT LOCATION STCD NUM SUF UNIT EXT ZIP CARRIER 882003435 1123-25 S BROAD ST 19160 01123 0000000 25 191474434 OWNER ONE- DEL BORRELLO PETER JR OWNER TWO DEL BORRELLO ELIZABETH L

C/O NAME/ADDRESS

CERT

C/O ZIP

CENSUS TRK/B-BLK IMPROVMNT CODE

0024604 ABO STORE 2 STY MASONRY

BEGN PNT SEC ALTER ST IMPV OVFLO

DEPTH TOTAL AREA SHAPE FRONT

128.83 42.00 5410.86 FOLLOW UP CODE-

MV DT MKT VAL SALES PRICE SALES TYPE TITLE DATE RECORDING DATE

325000 1 3 041200 2 4 080901 CERT

82701 403 WORK

2 4 080901
TAX TAX EX EX
LAND IMPV LAND IMPV --EXEMPT--ASSESSMENT CODE/ DATE TOTAL 'Ó 104000 32000 72000

DATE OF LAST ASMT- 403 NOTICE SENT DATE- UNFIN COD- DT/LT/FM- 040104 NEXT PAGE = PF4 , PREVIOUS PAGE = PF3 , BROWSE SCREEN = PF1 EXIT = ALT/CLEAR

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA

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,

| DEPA | RTMENT OF L | ICENSES & JNSI | PECTIONS | Housing | Code, Fire Cod | le and all other | pertinent lav | vs or regu | ilations. | |
|---|---|---------------------------------------|-----------------|--------------------------------|---|-------------------------|--|------------|---|---|
| Ordinance panying pl | before comme lan. | nade for the pe ending the use o | r the work desc | s required by ribed herein, | the Philadelph and as shown | nia Zoning on accom- | APPLICATION OF THE PROPERTY OF | 50 | 712010. | |
| LOCATION OF | PROPERTY (Str | reet and House Nur | nber) | | | | <u> </u> | 2 | -Com | |
| 11230 | 5. | Brukd side of | st. | | 1914 | 7 | ZONING MAI | | | W8. |
| situated on _ | | side of | | | . * | Street | F.A. VOL.PL | | W | VARD |
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| of | , ** - | feet | | | | side | CALENDAR I | VUMBER | | |
| Front | feet _ | inc | hes. Depth_ | | feet | inches. | ZONING REFUSED | | | |
| If lot is irregul | a <u>rin</u> shape, (| give deed des | cription below: | ZFF | \$100 | | REFUSED APPEAL | | | |
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| | ZC 32 | | | k. | | | REF. REFUSED | 1.1 | C | ERT. |
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| Additional | use informa | ition, if requ | ired | * | | | | | ¥ | |
| owner Pete | r Del | Bornel | 110 | | 3· S. B | mad 51 | H 191 | 47 | TELEPHONE NUMBER 215, 514 989 | 76 |
| ARCHITECT OR ENGINEER | | | | ADDRESS | | | | | TELEPHÔNE NUMBER | |
| CONTRACTOR | | | 4 | ADDRESS | | | | | TELEPHONE NUMBER | |
| APPLICANT | cle of | Hope | , + | 239 | 5. 10th | Sh- | 1907 | | TELEPHONE NUMBER - | 75 |

DRAW PLANS ON SPACE BELOW

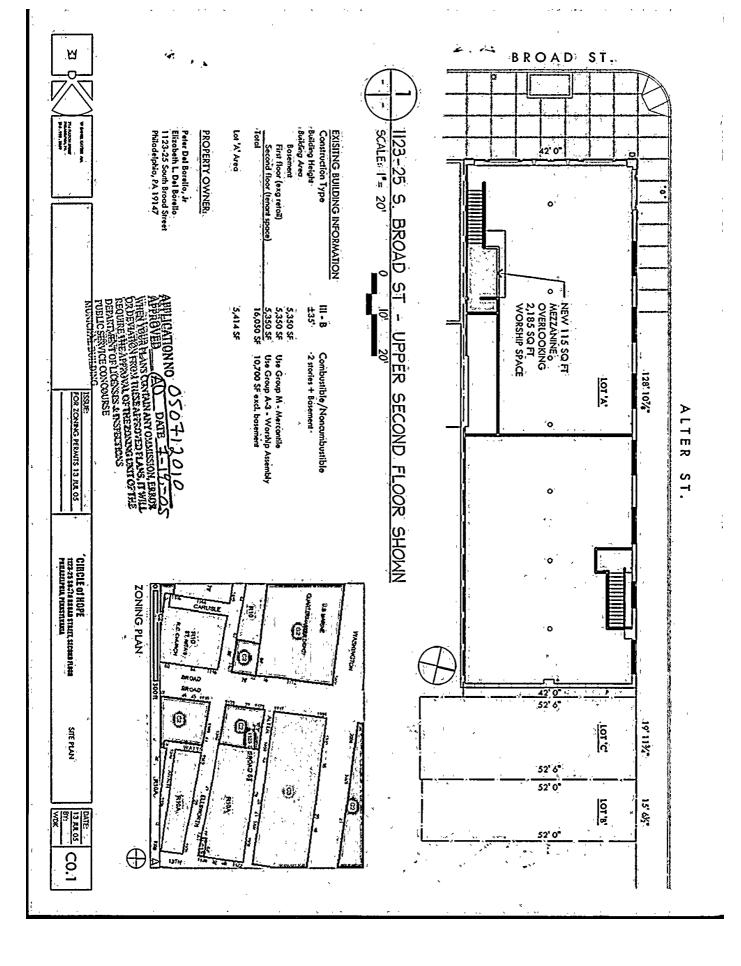
PLANS TO BE DRAWN IN INK. SHOW:

- 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)

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



Peter M. Del Borrello Jr. 1123-25 South Broad Street Philadelphia, PA 19147

Business Privilege Tax # (7115355)

April 26, 2005

To Whom It May Concern,

This letter serves as verification that Circle of Hope; INC. is leasing the second floor of our property listed at the address above. The tenant will have authorization to commence work once all permits are received from the City of Philadelphia. At which time I have given authorization to this tenant for work to begin on the second floor of the leased space. If you wish to contact me, in regards to this matter I can be reached directly @ 215-514-9896.

Thank you in advance for your cooperation.

Regards,

r M. Del Borrello, Jr

APPLICANT! Do not use this sheet

| | | | - | | NER'S REPORT | | | | |
|--------------------------|--|----------|-------------|---------------|---------------------------------------|--|---------------|--------------|--------------|
| DISTRICT. | | | | TYPE OF PROP | | i C | ☐ Semi-Detach | ned Det | ached |
| DWELLING | HOW MANY FAM | ILIES | HOW MANY S | STORIES | USE APPLIED FOR | | ACCESSORY | TO, WHAT USE | ····· |
| ☐ Yes ☐ No | | | | | | | | | |
| AREAS AND DIM | ENSIONS | Req. c | r Permitted | - % | * Req. when used | 1 | Existing | Proposed | % |
| Lot area | | | " | | | | | 1 . | |
| Occupied area | | | | | 1 | | | | <u> </u> |
| Area rear yard | - | | | · | | | | | <u> </u> |
| Area inner court | | | , ", | | | | | | |
| Total open area | | | | <u> </u> | | <u> </u> | | | <u> </u> |
| Set-back front | | | | | | | | | 1 |
| Set-back side | | | | | | <u> </u> | | | ļ |
| Rear yard - depth | | <u>.</u> | | | | | | | |
| Side yard, minimum v | | | | | | <u> </u> | | | ļ |
| Side yard, aggregate | width | · | | | | | | h | |
| Open court - width | | | | | | | | | |
| Court between wings | - width | | | | | | | | |
| Inner court - least dim | ension | | | | | - | | | <u> </u> |
| Height - front | | | | | | | | | |
| Height - side | | | | <u> </u> | | ļ | | · · · · | |
| Height - rear | | 14 | | <u></u> | | - <u>-</u> | | | <u> </u> |
| High - garage | | | | | | <u> </u> | | | |
| Garage - Inner dimen: | | | | | <u> </u> | | | | <u> </u> |
| IS USE PERMITTED IN T | | | UNDER W | HAT PROVISION | • | | | • | |
| Yes [| □ No | | | | | | | | |
| Grant R | efuse _ | Refer | □ N | lot Required | ☐ Grant [| Ref | use | efer | equired |
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| 81-16 (Page 3 of 4) (Rev | 4/95) | | | | | | | 1 | |

| | | APPLICATION DATE | APPLICATION NUMBER |
|--|--|---|--|
| NOTICE OF REFUSAL | CITY OF PHILADELPHIA | w FLIOATION DATE | APPLICATION NUMBER |
| OF PERMIT | DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level | DATE OF REFUSAL | 1 |
| OI FERIVITI , | 1401 John F. Kennedy Boulevard. • Philadelphia, PA 19102 | | |
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| THE APPLICATION FOR A | PERMIT FOR THE ABO | OVE LOCATION HAS B | EN REFUSED |
| BECAUSE THE PROVISIONS OF THE F | HILADELPHIA CODE HAVE NOT BEEN COMPLIED WI | TH IN THE FOLLOWING | PARTICULARS: |
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APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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| Application Ordinance panying pl | before comme | ade for the pe ncing the use o | ermit or permi | ts required by cribed herein. | the Philadelph and as shown o | ia Zoning on accom- | DISTRICT DESIGNATION |)324040 ** |
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| | | | Coevers | floor | | | ZONING MAP NUMBE | |
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DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

March 18, 2005

City of Philadelphia
Department of License & Inspection:
Municipal Services Building
1401 JFK Boulevard; 11th Floor
Philadelphia, PA 19102

RE: 1125 S. Broad Street 2nd Floor

Dear Sir/Madam:

والمراجعة والما

Please be advised I am the owner of 1125S. Broad Street, Philadelphia, PA. I am currently preparing a Lease Agreement for the second floor of the property to Lease the space to Circle of Hope, Inc. d/b/a Circle of Hope.

This letter will authorize the Circle of Hope to apply for a use permit for the second floor of 1125 S. Broad Street.

Thank you.

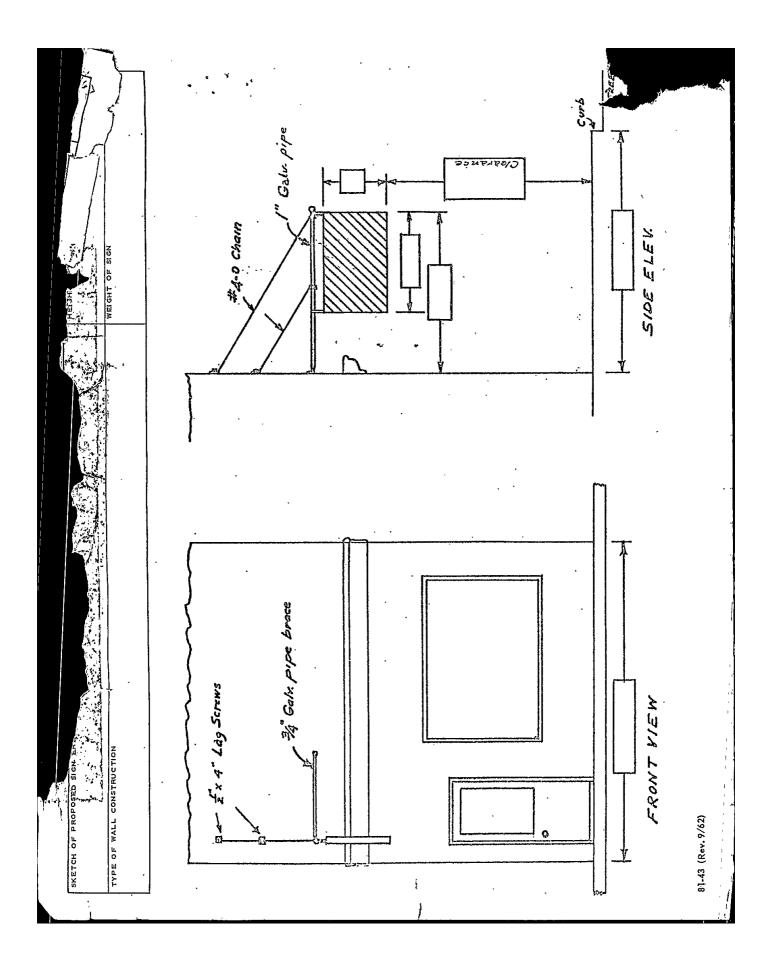
Peter Del Borrello

APPLICANT! Do not use this sheet

| | | | | EXAMIN | IER'S REPORT | | , | |
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| DISTRICT | - | | | TYPE OF PRO | | | | |
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| DWELLING | HOW MANY FAM | LIES | HOW, MANY S | TORIES | USE APPLIED FOR | ACCESSORY | TO WHAT USE | ŀ |
| ☐ Yes ☐ No | l: | | | | | | | İ |
| AREAS AND DIN | ENSIONS | Req. o | r Permitted | * % | Req. when used | Existing | Proposed | % |
| Lot area | g · | | | | | | * | |
| Occupied area | | | - 1 | | <u> </u> | <u> </u> | | . |
| Area rear yard | | ٠., | | | | 1 | | |
| Area inner court | · | | | <u> </u> | | | | . |
| Total open area | | | | | | | | - |
| Set-back front | | | · . | | | | | |
| Set-back side | | | | | * * * W_ | | | |
| Rear yard - depth | 1 111 | | | <u> </u> | | 7. 7. | | |
| Side yard, minimum v | | 7.7 | 1. | | 10.2 | | | - |
| Side yard, aggregate | width | | | | | | • | - |
| Open court - width | | | | 1 # 1 | | | | |
| Court between wings | | · | | e - 11 | | <u> </u> | | |
| Inner court - least din | nension | | | | | , | | - |
| Height - front Height - side | | | | | | | | |
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| Height - rear High - garage | | · · · | . 1 | | | | | |
| Garage - Inner dimen | cione | | | | · · · · · · · · · · · · · · · · · · · | <u>'</u> | | - |
| IS USE PERMITTED IN T | | | UNDER W | HAT PROVISION | v | <u> </u> | | • |
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| IF USE IS NOT PERMITT | O IN THIS DISTR | ICT, UND | R WHAT PRO | VISION IS IT PER | MITTED | 1 | | |
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| OF .PERMIT Municipal Barviosa Building, Concourse Level 1401 John F. Kennerdy Bodevard • Philadelphia, PA 19102 ADDRESS THE APPLICATION FOR A | NOTICE OF REFUSAL | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTI | APPLICATION DATE | APPLICATION NUMBER |
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| 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 Plin Emmiser Signed S | | Municipal Services Building, Concourse Level | DATE OF REFUSAL | _1 |
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| 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 | PLICANT | ADDRESS' | | |
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ARCHITECT OR ENGINEER CONTRACTOR

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DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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1-16 (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.
- Distances from building to lot lines and to other buildings on same lot.
- Draw elevations and additional plans when required.

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

(Applicant Sign Here)

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NOTICE OF REFUSAL CITY OF PHILADELPHIA
DEPT. OF LICENSES & INSPECTIONS

APPLICATION DATE

APPLICATION NO.

| OF PERMIT | | CITY HALL ANNEX | DATE OF REFUSAL |
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| or extension of CASHIN | Sulle FT | FINE UN MC | single family dwelling with |
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PLAN NO. YR.

FLOOR CERTIFICATE NO.

CITY OF PHILADELPHIA

EPARIMENT OF LICENSES AND INSPECTIONS

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

NUMBER OF STANDPIPES. LOCATION OF SPRINKLERS EXIT DOORS EXIT DOORS EXITS TO BASEMENT ADD. STAIRWAYS FIRESTAIRWAYS occupancy, and as stated below: conforms with the plans approved by this Department, the requirements of the Philadelphia Building Code for this group of NUMBER SIZE SIZE SIZE 6-0"×7'-0" ENCLOSURE SHO FLOOR IST FLOOR STORY BASEMENT GROSS, AREA 24 00 the DESCRIPTION APARTMENTS SEATS ETC: LIVE LOAD SUNGON

POST THIS STATEMENT OF OCCUPANCY IN A CONSPICUOUS LOCATION

| | SIGNATURE | DATE | JACKET NUMBER |
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| COMMERCIAL AND INDUSTRIAL | Wilfieds Victor | 9-26-77 | 23593 |
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| ZONING | Lon Isaal: | 1/2/11 | 68277 |
| HOUSING AND FIRE | | | |

DEC 20 by 4 12

81-33 (Rev. 7/68) (Reverse)

CITY OF PHILADELPHIA

February 25, 1977

market and the state of the state of the

DEPARTMENT OF LICENSES AND INSPECTIONS Municipal Services Building, Philadelphia, Pa. 1910?

DOMINIC SABATINI
Commissioner
RAYMOND M. TATE
Deputy Commissioner

JOSEPH L. DELLA GUARDIA, Esq.
Deputy Commissioner

Mr. Peter M. Del Borrello 1131 South Broad Street Philadelphia, Pa. 19147

Re: Building Code Variance 0211-77 1123-25 South Broad Street

Dear Mr. Del Borrello:

At its meeting of February 1, 1977, the Board of Building Standards considered your request for variances from Building Code requirements to permit alterations of the existing building at this address for occupancy on the street floor and mezzanine as a mini-mall without requiring that the building attain full Code conformance. The ensuing paragraph headings refer to the specific sections of the Code from which variances were requested. Under each heading is a summary of the pertinent Code requirement, a description of the item or condition in non-conformity explaining wherein it fails to meet that requirement, and the disposition which the Board recommended.

Section 4-314(6)

This building falls within the scope of the cited Code reference and hence must be made accessible to and usably by the physically handicapped. The plan indicates that the restrooms will not conform with the Department's Handicapped Persons Regulations.

At the meeting, you as owner of the building, agreed to modify the men's and women's restrooms to conform with the appropriate Departmental Regulations.

Section 4-402(1)

Shaftways in this building must be enclosed with partitions having a one-hour fire resistance rating. Proposed is a zero-rated grating around the shaft on all floors.

The Board recommended that the elevator shaft be enclosed with one hour construction in the basement only. This recommendation is predicated on the condition that the second floor continue to be vacant and sealed off by affidavit.

Sections 4-527(8 and 9)

The doorway to the elevator machinery room must be protected by a 3/4 hour "C" Label fire door. The proposed door has no rating.

The Board recommended that in lieu of a "C" Label fire door, a solid core wood door 1-3/4 inches in thickness, equipped with a closer be substituted.

Section 4-802(2)

The street floor and mezzanine both have areas large enough to require at least two independent means of egress. Plans show a single means of egress from each of these levels. Also stores No. 2 and 4 on the street floor, and No. 9 and 10 on the mezzanine each require two exitways.

At the meeting, you agreed to install am additional stair from the mezzanine having a width of 44 inches, and to add an additional exit door at the base of the stair leading to the alley at the rear of the building. The door is to have a minimum width of 32 inches. Additionally, you agreed to widen the exit from store #44 to seven feet, from store #9 to six feet, and from store #10 to seven feet.

Section 4-805(1)

The maximum length of travel in a retail store cannot exceed 100 feet. The lengt: of travel in the first floor, which would have been approximately 130 feet, will be shortened to a distance conforming with the cited Code reference by the installation of the door at the rear of the store described in the paragraph under Section 4-802(2) above.

Sections 4-402(1) and 4-808(1 and 2)

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The exit stairway from the basement requires a one hour fire rated stair enclosure, and must lead directly out of the building. The plan indicates that no door is to be installed in the doorway and the stair will not lead directly out of the building.

The Board recommended that the stair be allowed to terminate within the street floor. However, a one hour fire rated enclosure around the stair must be provided, and the opening must be protected by a solid core wood door 1-3/4 inches thick with a closer.

Section 4-921(1)

The boiler room enclosure has a fire resistance rating of one hour, as required. However, the boiler room door as shown on the plan does not have any rating.

You agreed to install a one hour "B" Label fire door with a closer.

At the meeting, you withdrew your request for variances from Sections 4-809(1) and 4-816(2), agreeing to install continuous handrails on both sides of all stairs in the building, and to reverse the swing of the exit doors and to install the new exit door at the rear of the building so as to swing outward in the direction of egress, so that these items will conform to the requirements of the cited Code references.

I have today approved the Board's recommendations.

Copies of this Building Code Variance have been sent to all pertinent agencies as evidence of the fact that this Department will approve the occupancy of the building at this address as a mini-mall, where the building fails to fulfill Building Code requirements in the areas described above, under the conditions set forth in the preceding paragraphs.

Very truly yours,

DOMINIC SABATINI
Commissioner

DS:WFP:slb

bc: Deputy Comm. R. Tate

- R. Gatzmer
- J. Carlton, P. Cremins, G. Moccio, A. Zondek, R. Acey
- E. Dawson,

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DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

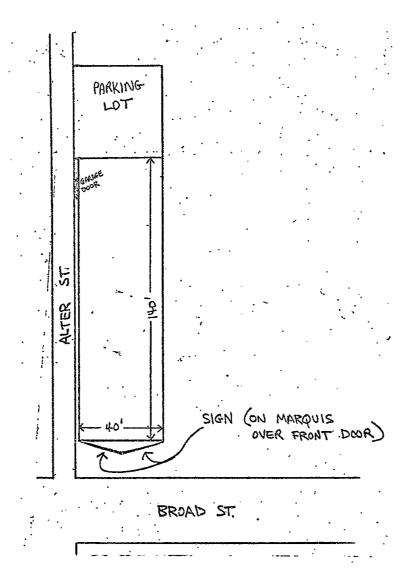
"I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I further certify that I am authorized by the owner to make the foregoing application, and that, before I accept any permit for which this application is made, the owner shall be made aware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

(Applicant Sign Here)

| C APPLICATION FOR ZONING PER AND/OR USE REGISTRATION PER | law or regulation. The issuance o | ermil are in addition to all others required by files permit does not imply that a building ued if the specifications do not conform with |
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| CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIO | the Building Code, Plumbing Code | Housing Code, Fire Code and all other pert- |
| Application is hereby made for the peri Philadelphia Zoning Ordinance before co | mmencing the use or the work | APPLICATION NO 705 |
| described herein, and as shown on acc | | DISTRICT DESIGNATION OF |
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| APPET CAPLYWOOD DEVELOPMENT CORP. | ADDRESS 1123 S. BROAD ST. A | HILA, PA. PHONE 839-1251 |
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PLANS TO BE DRAWN IN INK. SHOW:

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C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS NOTE: The requirements for this permit are in addition to all others required by law or regulation. The issuance of this permit does not imply that a building permit or other permits will be issued if the specifications do not conform with the Building Gode, Plumbing Gode, Housing Gode, Pire Gode and all other perfinent laws or regulations.

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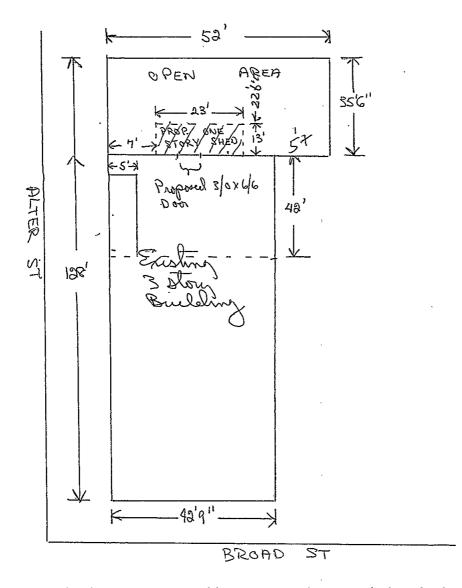
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PLANS TO BE DRAWN IN INK. SHOW:

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

NOTE: The requirements for this permit are in addition to all others required by APPLICATION FOR ZONING PERMIT law or regulation. The issuance of this permit does not imply that a building AND/OR USE REGISTRATION PERMIT permit or other permits will be issued if the specifications do not conform with CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations. APPLICATION NO. Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use or, the work DISTRICT DESIGNATION described herein, and as shown on accompanying plan. LOCATION OF .PROPERTY (Street and House Number) ZONING MAP NO. F. A. VOL. PL; WARD _side of Street situated on ... PREVIOUS APPLICATION _ inches.__ _ from`<u></u> at the distance of ... CALENDAR NO. _Street ___ ZONING REFUSED _ inches. inches. Depth Front. _ feet ___ NEFUSED DEC - 3 1971 If lot is irregular in shape, give deed description below: APPEAL RECEIVED DEPT OF LICENSES CERT. GRANTED AND INSPECTIONS CERY. APP. REFUSED NOV-1-2-1971 REF. TO CERT. REF. GRANTED PERMIT ISSUANCE CERT. REFUSED EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION THIS SPACE FOR OFFICIAL STAMP (Do not write in this space) UNICADINU OUA 32A90T2 MM UDITIOOA ATTAC HED PXBTING Ruizonvia SHED ONE Y-SOT > STORIES AND HEIGHTS FROM GROUND TO ROOF PROPOSED ADDITION EXISTING . BUILDING ALTERATION OR NEW BUILDING HEIGHT REAR PRONT FRONT SIDE In Feet 14 f In Stories TABULATION 0F USES PRESENT USE LAST PREVIOUS USE DATE LAST USED FLOOR NO. leno a. Offices POOL 2 PING Poil-PROPOSED USE OF ADDITION OR NEW BUILDING PROPOSED USE OF PRESENT BUILDING FLOOR NO Dleus DOUG & 2000 CARPETING

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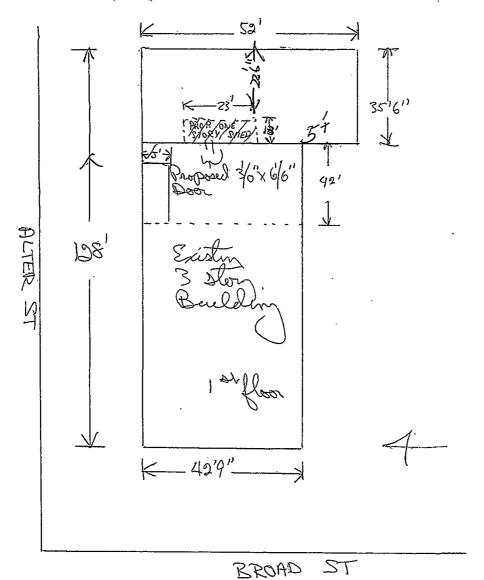
Additional use information, if required

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PLANS TO BE DRAWN IN INK. SHOW:

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

NOTICE OF REFUSAL OF PERMIT

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

LICATION DATE 31020-X 11-30-71

3B

LOCATION

1123 S. Broad Street (SEC Alter St.) in in a C-2 Commercial Dict.

APPLICANT

Plywood Davolopmont Corp

1123 S. Drond St.

Vฮฉ 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:

12-3-71

PHILADELPHIA

CODE REFERENCE

REASONS FOR REFUSAL

The application is for the rotall sales of passing, pool and ping peng tables and carpeting proposing 2063 sq. fost of acc storage area 36.35 and whereas the acc storage area may not exceed 1435 sq. ft. 25%. Uda:

Remarks: 1 Uno Refusal

See app 28726-E Cal 71-0876 Board of Adjustment refused the erection of an addition to the rotail seles of paneling 9-27-71.

THIS USE ACC BEORAGE EXCREDING 25% OF THE SALES AREA IS EXISTED ON THE PREMISES IN VIOLATION OF THE ZONIEG CODE.

Signed

APPEALS:

An appeal from a ZONING SECTION refusal may be made to the Zoning Board of Adjustment within ten (10) days on forms furnished by the Board of Adjustment.

An appeal from a BUILDING CODE refusal may be made to the Department of Licenses and Inspections, Attention: Chief of Construction Section. A hearing will be scheduled with the Board of Building Standards.

An appeal from a FIRE CODE refusal may be made to the Board of Safety and Fire Prevention, 1328 Race Street; Attention: Deputy Commissioner, Fire Prevention.

An appeal from a HIGHWAY SIGN or HOUSING REFUSAL may be made to the Board of Licenses and Inspections Review, City Hall Annex. A public hearing will be scheduled.

ALL COSTS, IF ANY, IN CONNECTION WITH ADVERTISING HEARINGS ARE TO BE BORNE BY THE APPLICANT

81-1 (Rev. 11/64)

| 7 | TUES | DAY | _ | - | |
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1020 K APPLICATION DATE APPLICATION NO. -11-30-71---31020-K--PHICADELPHIA NOTICE OF REFUSAL DEPT. OF LICENSES' & INSPECTIONS DATE OF REFUSAL OF PERMIT -----SECOND. FLOOR, CITY HALL ANNEX 1123 S. Broad Street (SEC Alter St.) is in a C-2 Commercial Dist. ADDRESS 11123 S. Broad St. Plywood Development Corp THE APPLICATION FOR A. USE PERMIT FOR THE ABOYE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS: PHILADELPHIA. ----REASONS--FOR REFUSAL-----CODE REFERENCE Ude: The application is for the retail sales of paneling, pool and ping pong tables and carpeting proposing 2063 sq. feet of acc storage area 36.3% and whereas the acc storage area may not exceed 1435 sq. ft. 25%. Remarks: 1 Use Refusal See app 28726-K Cal 71-0876 Board of Adjustment refused the erection of an addition to the retail sales of paneling 9-27-71. the company of the second seco THIS USE ACC STORAGE EXCEEDING 25% OF THE SALES AREA IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE. The control of the co Tungan Signedy 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, _

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

Authorized by __ Issued by __

| _ | | |
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MPPLICATION FOR A STREET ADVERTISING DEVICE

(Building Permit must be obtained for all advertising devices

DEPARTMENT OF LICENSES AND INSPECTIONS
STREETS AND SIGNS SECTION
2ND FLOOR, CITY HALL ANNEX, PHILADELPHIA 7, PA.

| cntirely within building line | (s) | | | . u |
|--|---------------------------------------|-----------------------|---|---|
| Application is hereby made for a | | | | evico aside- |
| scribed in this application and as show | | | | |
| 1123-25 S. B. | rond. | 5+ | | |
| General Outdoor Ac | | Fron + 4 | Eric Av | e |
| CONTRACTOR | , ,, | ADDRESS | | |
| WHER OF SIGN Kroungold | | ADDRESS 1/23-25 | So. Brond | 1 8 + 1 +17 |
| 9:3 | COMPLETE INFORM | ATION ON EACH ITEM | , i with | |
| TEMPORARY DURABLE | 4 | INCANDESCENT | FRONTAGE OF BUILDING | |
| NEW EXISTING | NUMBER OF CUTLETS | | HEIGHT OF BUILDING | |
| FLAT PROJECTING | WATTS PER LAMP | | FURNITURE | Store |
| 1,100 lbs. 444 sq. ft. | TOTAL WATTAGE | , , , , , | PURPOSE OF SIGN ACCESSOR TYPE OF WALL CONSTRUCT | 1 15142 |
| TOP 24' BOTTOM /2' | MAKE OF FLASHER | , , , , , , | Brick | TION |
| RIGID SWINGING | NUMBER OF TRANSFO | RMERS | | 1 7 4 1 7 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 |
| PROJECTION .: 6" | VOLTAGE OF TRANSF | ORMERS | | |
| width of Footway 77. | SERVICE WIRES TO SI | BXL. | ANNUAL 30 | DAY PERMIT |
| All of the provisions of the Code of (all rules and regulations now in effec | General Ordinances | of the City of Philad | lelphia, approved Janua | ry 2, 1956, and |
| fied herein or not. | | General | | P. S. Co. |
| | Per | | Actionus of Applical 1-20 | mei . |
| DO NOT | WRITE IN SECTION | N BELOW - FOR OFFIC | CE USE | 1,46,440 P 4,1 |
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| Secretary, Art Commission | DATE | oning Section | Building Inc | spector, |
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STATE AUG 2 I 1969

September 16, 1971

Plywood Development Corporation 1123 South Broad Street Phlla. Penna. 19117

Iocation: 1123 South Broad Street

Application No. = 28726-K

Dear Sire

We have reviewed your application for a Zoning permit for proposed work at the above location.

Hr. Arthur S. Coldman, Zoning Examiner, requests that you contact him at 19 6-203 for an appointment to discuss your application, also please submit a deed of the property.

Sinceraly yours,

Frank P. Antico, Assistant Zoning Administrator

ETHADILIGHS FOR ALL SIGH, APPLICANTS

DEPARTMENT ОF LICENSES: & 'IŅSPECTIOŊS ZONIŊĠ SECTION МUNICIPAL SERVICES BUILDIŊĠ - CONCOURSE LĘVĒL PHILADELPHIA, PENNSYLVĀŅIA 19107

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υεςεεεαιλ:

- 1) Indicate whether the sign is double or single face
- 2) Indicate the size of the sign
- 3) Indicate it electric (neon or fluorescent)
- 4) Indicate how far the sign projects over the footway
- 2) Indicate clearance from the sidewalk to the bottom of the sign
- 6) Show location of sign on plot plan

After completing a "C" Application for Zoning and/or Use Registration to the Municipal Services Building, Zoning Section, Concourse Level where

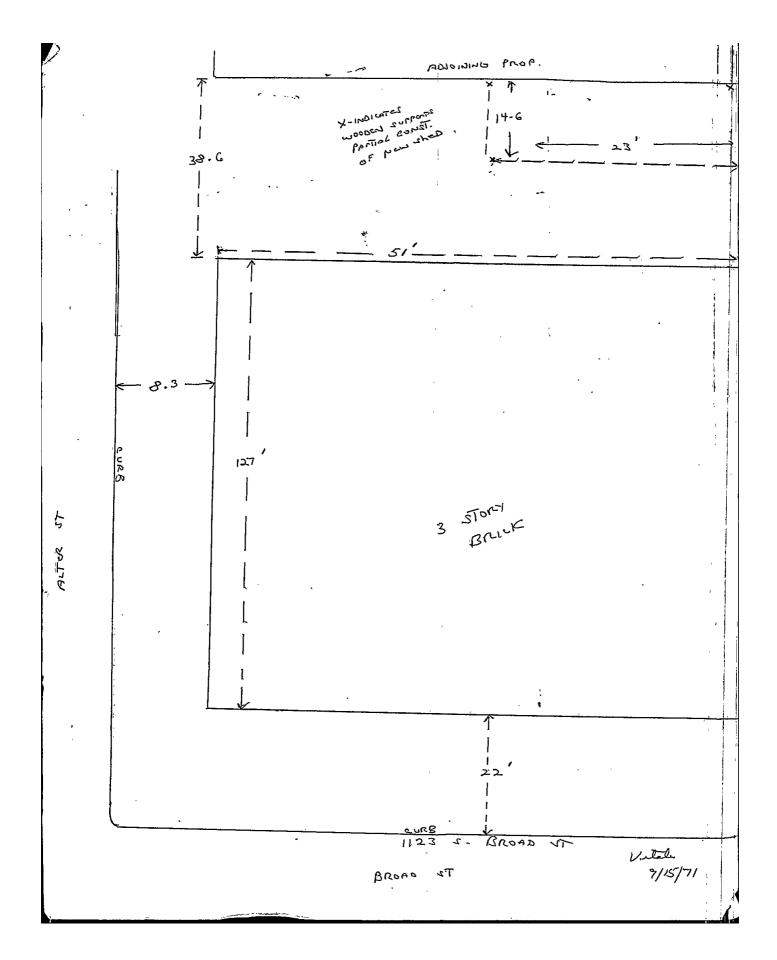
it will be processed.

DÓ NOT MAIL IN THIS APPLICATION.

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| REQUEST FOR FLEED INSPECTION | CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS PERMIT ISSUANCE SECTION — BUILDING DIVISION |
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81-348C (Rev. 8/67) <u>.</u> Ξ 8 ω-**≅** 7, . ຜ່ 12 7 , **5** ਰ | ø I certify that the above statements are true and correct. DAILY INSPECTION ACTIVITY
(Prepare in Duplicate) Inspector's Signature LOCATION **,*** • - 0 4- 70 REPORT TIME ACTIVITY CODE TOTALS ACTIVITY CODE NO. DISTRICT OR ۴ INSPECTOR COMMENTS TOTAL Checked by NO. OF START MILEAGE INSPECTOR'S I BM NO. , x----TOTALS STOP FARES Date : DATE TRANS-FERS TELE.



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| REQUEST FOR FIELD INSPECTION | DEPARTMENT OF LICENSES & INSPECTIONS PERMIT ISSUANCE SECTION - BUILDING DIVISION |
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DEPÁRTMENT ÓF LICENSES & THIS PÉCTIONS PUBLIC SERVICE CONCOURSE - MUNICIPAL SERVICES BUILDING PHILADELPHIA, PA. 19107

4-4-73

NOTICE OF VIOLATION

BUILDING DIVISION

Emises in Violation 1125 S. Broad Street

Zoning Division Viol. #223-73 R.I. 4-25-73

RESPONSIBLE PARTY

1123 Investment Co. 223 Brydon Road Wynnewood, Penna. 19096 If you are not the responsible party, return this notice to this office with the name and address of the party responsible.

An inspection of the above premises revealed conditions which are in violation of the Zoning Code, Title 14 of the Philadelphia Code of General Ordinances.

FAILURE TO CORRECT THESE VIOLATIONS WITHIN 15 DAYS OF THIS NOTICE WILL RE-SULT IN PROSECUTION.

For additional information call MU 6-2585

| | Cease maintaining parking of autos without obtaining a Use Regis tration Permit as required by the Philadelphia Zoning Code. |
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DEPARTMENT OF LICENSES & INSPECTIONS

PUBLIC SERVICE CONCOURSE - MUNICIPAL SERVICES BUILDING

PHILADELPHIA, PA. 19107

DATE 4-4-73

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NOTICE OF VIOLATION

BUILDING DIVISION

PREMISES IN VIOLATION 1125 S. Broad Street

Zoning Division Viol. #223-73 A R.I. 4-25-73

RESPONSIBLE PARTY

1123 Investment Co. 1123 S. Broad Street Phila., Penna. 19147 If you are not the responsible party, return this potice to this office with the name and address of the party responsible.

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An inspection of the above premises revealed conditions which are in violation of the Zoning Code, Title 14 of the Philadelphia Code of General Ordinances.

FAILURE TO CORRECT, THESE VIOLATIONS WITHIN 15 DAYS OF THIS NOTICE WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585

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

DATE 7-23-75

NOTICE OF VIOLATION

ZONTING XXXXXX DIVISION V101. #1527-75 R. I. 8-23-75

PREMISES IN VIOLATION 1123 S. Broad St.

RESPONSIBLE PARTY

Panarama Corp. 1123 S. Broad St. Philadelphia; Pa. 19147

If you are not the responsible party, return this notice to this office with the name and address of the party responsible.

Fold

An inspection of the above premises revealed conditions which are in violation of the Zoning, Code, Title 14 of the Philadelphia Code of General Ordinances.

FAILURE TO CORRECT THESE VIOLATIONS WITHIN 154 154 OF THIS NOTICE WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585.

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

DATE 7-23-75

NOTICE OF VIOLATION

ZONING DIVISION
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Viol. #1527-75-X
R 1 8-23-75

PREMISES IN VIOLATION 1123: S. Broad St.

RESPONSIBLE PARTY

1123 Investment Co. Inc. 1123 S. Broad St. Philadelphia, Pa. 19147 If you are not the responsible party, returnathis notice to this office with the name and address of the party responsible.

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CODE

An inspection of the above premises revealed conditions which are in violation of the Zoning Code, Title 14 of the Philadelphia Code of General Ordinances.

FAILURE TO CORRECT THESE VIOLATIONS WITHIN 15 DAYS OF THIS NOTICE WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585.

Coase maintaining sales of bldg. materials without a Vse Registration Permit as required by the Philadelphia Zoning Code.

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

DATE 5-3-73

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NOTICE OF VIOLATION

BUILDING DIVISION

PREMISÉS IN VIOLATION 1123-25 S. Broad St.

Zoning Division Viol. //324-73 R.I. 5-24-73

RESPONSIBLE PARTY

Plysmood Devolopment Corp. 1123-25 S. Broad St. Philip., Penna. 19117 If you are not the responsible party, return this notice to this office with the name and address of the party responsible.

Fold _ _ _

An inspection of the above premises revealed conditions which are in violation of the Zoning Code, Title 14 of the Philadelphia Code of General Ordinances.

FAILURE TO CORRECT THESE VIOLATIONS WITHIN: 15: DAYS OF THIS NOTICE WILLERE-SULT: IN PROSECUTION.

For additional information call MU 6-2585

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| , | 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 buildin permit or other permits will be issued if the specifications do not conform wit the Building Code, Plumbing Code, Housing Code, Fire Code and all other pertinent laws or regulations. |
| A P | pplication is hereby made for the permit of | repermits required by the APPLICATION NO. |

| Philadela | ohia Zonina | Ordinance | before con | mmencing th | ne use or t | ne work: | DISTRICT DESIGN | ATION |
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81-16 A (Rev. 12/63)

PLANS TO BE DRAWN IN INK. SHOW:

- 1. All lot lines and dimensions.
- 2. All streets and alleys bounding property.
- 3. Curb lines and their distances from lot lines.
- 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.

 Then floors

"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)

APPLICANTI Do not use this sheet

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| | CITY OF PHILADELPHIA | APPLICATION DATE | APPLICATION NO. |
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| NOTICE OF REFUSAL OF PERMIT | DEPT. OF LICENSES & INSPECTIO | NS DATE OF REFUSAL | <u></u> |
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APPLICANTI Do not use this sheet

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| Lot area | Acquoi remaries | | , iteq: when oses . | | ora parioposedy |
| Occupied area | | | | | |
| Area rear yard | | 75 | | | |
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| Total open area | | | | | |
| Set-back front | | | | | |
| Set-back side | | E to 2-1-25 2. | ļ | 1 1 1 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | -dist C3C-si + to do do? |
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| Side yard, minimum width | A 45741 A 44 A 44 A 44 A 44 A 44 A 44 A 44 A | la del del del de | TO THE RESERVE | THE THE PARTY OF T | • # W 1 # 1 Wa. |
| " aggregate width | | | | | |
| Open court - width | | | | 2027 | 25 FEB. 272 1 (1975) |
| Court between wings - width | | <u> </u> | | | 7.3.4 |
| Inner court - least dimension | รากจ้าง ควาวขาวน | VV1121 181 | and a series of | | <u> </u> |
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| Height - front | 1 1 | | | - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 | * |
| - Side | | | | | |
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| " garage | <u> </u> | g . f | | | |
| Garage - inner dimensions IS USE PERMITTED IN THIS DI | <u></u> | HAY PROVISI | | | |
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APPLICATION DATE 8/13/74 APPLICATION NO. 32705 CITY OF PHILADELPHIA NOTICE OF REFUSAL DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX DATE OF REFUSAL OF PERMIT 8/16/74 3B-3 1123 S. Broad St. (SEC Alter St.) is in a C-2 Commercial District 1123 S. Broad St. Plywood Development Corp. THE APPLICATION FOR A USE PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS: **PHILADELPHIA** CODE REFERENCE REASONS FOR REFUSAL See sec. 14-303 sub. paragraph 3W USE: The application is for ret, sale of bldg. material with acc. stge. exceeding 25% of the gross fl. area, whereas this is not permitted in the makex district. REMARKS: ONE USE REFUSAL See application 28726-K Cal. 71-0876 Board of Adjustment zefused erection of stge. shed as part of a ret. panel store 10/12/71. THIS USE IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE. 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 , garage, size and location, equipment and capacity as shown in the application, to include accessory, _ use of new construction for Authorized by and subject to the conditions of Board of Adjustment Certificate,

Authorized by_

Issued by _

NOTICE OF REFUSAL OF PERMIT

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

| | 7.0 | |
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| APPLICATION DATE | APPLICATION | NO. |
| B/TO/The | 12705 | |
| DATE OF REFUSAL, " | | 1 8 . |
| BASAL | 37.29 | |

LOCATION

(and alter nt.) in in a C-2 demeroial District

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 sec. 11-303 sub. paregraph 37 USS: The application is for rote sale of bldg. material with sec. stee. exceeding 25% of the gross cl. area; thereas this is not permitted in the skirk district.

REMARKS ONE USH DEPUSAL

Soo application 28726-7 Cal. 71-0376 Board of Adjustment polused erection of stgo. shed an part of a rot. panel store 10/12/71.

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| Signed | ٠, | , س | | - | | | | 9 | , | ur. | | 1.8,87 | - |
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APPEALS:

An appeal from a ZONING SECTION refusal may be made to the Zoning Board of Adjustment within ten (10) days on forms; furnished by the Board of Adjustment.

An appeal from a BUILDING CODE refusal may be made to the Department of Licenses and Inspections, Attention: Chief of Construction Section. A hearing will be scheduled with the Board of Building Standards.

An appeal from a FIRE CODE refusal may be made to the Board of Safety and Fire Prevention, 1328 Race Street; Attention: Deputy Commissioner, Fire Prevention.

An appeal from a HIGHWAY SIGN, or HOUSING REFUSAL may be made to the Board of Licenses and Inspections Review, City Hall Annex. A public hearing will be scheduled.

ALL COSTS; IF ANY, IN CONNECTION WITH ADVERTISING HEARINGS ARE TO BE BORNE BY THE APPLICANT

81-1 (Rev. 11/64)

C APPLICATION FOR ZONING 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.

| Philadelp | ohia Zoning | by made for Ordinance and as show | before con | nmencing th | ie use or t | by the he work | APPLICATION N | 15177 |
|---|--------------|---|--------------|--|-----------------|-------------------|--------------------------|--|
| LOCATION O | | | | | | | | |
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| situated on at the distanc | o of | feet | inc | hes from | <i></i> | side | PREVIOUS APPL | |
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| If lot is irr | egular in : | shape, give | deed des | cription bel | ow: | | USE REFUSEO APPEAL | |
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| CONTRACTOR | | - · · · · · · · · · · · · · · · · · · · | | ADDRESS | | | | PHONE |
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PLANS TO BE DRAWN IN INK. SHOW:

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

(Applicant Sign Here)

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

APPLICANTI Do not use this sheet

| ľ | | | • | EXAMIN | IER'S REPORT | | | | |
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| DISTRICT | | * | ^ | TYPE OF | PROPERTY Orner Attach | ned Semi- | Detached |] Detached | |
| DWELLING No | | FAMILIES. | HOW MANY | STORIES | USE APPLIED FOR | ACCESSO | RY TO WHAT | USE | |
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| Lot area | ` | 7 | ¥- | | | | · · · · · · · · · · · · · · · · · · | . 12. | |
| Occupied area Area rear yard | | | · · · | · · · · · · · · · · · · · · · · · · · | | | | `- - | 5 |
| " inner court | | | . 3 | | | | | (2.3) E | |
| Total open area | • | 1. | 3.7 | | | | | | |
| Set-back front | • | | <u> </u> | | | <u> </u> | 2 10 2 4 | | |
| Set-back side | · · · · · · · · · · · · · · · · · · · | | ·········· | | | · | | | |
| Rear yard - depth | | | | | | | | | |
| Side yard, minimum | width | | | | | - | 1 | | |
| " aggregate | width | | ; | · · | | | 3 | | |
| Open court - width | | 1. | | | | · · · | 4 1 17 4 4 | | |
| Court between wings | | | · / | | | | | | |
| Inner court - least' di | | | | | | _, | | | |
| Height - front | ı | | | | | | | | |
| " - side | | | | ' | | | , h | | |
| • rear | | - | • ; | | | | 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | |
| - garage | | | | - | | | | | |
| Garage - Inner dimen | sions | | | 1 0 1 k | | | 10 . 1 | | |
| IF USE IS NOT PER | | PERMIT | ICT, UNDE | R-WHAT PR | OVISION IS IT PERMIT | | | | |
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| NOTICE OF REFUSAL OF PERMIT | CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX | APPLICATION DATE APPLICATION NO. DATE OF REFUSAL |
| LOCATION | | |
| APPLICANT | ADDRESS | |
| BECAUSE THE PROVISIONS OF THE P PHILADELPHIA | PERMIT FOR | OR THE ABOVE LOCATION HAS BEEN REFUSED ED WITH IN THE FOLLOWING PARTICULARS: |
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| | | · . |
| | Signed | Plan Examiner |
| | Signed | |
| INSTRI | UCTIONS FOR ISSUANCE OF PERMI | Section Supervisor T OD PEDMITS |
| ZONING For partial demolition of Existing E single family dwelling with access Authorized by and subject to the control of th | Building and erection of Addition, structure, sory | garage, accessory to aion, as shown in the application. |
| use_of_new_construction_for | anditions of Board of Adjustment Certificate | |
| Issued by | Authorized b | by |

| (9 | 60 LSW S-BROA | ST NOT | 2 -69 | 1, MAN | R It 9/1 | 3/71 | |
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| C APP | LICATION FOR ZONING PERM OR USE REGISTRATION PERM CITY OF PHILADELPHIA ARTMENT OF LICENSES & INSPECTION | IT NOTE: T | be requirement gulation. The other permits | nts for this pe e issuance of will be issu umbing Code, | this permit does led if the specifica | n to all others required in the state of the | uilding m with |
| l Philadel | ion is hereby made for the perm phia Zoning Ordinance before con d herein, and as shown on acco | imencing the | e use'or∞,th | by the e work | APPLICATION HO | ZG C | |
| | OF PROPERTY (Street and House Num | | | | | Zloni. | |
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| If lot is ir | regular in shape, give deed desc | ription belo | w: | | USE REFUSED | -27-7 | 7 |
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| APPLICANT | | ADDRESS | | <u> </u> | | PHONE | |
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| 81-16 (Rev. | 12/63) | | • | | • | | |

DRAW PLANS ON SPACE BELOW 28126 K

PLANS TO BE DRAWN IN INK. SHOW:

1. All lot lines and dimensions.

2. All streets and alleys bounding property.

3. Curb lines and their distances from lot lines.

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

Distances from building to lot lines and to other buildings on same lot.

Draw elevations and additional plans when required.

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

| | | | <u> </u> | |
|--|--|--|---|-----------|
| NOTICE OF | DECISION | ZONING I | Y OF PHILADELPHIA BOARD OF ADJUSTMENT INICIPAL SERVICES BUILDING HIA, PENNSYLVANIA 19107 | |
| B726-K | VA-1115 & 1116 | 10/12/71 | AP-1177 & 1178 | |
| PLICANT Plywood Developmen | Solve School Sch | ADDRESS 1123 S. Broad | Street | |
| ^{NER} Plywood Devolopmon | | 1123 S. Brond | Stroot, Phila., 19147 | , |
| товняч Jerome Gamburg, En | G ia | 1420 Walnut S | t. Phila. 19102 | |
| CATION OF PROPERTY " | treet (S.B.C. Alter | - 10 1 2 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | | 719 |
| | djustment, having held a p | | above numbered appeal, after | |
| GRANT A | YARIANCE | ☐ GŖANT | A CERTIFICATE | ; |
| REFUSE | VARIANCE | REFUS | E À CERTIFICATE | |
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| All variances or certific | atés granted heréin are su | bject to the following | conditions: | |
| • | | | 882 2 8 | |
| | tained from the Department I Services Building, within | | pections, Public Service m the date of this decision: | |
| | | | | , |
| 2. All-construction mus | t be in accordance with pl | ans approved by the 2 | Zoning Board of Adjustment. | , , |
| 3. A new application a foregoing conditions | | II be required for fail | ure to comply with all of the | |
| 4. Further conditions: | • | | · | : |
| 4. It diffici conditions. | | RECEIVED | , , | |
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| \ \ | | | Service authors business and and III SECTION. | |
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| PERMIT AND ISTRATION | | • | , | tion h |
| psen | e 41 11 | By order of the B | DARD, OF ADJUSTMENT | - |
| | | Thomas 2 | Miller | |
| | | Mhomos H. 114 | ller. Soor | _ |
| als from th | is decision are to be taken to th | Thomas H. Mi e Court of Common Pleas | | |
| | te of this decision. | • | No. | |

NOTICE OF REFUSAL
OF PERMIT

CITY OF PHILADELPHÍA

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

| 9/27/71 | 28726 | |
|---------------|-------|--|
| ^TE9/27/71*^C | 313 | |

OCATION

1123 S. Broad St. (SEC Alter St.) is in a C-2 Commercial District

APPLICANT

Plywood Development Corp.

1123 S. Broadk St.

THE APPLICATION FOR A ZONING & USB 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

ZONNIG: The application is for the erection of a laty, stge, shed for panels (compencional) as part of a retail panel store (size and location to be as shown in the application).

REQUIRED

PROPOSED

Rear yard min. depth proposed stge. shed

16 ft. 3 in.

0 ft. 0 in.

USE: The application is for the erection of a storage shed for storage of panels in the rear yard of a structure used for retail sales of panels with acc. storage creating 2 main uses on 1 lot with each structure not having their own individual lot lines open area, rear yards etc. & whereas this condition is not permitted in the C-2 Complishing.

REM RKS: ONE ZOLING REFUSAL

ONE USE REFUSAL

Signed

Plan Examiner

Signed

Section Supervisor

APPEALS:

An appeal from a ZONING SECTION refusal may be made to the Zoning Board of Adjustment within ten (10) days on forms furnished by the Board of Adjustment.

An appeal from a BUILDING CODE refusal may be made to the Department of Licenses and Inspections. Attention: Chief of Construction Section. A hearing will be scheduled with the Board of Building Standards.

An appeal from a FIRE CODE refusal may be made to the Board of Safety and Fire Prevention, 1328 Race Street, Attention: Deputy Commissioner, Fire Prevention.

An appeal from a HIGHWAY SIGN or HOUSING REFUSAL may be made to the Board of Licenses and Inspections Review City Hall Annex. A public hearing will be scheduled.

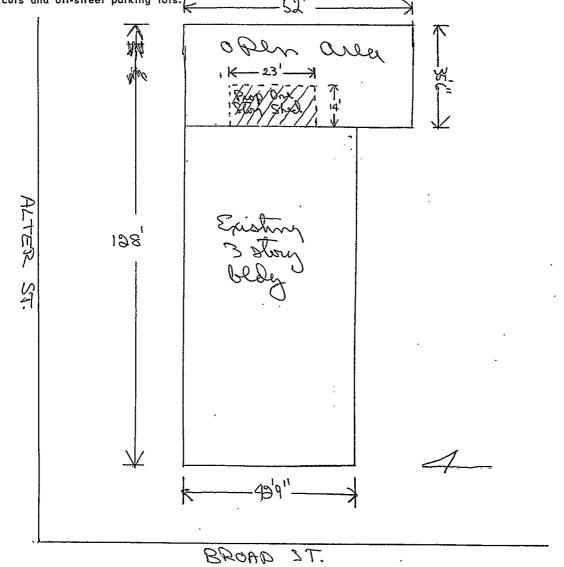
ALL COSTS, IF ANY, IN CONNECTION WITH ADVERTISING HEARINGS ARE TO BE BORNE BY THE APPLICANT

81-1 (Rev.11/64):

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| C APPLICATION FOR ZONING PERMIT NOTE: The regulation, The issuance | permit are in addition to all others required by of this permit does not imply that a building sued if the specifications do not conform with |
| CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS inent laws or regulations. | le, Housing Gode, Fire Code and all other pert- |
| Application is hereby made for the permit or permits required by the Philadelphia Zoning Ordinance before commencing the use of the work | APPLICATION NO. 30132 |
| described herein, and as shown on accompanying plan. | DISTRICT DESIGNATION |
| LOCATION OF PROPERTY (Street and House Number) | ZONING MAP NO. SUB. |
| 1123 S RROAD ST | F. A. VOUL PL. WARD |
| situated onside ofSfree | ROPPLICATION |
| at the distance offeetInchesfromX sign | • |
| ofStreet | CALENDAR NO. |
| Front feet inches. Depth feet inches | V A |
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| PERMIT ISSUANCE | REF. CERT. |
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| 243 vocal | |
| Additional use information, if required Foregration and the | less than 25 To of gross floor |
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| ARCHIDECT WOOLF MILL THE ADDRESS | HO 3 1600 |
| CONTRACTOR ADDRESS | PHONE |
| APPRICANT C C ADDRESS | C PHONE |
| Therewood Development Corp 1933 & Broad | 1403 160G |
| 81-16 (Rev. 12/63) | , , , |

PLANS TO BE DRAWN IN INK. SHOW:

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



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

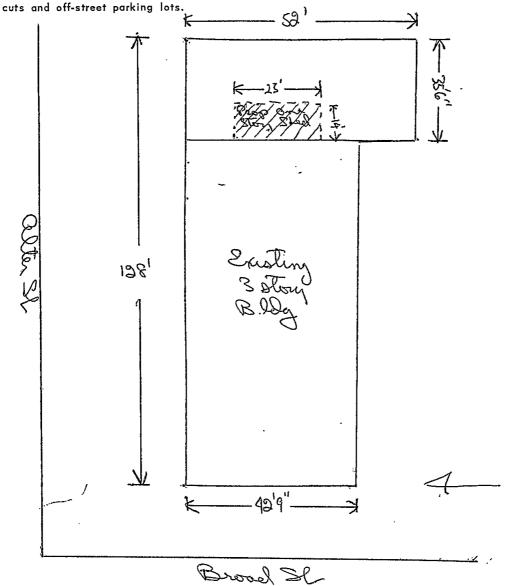
C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

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

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APPLICANTI Do not use this sheet 30/32K

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| NOTICE OF REFUSAL | CITY OF PHILADELPHIA | APPLICATION DATE | APPLICATION NO. |
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| | Signed | Plan Examiner Section Superviso: | |

Authorized by _____

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

Issued by ___

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

| Application is hereby made for the permit or permits required by the philodalphic Zoning printance before commencing the use or the work described herein, and as shown on accompanying plan. LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF PROPERTY (Street and Mosse Number) LOCATION OF Number (Street an | | | | | | | , | 1 | A ' A ' I ' |
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DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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

EXAMINER'S REPORT

| DISTRICT | | 1 | | PROPERTY | | The second | 10.4 | | |
|--|----------------|----------------|----------------|---------------------------------------|--------------|----------------|---|---------------|----------|
| | | <u> </u> | , — | orner Attac | | Semi-Det | | Deta | ned |
| WELLING HOW MANY | FAMILIES HO | Y MANY | STORIES | USE APPLIED FOR | · A | CCESSORY | TO WH | AT USE | |
| ☐ Yes ☐ No | <u> </u> | | | <u> </u> | | | , 1 ⁷ | | |
| AREAS AND DIMENSIONS | - Req. or Pe | rmitted | * % | Req. when used | Exist | ing | Propose | d . | - % |
| Lot area MCIT | es e | , 1 | | | 1 | ,] | | | |
| Occupied area | , | | : . | |] | | for the second | <u>', i</u> | |
| Area rear yard | | ٠, ت | | | | · | | | |
| " Inner court | | | * . | | | | | | * |
| Total open area | 101 | | 2 - 22 | | | | · | ٥ | |
| Set-back front | 1017. | 3K 1 | 1.0// | | , | | 200 | | |
| Set-back side | -/ | | | | 9 | ×2 | | 79 | , , |
| Rear yard depth | 7 . 15515 - 52 | | | | 0 3 | 3 3 | 1 4 | · // . | 3 1 |
| Side yard, minimum width | | | | | 1 | • | 1.78 | 7 | - 1 |
| " aggregate width | | | , | 15.5 | · | | | | |
| | | -7.9 | 7 .13 | | | | 4. | | |
| Open court - width | | | | 1 | | | - | | |
| Court between wings - width . | | * 1 | - 1 | · | 1 | · | } | ; | ē |
| Inner court - least dimension / | | }- | | , e • | 1 | | · · · · · · | | |
| Height - front | | l- | | · · · · · · · · · · · · · · · · · · · | + | - | · · · · | | , |
| side . | | · | , 4 e | | | | | S | |
| rear . | ·. " | | · · · · · | | 1.4 | | *, **, | 2.5 | |
| ") - garage | | | 1 . 1 | e valory o Wall | 1 ^ | | ملا مصاراً | <u> </u> | |
| Garage - inner dimensions | 141 | | 1. | | | 1 , | | | |
| S USE PERMITTED IN THIS DIST | TRICT, U | HDER WH | AT PROVIS | ION | | | | ** (1) + | |
| ☐ Yes ☐ No | | | * | | | | a y y | | |
| F USE IS NOT PERMITTED IN T | HIS DISTRIC | T, UNDER | WHAT PR | OVISION IS IT PERMI | TTED | 711 | 1.4.2.4 | | * 1 1 |
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| DATE OF EXAMINATION | | · ' | EXAMINER | (Signature) | , | | | | |
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28726-K CITY OF PHILADELPHIA NOTICE OF REFUSALE DEPT. OF LICENSES & INSPECTIONS 7E' OF REFUSA 9/27/71 OF PERMIT SECOND FLOOR, CITY HALL ANNEX 3B 1123 S. Broad St. (SEC Alter St.) is in a C-2 Commercial District Plywood Development Corp. Broads St. THE APPLICATION FOR A . ZONING & 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 The application is for the erection of a 1 sty. stge. shed for panels (comp. ZONING: enclosed) as part of a retail panel store (size and location to be as shown in the application). EROUTRED PROPOSED Rear yard min. depth proposed stge. shed 16 ft. 3 in. 0 ft. 0 in. The application is for the erection of a storage shed for storage of panels in the USE: rear yard of a structure used for retail sales of panels with acc. storage creating 2 main uses on 1 lot with each structure not having their own individual lot lines open area, rear yards etc. & whereas this condition is not permitted in the C-2 Domm. District. REM'RKS: ONE ZONING REFUSAL ONE USE REFUSAL 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 $_{ extst{-}}$ 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

Authorized by ____

use of new construction for

Issued by .

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

N.O.T.I.CE OF DEC.ISTON

APPLICATION NO.

APPLICATION NO.

APPLICATION NO.

CERTIFICATE NO.

APPLICATION NO.

APPLICANT

Anthony J. Cavuto

ATTORNEY

ADDRESS

ATTORNEY

ADDRESS

CITY OF PHILADELPHIA.

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

BOARD OF ADJ. APPEAL NO.

APPLICANT

ADDRESS

ADDRESS

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ADDRESS

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Cal. No. 860711

1525 S. Broad St. thru to Watts St.

Vito F. Canuso, Jr., Esq.

THIS IS NOT A PERMIT

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

GRANT A VARIANCE

GRANT A CERTIFICATE

REFUSE A VARIANCE

REFUSE A CERTIFICATE

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

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

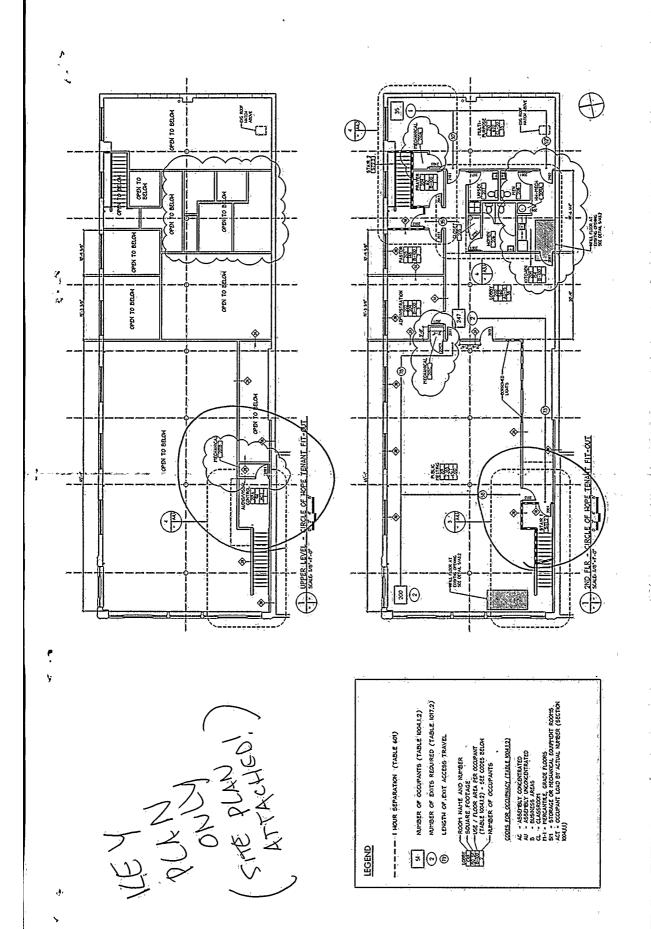
one use registration permit meh

By order of the BOARD OF ADJUSTMENT

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

81-200 (Rev. 7/82)

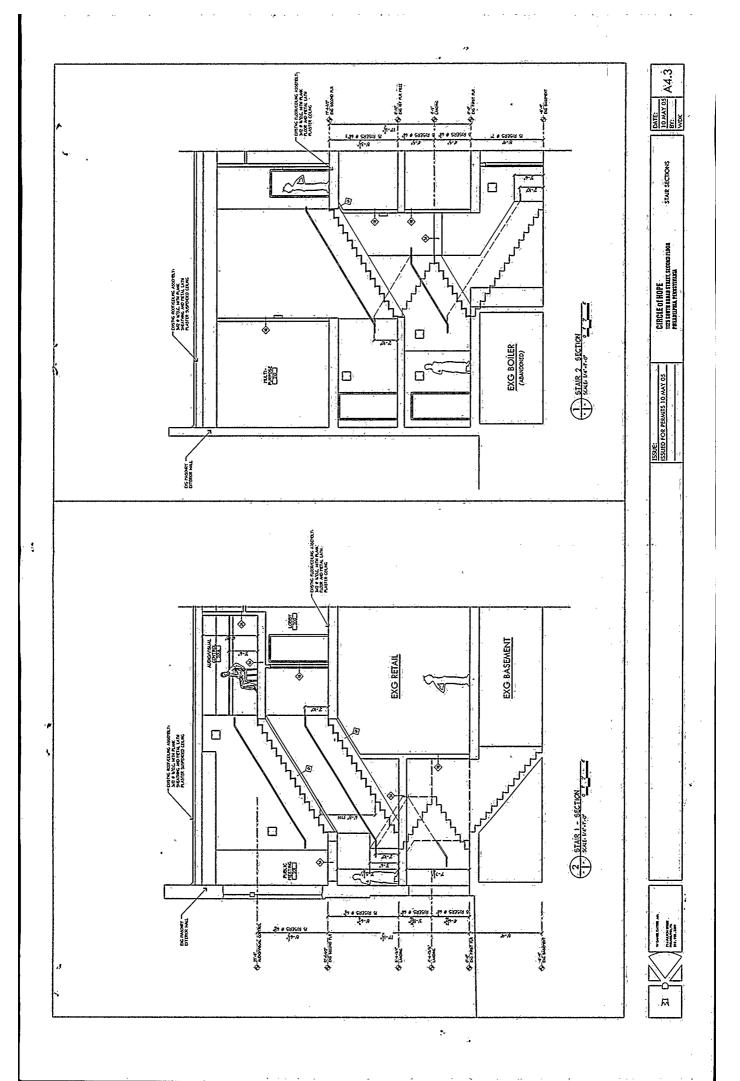
| A PETITION OF APPEAL | LOCATION OF S | ROAD ST. C | Only) |
|--|---|--|--|
| CITY OF PHILADELPHIA | 77 22 8004 | h Broad Street | |
| ZONING BOARD OF ADJUSTMENT | (SEE CE A | Iter Street) | |
| ROOM 410 MUNICIPAL SERVICES BUILDING | ADDRESS | The second secon | 71-0876 |
| PLYCOOD DEVELOPERAGENT CORP | 1183 | S RROHO ST | • · · · · · · · · · · · · · · · · · · · |
| ATTORNEY (II eny) | ADDRESS | | |
| Appellant PLYWOOD DEVELOPEMENT CO | ADDRESS | S BROAD | T |
| PERSON FILING THIS APPEAL EDWARD & RUMMEC | | | |
| F APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS IN | TEREST - | | e in the second |
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| APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF | ICENSES IN KIR | EFUSAL TO GRANTIN | G OF PERMIT FOR |
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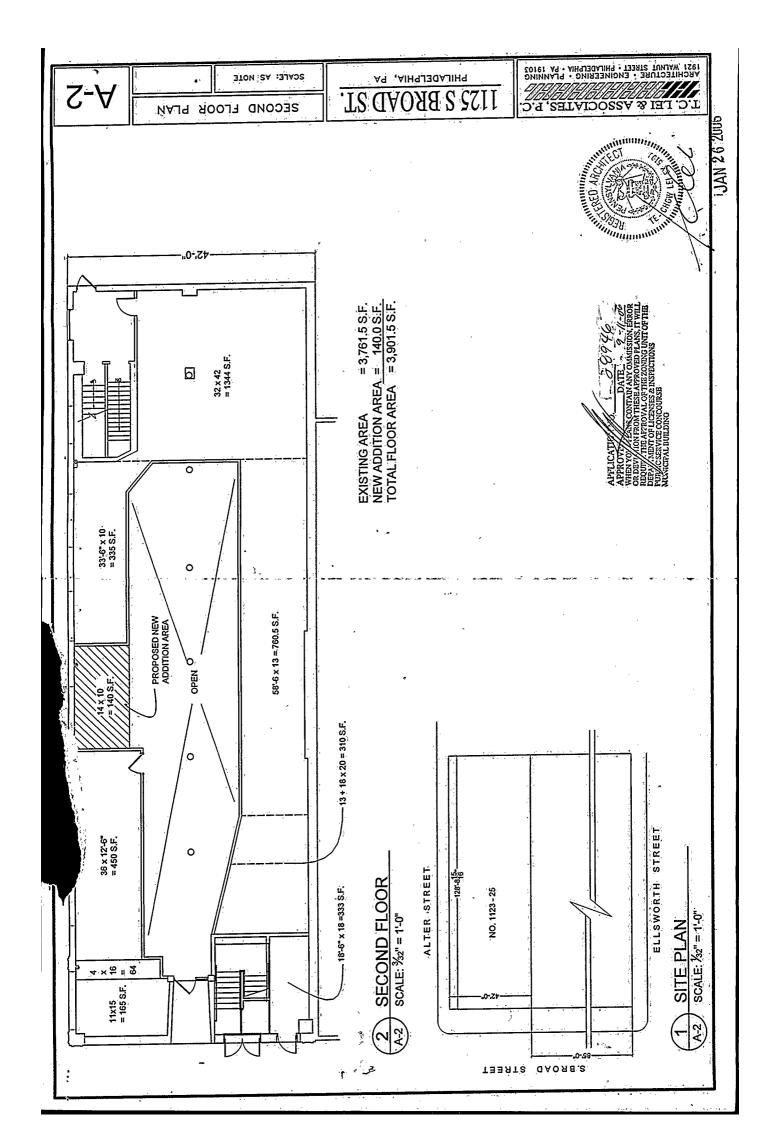


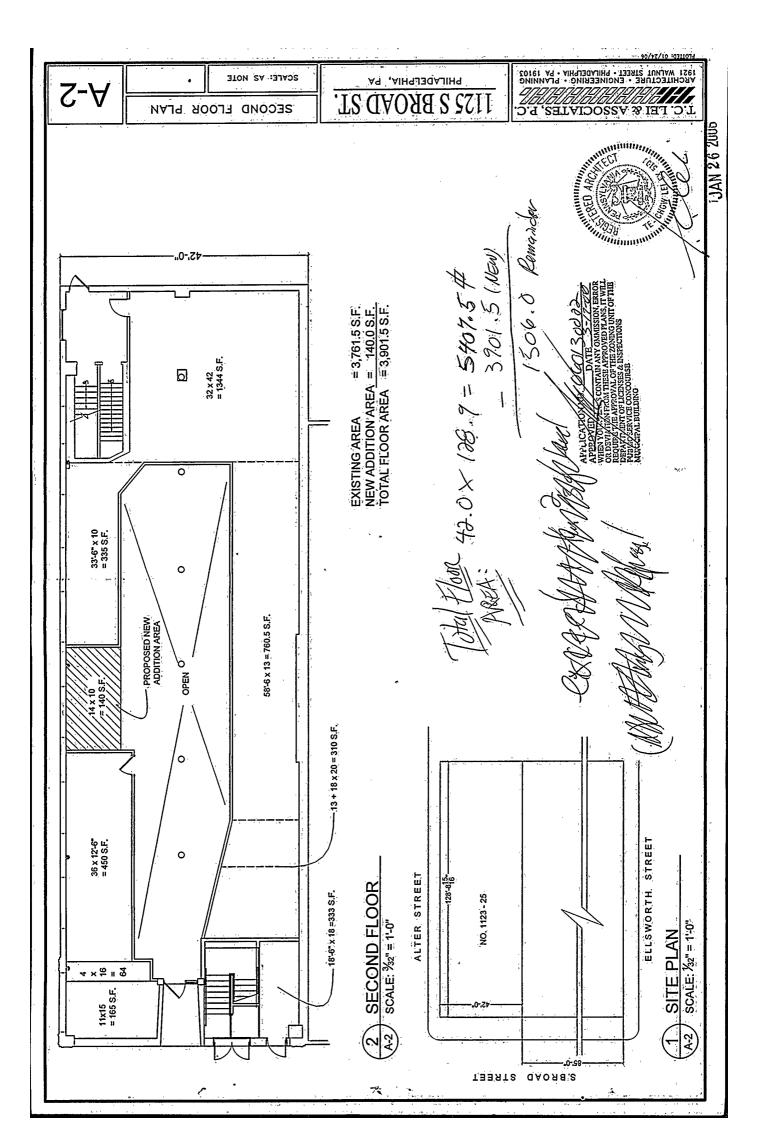
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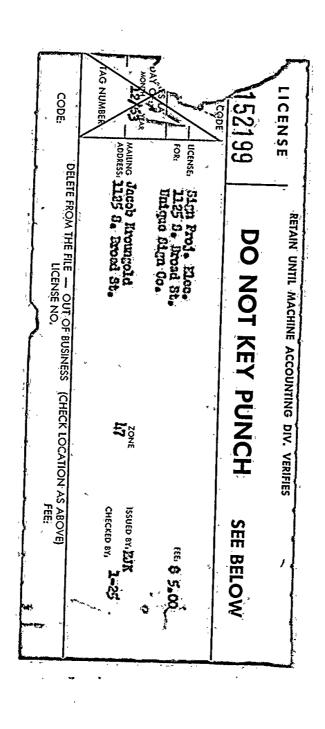
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