

BOX NUMBER:



0000000582

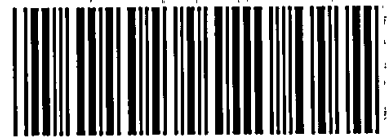
01123

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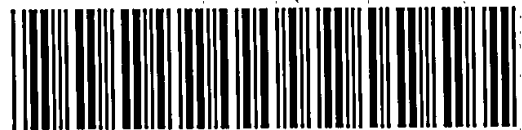
BROAD

ST

HANSEN NUMBER:



051439



00BREAK00



PERMIT SERVICES UNIT

LAWFUL OCCUPANCY CERTIFICATE



PROPERTY ADDRESS

1123 - 25 S. Broad Street 2nd Floor

BUSINESS NAME

Circle of Hope, Inc.

FLOOR

2nd Floor

ROOM

Public Meeting Room

NAME OF OWNER

Peter Del Borrello, Jr

BUILDING PLAN EXAMINER

Liu

DATE

July 27, 2005

BUILDING PLAN NUMBER

2502-A-05

SIGN NUMBER

2502A0501



NEW



ALTERATIONS



OCCUPANCY CHANGE



OTHER

In accordance with Section 1004.3 of the 2003 International Building Code and International Fire Code, the lawful maximum occupancy is 200 Persons
(number)

APPROVED:

DATE: July 27, 2005

81-620 (Rev. 04/96)

LICENSES AND INSPECTIONS - ZONING FILE

C

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

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. BROAD ST.

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

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

RECEIVED
DEPT. OF LICENSES & INSPECTIONS

AUG 15 1974

PERMIT ISSUANCE

APPLICATION NO.

32705

DISTRICT DESIGNATION

ZONING MAP NO.

SUB.

P. A. VOL. PL.

WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING
REFUSEDUSE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

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

Where for what
not sales of what
Storage of what
need plot plan, show
sign, size & location.
7/1/74

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	✓ RETAIL STORE (SELL BLDG. MATERIALS)	✓ SAME	
2	WAREHOUSE (ACCESSORY STORAGE)	SAME	
3	STORAGE (FOR RETAIL STORE)	SAME	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1	✓ SAME	✓ N/A	
2	SAME	N/A	
3	SAME	N/A	

Additional use information, if required

ARCHITECT
ALBERT M. GREENFIELDADDRESS
✓ WALNUT & JUNIPER STS, PHILA., PA.

PHONE

ENGINEER

ADDRESS

PHONE

CONTRACTOR

ADDRESS

PHONE

APPLICANT
PLYWOOD DEVELOPMENT CORP.ADDRESS
✓ 1123 S. BROAD ST, PHILA., PA.

PHONE

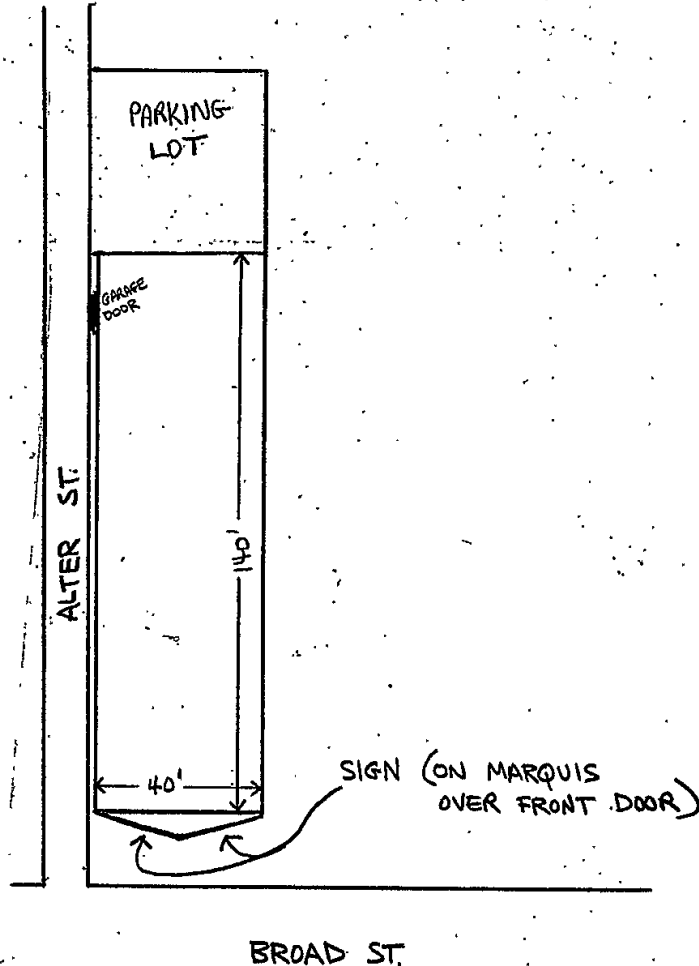
839-1251

(Rev. 12/63)

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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



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

William R. Rount VP *Planned Development Co.*
(Applicant Sign Here)

APPLICATION FOR ZONING / USE REGISTRATION PERMIT



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

(For office use only)
APPLICATION # 80529

ZONING CLASSIFICATION C2.50M

PREVIOUS APPLICATION NO. 28946

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

1123-25 South Broad St. Philadelphia, PA 19147

PROPERTY OWNER'S NAME
PETER DELBORELLO JR.

PHONE # 609.504.9376 FAX #

PROPERTY OWNER'S ADDRESS:
1123-25 South Broad Street.

Philadelphia, PA 19147

LICENSE # E-MAIL:

APPLICANT: BEN WHITE

FIRM/COMPANY: Circle of Hope / Circle Thrift

PHONE # 215 468 0645 FAX #

ADDRESS:
1125 South Broad St., 2nd fl.

Philadelphia, PA 19147 basement

LICENSE # E-MAIL: level

RELATIONSHIP TO OWNER: ☒ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☒ EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
<u>Basement/Cellar</u>	<u>Unoccupied</u>		
<u>1st Floor</u>	<u>existing retail tax accountant / check cashing</u>		
<u>2nd floor</u>	<u>worship assembly</u>		
<u>3rd floor</u>	<u>House of worship</u>		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
<u>Basement/Cellar</u>	<u>retail thrift store (No pawn shop / Not as defined in Sect. 14-1609)</u>
<u>1st floor</u>	
<u>2nd floor</u>	

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT IN FEET	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
<u>±35'</u>						
<u>2 + basement</u>						

BRIEF DESCRIPTION OF WORK/CHANGE

PATCH and repair existing floors, walls, and ceilings. Additional retail lighting and furnishings that will be installed.

No signs this application

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO.

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


VIOLATION #:

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

APPLICANT'S SIGNATURE

[Signature]

DATE: 6, 4, 08

USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 80579	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$100.00	DATE 06/08/07
LOCATION OF WORK: 01123 S BROAD ST PHILADELPHIA, PA 19147-4434				ZONING CLASSIFICATION C-2	
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 KRAUSE	
				ZONING BOARD OF ADJUSTMENT DECISION 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 (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.					
THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY. WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.					

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

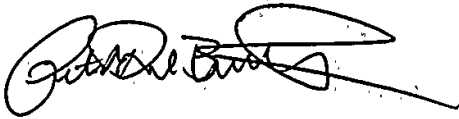
April 2, 2007

Permit Control Unit
Municipal Services Building, Concourse Level
1401 John F. Kennedy Boulevard
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,

A handwritten signature in black ink, appearing to read "Peter Del Borello", with a stylized flourish extending from the end.

Peter Del Borello
1123-25 S. Broad Street
Philadelphia, PA
19147

Microfilm Number

Filed with the Department of State on APR - 8

Entity Number

2870890

ACTING

Secretary of the Commonwealth

ARTICLES OF INCORPORATION-DOMESTIC NONPROFIT CORPORATION

DSCB:15-5306 (Rev. 90)

In compliance with the requirements of 15 Pa.C.S. § 5306 (relating to articles of incorporation), the undersigned, do to incorporate a nonprofit corporation, hereby state(s) that:

- The name of the corporation is: Circle Venture
- The (a) address of this corporation's initial registered office in this Commonwealth or (b) name of its commercial registered office provider and the county of venue is:
(a) 239 South 10th Street Philadelphia PA 19107 Philadelphia
Number and Street City State Zip County
(b) c/o: _____
Name of Commercial Registered Office Provider County

For a corporation represented by a commercial registered office provider, the county in (b) shall be deemed the county in which the corporation is located for venue and official publication purposes.

- The corporation is incorporated under the Nonprofit Corporation Law of 1988 for the following purpose or purposes:
See Attachment

4. The corporation does not contemplate pecuniary gain or profit, incidental or otherwise.

5. The corporation is organized upon a nonstock basis.

6. (Strike out if inapplicable): The corporation shall have no members:

7. ~~Strike out if inapplicable: The corporation shall have no members or the committee authorized to~~

~~by the requisite vote required by the person(s) law of the corporation for the corporation to be incorporated.~~

- The name and address, including street and number, if any, of each incorporator is:

Name	Address
<u>Red White</u>	<u>239 South 10th Street Philadelphia, PA 19107</u>

- The specified effective date, if any, is: n/a
month day year hour, if any

10. Additional provisions of the articles, if any, attach an 8 1/2 x 11 sheet.

PAGE 1 OF 1

APR 06 1997


9926-1717

IN TESTIMONY WHEREOF, the incorporator(s) has (have) signed these Articles of Incorporation this 60th day of April, 19 99.

Rodney J White
(Signature)

Stuart W. Bob
(Signature)

Henry C. Donnell
(Signature)

USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 28946	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$100.00	DATE 09/11/06
LOCATION OF WORK: 01123 S BROAD ST PHILADELPHIA, PA 19147-4434				ZONING CLASSIFICATION C2	
OWNER DEL BORRELLO PETER JR DEL BORREL 01123 S BROAD ST PHILADELPHIA, PA 19147-4434		APPLICANT T.C. LEI & ASSOCIATES, P.C. 1921 WALNUT STREET PHILADELPHIA, PA 19103		PLAN EXAMINER JOHN WOLFE	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # DATE	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR Use Registration, FOR THE CREATION OF AN ADDITIONAL FLOOR TO CREATE A (3) THREE STORY STRUCTURE USES AS PREVIOUSLY APPROVED.</p> 					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:					
<p>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.</p>					
<p>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.</p>					
<p>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</p>					
<p>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.</p>					
<p>IN CASE WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT OR NO LATER THAN TWO YEARS FROM THE ZONING BOARD OF ADJUSTMENT DECISION DATE.</p>					
THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY, OR A LICENSE.					
ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT.					
POST A TRUE COPY OF THIS PERMIT IN A CONSPICUOUS LOCATION ON THE PREMISES					
POST WITH THE ASSOCIATED BUILDING PERMIT DURING THE CONSTRUCTION ACTIVITY.					
WHEN NO CONSTRUCTION IS PROPOSED, POST FOR THE FIRST THIRTY (30) DAYS OF OCCUPANCY.					

APPLICATION FOR ZONING / USE REGISTRATION PERMIT



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

(For office use only)
APPLICATION # 28946

ZONING CLASSIFICATION C-2 Connuil

PREVIOUS APPLICATION NO. 06013022 (W)

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

1123-1125 S. BROAD STREET

PROPERTY OWNER'S NAME
PETER DEL BORRELLO

PHONE # (215) 514-9896 FAX #

PROPERTY OWNER'S ADDRESS:

1123 S. BROAD STREET

PHILADELPHIA, PA

LICENSE # E-MAIL:

APPLICANT: TeChow Lei, R.A.

FIRM/COMPANY: T.C. Lei & Associates, P.C.

PHONE # 215-557-9322 FAX # 215-557-0110

ADDRESS:

1921 Walnut Street

Philadelphia, PA 19103

LICENSE # Ex-5100 E-MAIL:

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY X DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
<u>BASEMENT</u>	<u>VACANT</u>		
<u>1ST FLOOR</u>	<u>TAX ACCOUNTANT'S OFFICE, CHECK CASHING AND VACANT COMMERCIAL</u>		
<u>MEZZANINE</u>	<u>VACANT</u>		
<u>2ND FLOOR</u>	<u>HOUSE OF WORSHIP (CHURCH)</u>		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
<u>BASEMENT</u>	<u>VACANT COMMERCIAL</u>
<u>1ST FLOOR</u>	<u>SAME</u>
<u>2ND FLOOR</u>	<u>(FORMER MEZZANINE) VACANT COMMERCIAL</u>
<u>3RD FLOOR</u>	<u>(FORMER 2ND FLOOR) SAME</u>

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

FOR RECREATION OF (1) ADDITIONAL FLOOR WITHIN AN EXISTING
(2) STORY STRUCTURE FOR THE CREATION OF A (3) STORY STRUCTURE.

CONTINUED ON ADDITIONAL SHEET (ATTACHED)

ACCELERATED REVIEW

CHECK/RECEIPT M.O. NO.

IS THIS APPLICATION IN RESPONSE TO A VIOLATION? X 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 knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance.

APPLICANT'S SIGNATURE: TeChow Lei

DATE: SEP 11 2006

Form 61-18 (Rev. 10/05)

Business Privilege License Number: 008684

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

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

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

Z: For the creation of (1) one additional floor within an existing (2) two story structure for the creation of A (3) three story structure

NOTICE OF REFUSAL DATE:

NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
			RE-INSPECTION FEE	
			ZONING FEE	\$100.00
			USE FEE	
			TOTAL FEES	\$100.00

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

VIOLATION #

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

EXAMINER:

DATE APPROVED: 9/4/06

PERMIT #

DATE ISSUED:

CHECK# 4358

BRT = OK

APPLICATION FOR
ZONING / USE REGISTRATION PERMIT

(For office use only)
APPLICATION # 06013022
ZONING CLASSIFICATION C-2 COMM
PREVIOUS APPLICATION NO. 051212010



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

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

LOCATION OF PROPERTY (LEGAL ADDRESS)
1123-25 S. BROAD ST.

PROPERTY OWNER'S NAME
PETER DEL CORRELL
PHONE # (215) 514-9896 FAX #

PROPERTY OWNER'S ADDRESS:
1123 S. BROAD ST.
PHILA. PA
LICENSE # E-MAIL:

APPLICANT: TE-CHOW LEE, P.A.
T.C. LEE + ASSOCIATES, P.C.
FIRM/COMPANY:
PHONE # 215-557-9322 FAX # 215-557-0110

ADDRESS:
1921 WALNUT STREET
PHILADELPHIA, PA 19103
LICENSE # EX-5100 E-MAIL:

RELATIONSHIP TO OWNER: ☒ TENANT/LESSEE ☐ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
BASEMENT	VACANT		
1ST FLOOR	TAX ACCOUNTANTS OFFICE CHECK CASHING + VACANT COMMERCIAL		
MIZZANINE	VACANT		
2ND FLOOR	HOUSE OF WORSHIP (CHURCH)		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
BASEMENT	VACANT COMMERCIAL
1ST FLOOR	SAME
2ND FLOOR	(FORMER MIZZANINE) VACANT COMMERCIAL
3RD FLOOR	(FORMER 2ND FLOOR) SAME

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

ENLARGE MIZZANINE FROM 3,761 S.F. TO 3,901.5 S.F.
FOR THE CREATION OF A 3RD FLOOR UNDER EXISTING
ROOF OF A (2) STORY STRUCTURE

☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED) ☐ ACCELERATED REVIEW CHECK/RECEIPT/M.O NO. 3777/100

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

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

APPLICANT'S SIGNATURE Michelle L. Boyd

DATE: 7/1/06

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

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

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

*2nd: For the creation of a 3rd (story)
 floor under the existing roofline of a
 (2) story structure for horse ownership existing*

NOTICE OF REFUSAL DATE:

NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.

GRANTED BY ZBA

☐ NO

☐ YES

DATE

PROVISOS

☐ NO

☐ YES

FEE ITEM

AMOUNT

FILING FEE

RE-INSPECTION FEE

ZONING FEE

USE FEE

TOTAL FEES

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

☐ NO

☐ YES (INSPECTION FEE MUST BE ADDED TO PERMIT FEE)

VIOLATION #

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

EXAMINER:

DATE APPROVED:

PERMIT #

DATE ISSUED:

CHECK #

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

(For office use only)

APPLICATION # 060130022

ZONING CLASSIFICATION C2COMM

PREVIOUS APPLICATION NO. _____

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

1123-1125 S. BROAD STREET

PROPERTY OWNER'S NAME

PETER DEL BORRELLO

PHONE # (215) 514-9896 FAX # _____

APPLICANT:

TeChow Le I, R.A./

FIRM/COMPANY:

T.C. Lei & Associates, P.C

PHONE # 215-557-9322 FAX # 215-557-0110

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY ☒ DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR



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

TABULATION OF USES

FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
<u>BASEMENT</u>	<u>VACANT</u>		
<u>1ST FLOOR</u>	<u>TAX ACCOUNTANT'S OFFICE, CHECK CASHING AND VACANT COMMERCIAL</u>		
<u>MEZZANINE</u>	<u>VACANT</u>		
<u>2ND FLOOR</u>	<u>HOUSE OF WORSHIP (CHURCH)</u>		
FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE		
<u>BASEMENT</u>	<u>VACANT COMMERCIAL</u>		
<u>1ST FLOOR</u>	<u>SAME</u>		
<u>2ND FLOOR</u>	<u>(FORMER MEZZANINE) VACANT COMMERCIAL</u>		
<u>3RD FLOOR</u>	<u>(FORMER 2ND FLOOR) SAME</u>		

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

ENLARGE MEZZANINE FROM 3,761.55 S.F. TO 3,901.7 S.F.

FOR THE CREATION OF A 3RD FLOOR UNDER EXISTING ROOF OF A (2) STORY STRUCTURE.

☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED)

☐ ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO. 3777/4100

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

VIOLATION #: _____

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

APPLICANT'S SIGNATURE: _____

DATE: JAN 26 2006

Form 81-16 (Rev. 10/05)

2FF \$100 @
CK 3777 1-30-06

Business Privilege License Number: 008684

12/05/2005 15:28 MORTGAGE SERVICES → 2155570110

NO. 342 D02

12/05/2005 14:45

12/05/2005 MON 13:55 FAX

002/002

Date: 12-5-05

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:

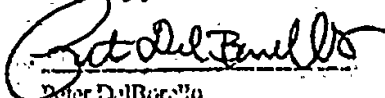
Please be advised that the undersigned designates Mr. Te-Chow Lei, R.A. of T.C. Lei & Associates as our agent in the filing of zoning and building permit for our property located at:

1123-25 S. Broad Street
Philadelphia, PA

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

(215) 514-9896

Very truly yours



Peter DeBorello
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.

(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 inches 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.

THIS INSTRUMENT BEING FIRST FORWARDED TO THE CLERK OF THE BOARD OF ALDERMEN FOR THE CITY OF PHILADELPHIA

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.

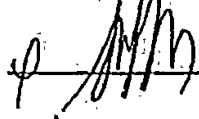
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described 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

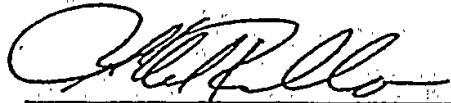
50316069

Warrant and Forever Defend.

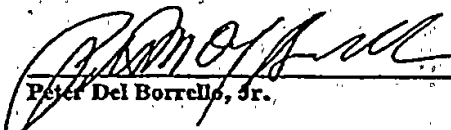
In Witness Whereof, the parties of the first part have hereunto set their hands and seals. Dated the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:



 {SEAL}

Paul Del Borrello

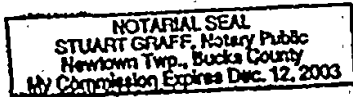
 {SEAL}

Peter Del Borrello, Jr.

Commonwealth of Pennsylvania :
County of Phil : ss

On this, the 9th day of August, A.D., 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Paul Del Borrello and Peter Del Borrello, Jr., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public
My commission expires _____

The address of the above-named Grantee is:

1123-25 S. Beged St
Phil, PA 19147

On behalf of the Grantee



59316969
Page 5 of 7
90/27/2001 09:54A

File No. X-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,

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 inches 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.

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 05-21-2000

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

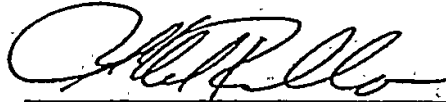
50316069

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)

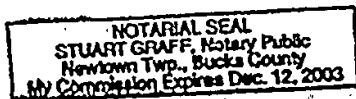


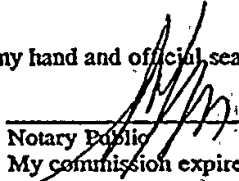
Peter Del Borrello, Jr. (SEAL)

Commonwealth of Pennsylvania :
County of Phila. : ss

On this, the 9th day of August, A.D., 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Paul Del Borrello and Peter Del Borrello, Jr., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

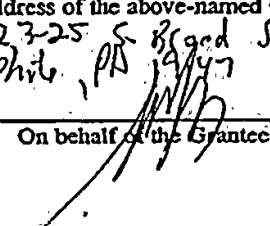




Notary Public
My commission expires _____

The address of the above-named Grantee is:

1123-25 S. Beggs St
Phila., PA 19147



On behalf of the Grantee



58316869
Page: 5 of 7
80/27/2001 09:54A

PHILADELPHIA REAL ESTATE

TRANSFER TAX CERTIFICATION

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).
CORRESPONDENT - All inquiries may be directed to the following person:

Peter Del Borrello, Jr. and Elizabeth L. Del Borrello

(W) 215-468-4200

1123-25 S. Broad Street, Phila., Pa. 19147

TRANSFER DATA

DATE OF DOCUMENT	DATE OF ACCEPTANCE OF DOCUMENT
Paul Del Borrello and Peter Del Borrello, Jr.	Peter Del Borrello, Jr. and Elizabeth L. Del Borrello
ADDRESS	ADDRESS
400 Market St Ste 1030	1123-25 S. Broad Street
CITY/STATE/ZIP CODE	CITY/STATE/ZIP CODE
Phila., Pa. 19106	Phila., Pa. 19147

PROPERTY LOCATION

ADDRESS	CITY/TOWN/STATE/ZIP CODE
1123-25 S. Broad Street 1344-46 Alter Street	Philadelphia
Philadelphia	Philadelphia
TAX MAPS/SECTION	
	02-1-6319-00 & 02-1-1711-10

VALUATION DATA

A. TOTAL CONSIDERATION	B. TOTAL CONSIDERATION
\$500,000.00	\$500,000.00
C. TOTAL NET VALUE	D. TOTAL NET VALUE
\$46,000.00	\$160,080.00
E. COMMON DEED FACTOR	
x 3.48	

EXEMPTION DATA

UNIT OF EXEMPTION	PERCENTAGE OF INTEREST COVERED
100%	100%

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed.)
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Transfer between siblings, therefore no transfer tax due. _____

For penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

DATE 8/6/01

87

TO TC 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 document, the information on the RIS shall prevail for examination and indexing purposes.

1) RETURN DOCUMENT TO:

Name: Assurance Abstract Corp. Y-25466
Address: P.O. Box 52735
Philadelphia, PA 19152

Telephone: Telephone: 215-331-4200 Fax: 215-331-4020

2) Type of Document:

☒
☐
☐
☐

Deed
Sheriff's Deed
Deed of Condemnation
Other Deed

☐
☐
☐
☐

Mortgage
Release of Mortgage
Assignment of Mortgage
Satisfaction of Mortgage

☐
☐
☐
☐

Lease/Memorandum of Lease
Assignment of Lease & Rent
Easement
Other: _____

3) Date of Document: 8 / 9 / 01
month day year

(specify)

4) Grantor/Mortgagor/Assignor/Lessor/
Other:
(Last Name, First Name, Middle Initial)

a) Del Borrello, Paul
b) Del Borrello, Jr., Peter

5) ☐ Additional names on Continuation Page of RIS.

6) Grantee/Mortgagee/Assignee/Lessee/
Other:
(Last Name, First Name, Middle Initial)

a) Del Borrello, Jr., Peter
b) Del Borrello, Elizabeth L.

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): 92-1-6319-002

9) ☐ Additional addresses on Continuation Page of RIS.

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: _____ State: _____ Zip Code: _____

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

a) Name of Original Mortgage:

Recording Date of Original Mortgage:

month / day / Year

Recorder's Index Information of
Original Mortgage:

12) ☐ Additional references on Continuation Page of RIS.

Initials, Book and Page or Doc. ID#

13) If applicable, please check:

☐

Consolidation

☐

Subdivision

14) Signature Information

for Records Department use only

Paul Del Borrello

a) 'OR-or-'EE Name

215-238-0300

b) 'OR-or-'EE Telephone Number

c) 'OR-or-'EE Signature



50316069

Pg: 1 of 7
08/27/2001 02:15AM

This Document Recorded
08/27/2001 State RTT: 0.00
09:54AM Local RTT: 0.00
Doc Code: D Commissioner of Records, City of Philadelphia

Doc Id: 50316069
Receipt #: 111808
Rec Fee: 48.50

15) Page 1 of 7

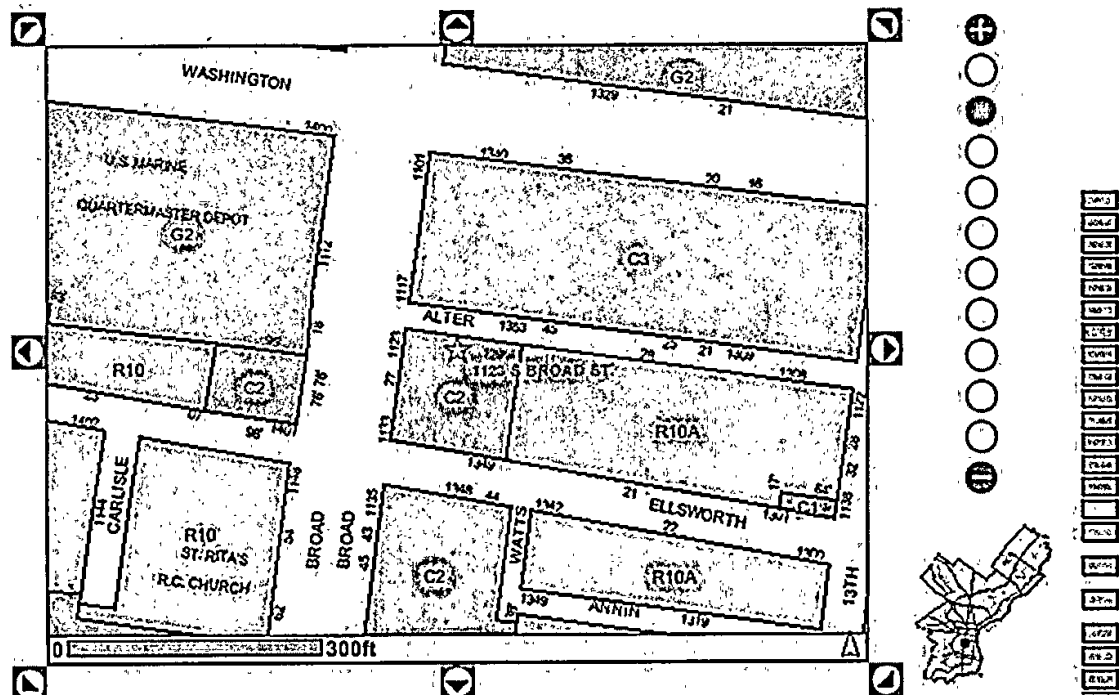


[Phila.gov](#)
[CityMaps Home](#)
[Aerial Photo](#)
[Zoning Map](#)
[Service Areas](#)
[Nearest Facilities](#)
[Help](#)

City Zoning Code

★ The red star indicates an approximate address location.

Address:



City Zoning Code

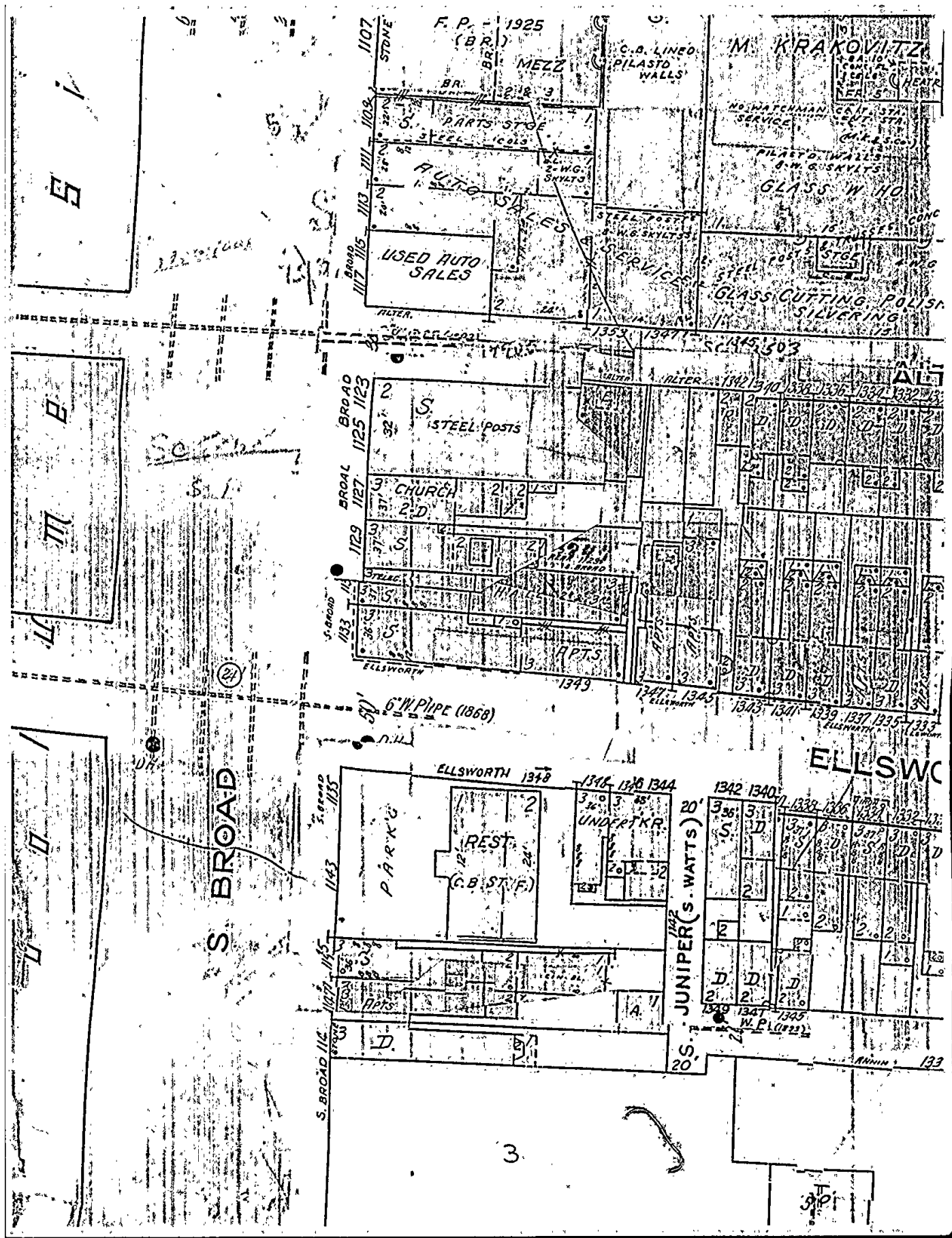
Last Zoning Map update: 1/19/2006

© Copyright 2001-2006 City of Philadelphia
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

(For office use only)

APPLICATION # 05/212010

ZONING CLASSIFICATION C2 COMM.

PREVIOUS APPLICATION NO. 050712010

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

1123-1125 S. BROAD ST.

PROPERTY OWNER'S NAME

PETER DEL BORELLO

PHONE # (215) 514-9896

FAX #

APPLICANT:

T.C. LEI + ASSOC.

FIRM/COMPANY:

(215) 557-9322

(215) 557-0110

PHONE #

FAX #



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

PROPERTY OWNER'S ADDRESS:

1123 S. BROAD ST.

LICENSE #

E-MAIL:

ADDRESS:

1921 WALNUT ST.

EX-5100

LICENSE #

E-MAIL:

RELATIONSHIP TO OWNER: TENANT/LESSEE ATTORNEY DESIGN PROFESSIONAL ☒ CONTRACTOR EXPEDITOR

TABULATION OF USES

FLOOR/SPACE #	USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1	CHECK CASHING + VACANT COMMERCIAL		
2	CIRCLE OF HOPE CHURCH		

FLOOR/SPACE #	PROPOSED USE OF BUILDING/SPACE
1	CHECK CASHING, TAX ACCOUNTANT OFFICE + VACANT COMMERCIAL
2	CIRCLE OF HOPE CHURCH

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

BRIEF DESCRIPTION OF WORK/CHANGE:

INTERIOR RENOVATION FOR PART OF FIRST FLOOR AREA

NO CHANGE IN HEIGHT OR AREA

☐ CONTINUED ON ADDITIONAL SHEET (ATTACHED)

☐ ACCELERATED REVIEW

CHECK/RECEIPT/M.O NO. _____

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

VIOLATION #: _____

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

APPLICANT'S SIGNATURE: Michelle P. Syed

DATE: 12/12/05

Form 81-18 (Rev. 10/05)

for T.C. LEI + ASSOC.

PRE-REQUISITE APPROVALS FOR:

ADDRESS:

APPLICATION #:

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

EXAMINER'S APPROVAL (OFFICE USE ONLY)

PERMIT TO READ:

USE: for a tax accountant's office (1st floor)
in same building w/ existing check cashing +
vacant commercial space (1st floor) and house of
worship (church) on 2nd floor.

NOTICE OF REFUSAL DATE:

NOTICE OF REFERRAL DATE:

ZBA CALENDAR NO.	GRANTED BY ZBA <input type="checkbox"/> NO <input type="checkbox"/> YES DATE	PROVISOS <input type="checkbox"/> NO <input type="checkbox"/> YES	FEE ITEM	AMOUNT
			FILING FEE	
			RE-INSPECTION FEE	
			ZONING FEE	
			USE FEE	100
			TOTAL FEES	100

VIOLATION FOR WORK/CHANGE WITHOUT A PERMIT?

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

VIOLATION #

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

EXAMINER:

A. Gordon

DATE APPROVED:

12/12/05

PERMIT #

708116

DATE ISSUED:

12-12-05

CHECK #

3826

12/05/2005 15:28 MORTGAGE SERVICES → 2155570110

NO.342 002

12/05/2005 14:45

12/05/2005 MON 13:55 FAX

002/002

Date: 12-5-05

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 hesitate to contact me at:

(215) 514-9896

Very truly yours



Peter DiBorsello
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.

(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 inches 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.

I hereby certify that the foregoing is a true and correct copy of the original as shown to me by _____

Notary Public
My Comm. Expires _____

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.

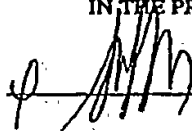
And the said Grantors, for themselves and their heirs, executors and administrators, do, by these presents, covenant, grant and agree, to and with the said Grantees, their heirs and assigns, that they, the said Grantors, and their heirs, all and singular the hereditaments and premises herein described 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

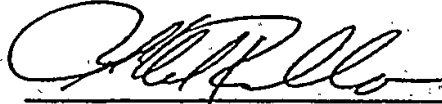
50316069

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}



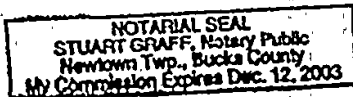
Peter Del Borrello, Jr. {SEAL}

Commonwealth of Pennsylvania
County of Phila.

: ss

On this, the 9th day of August, A.D., 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Paul Del Borrello and Peter Del Borrello, Jr., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.





Notary Public
My commission expires _____

The address of the above-named Grantee is:

1123-25 S. Bgged St
Phila, PA 19147



On behalf of the Grantee



56316869
Page: 5 of 7
80/27/2001 89-54A

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

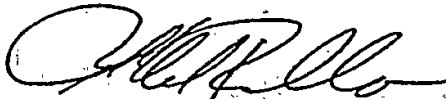
50316869

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)

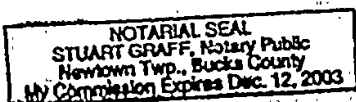


Peter Del Borrello, Jr. (SEAL)

Commonwealth of Pennsylvania
County of Phil : ss

On this, the 9th day of August, A.D., 2001, before me, a Notary Public for the Commonwealth of Pennsylvania, the undersigned Officer, personally appeared Paul Del Borrello and Peter Del Borrello, Jr., known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

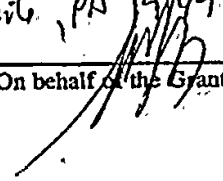




Notary Public
My commission expires _____

The address of the above-named Grantee is:

1123-25 S. Regard St.
Phil, PA 19117



On behalf of the Grantee



59316969
Page 5 of 7
90/27/2901 09:54A

PHILADELPHIA REAL ESTATE

TRANSFER TAX CERTIFICATION

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).
 CORRESPONDENT - All inquiries may be directed to the following person:

Peter Del Borrello, Jr. and Elizabeth L. Del Borrello

(W) 215-468-4200

1123-25 S. Broad Street, Phila., Pa. 19147

TRANSFER DATA

DATE OF DOCUMENT

Paul Del Borrello and Peter Del Borrello, Jr.

DATE OF ACCEPTANCE OF DOCUMENT

Peter Del Borrello, Jr. and Elizabeth L. Del Borrello

ADDRESS

400 Market St Ste 1030

STREET ADDRESS

1123-25 S. Broad Street

CITY/STATE/ZIP CODE

Phila., Pa. 19106

CITY/STATE/ZIP CODE

Phila., Pa. 19147

PROPERTY LOCATION

ADDRESS

1123-25 S. Broad Street 1344-46 Alter Street

CITY/TOWNSHIP/BOARDSHIP

Philadelphia

Philadelphia

BOARDSHIP

Philadelphia

TAX MAP IDENTIFIER

02-1-6319-00 & 02-1-1711-10

VALUATION DATA

NET MARKET VALUE

\$500,000.00

1. OTHER CONSIDERATION

\$

2. TOTAL CONSIDERATION

\$500,000.00

MARKET VALUE

\$46,000.00

3. COMMON LEVEL RATIO FACTOR

x 3.48

3. MARKET VALUE

\$160,080.00

EXEMPTION DATA

UNIT OF EXEMPTION

100%

10. PERCENTAGE OF INTEREST CONVEYED

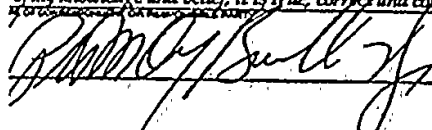
100%

Check Appropriate Box Below for Exemption Claimed

- ☐ Will or Intestate Succession _____ (NAME OF DECEDENT) _____ (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____
 Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed.)
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) Transfer between siblings, therefore no transfer tax due. _____

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Declarant



DATE

8/6/01

87

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:

☒

Deed

☐

Sheriff's Deed

☐

Deed of Condemnation

☐

Other Deed

☐

Mortgage

☐

Release of Mortgage

☐

Assignment of Mortgage

☐

Satisfaction of Mortgage

☐

Lease/Memorandum of Lease

☐

Assignment of Lease & Rent

☐

Easement

☐

Other:

(specify)

3) Date of Document: 8 / 9 / 01
month day year4) Grantor/Mortgagor/Assignor/Lessor/
Other:

(Last Name, First Name, Middle Initial)

a) Del Borrello, Paul

b) Del Borrello, Jr., Peter

5) ☐ Additional names on Continuation Page of RIS.6) Grantee/Mortgagee/Assignee/Lessee/
Other:

(Last Name, First Name, Middle Initial)

a) Del Borrello, Jr., Peter

b) Del Borrello, Elizabeth L.

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): 02-1-6319-00 &

9) ☐ Additional addresses on Continuation Page of RIS.

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: State: Zip Code:

11) Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

a) Name of Original Mortgage:

Recording Date of Original Mortgage: month / day / Year

Recorder's Index Information of
Original Mortgage:

Initials, Book and Page of Doc. ID#

12) ☐ Additional references on Continuation Page of RIS.

13) If applicable, please check:

☐

Consolidation

☐

Subdivision

14) Signature Information

Paul Del Borrello

a) 'OR-or-'EE Name

215-238-0300

b) 'OR-or-'EE Telephone Number

c) 'OR-or-'EE Signature

for Records Department use only



50316069

Pg: 1 of 7

08/27/2001 09:54AM

This Document Recorded

08/27/2001 State RTT: 0.00

09:54AM Local RTT: 0.00

Doc Code: D

Commissioner of Records, City of Philadelphia

Doc ID: 50316069

Receipt #: 111908

Rec Fee: 48.60

15) Page 1 of 7



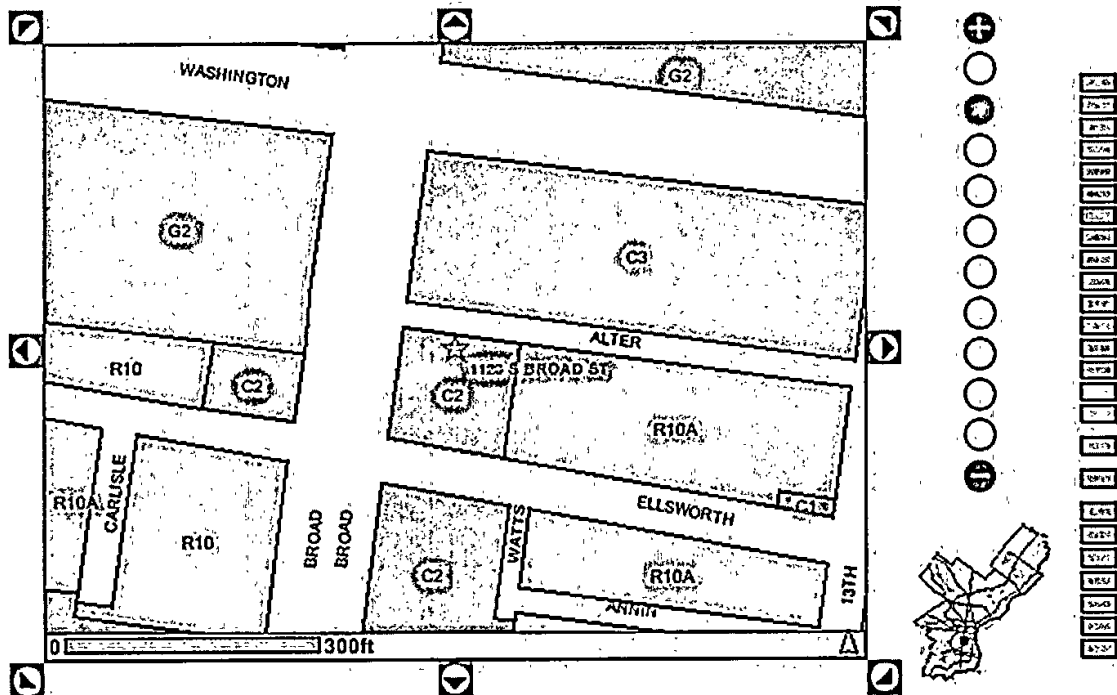
Phila.gov CityMaps Home Aerial Photo Zoning Map Service Areas Nearest Facilities Help

City Zoning Code

★ The red star indicates an approximate address location.

create pdf map

Address:



City Zoning Code

Last Zoning Map update: 8/31/2005

© Copyright 2001-2005 City of Philadelphia

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

RO65VPR

PAGE 2 OF 5

ACCT	LOCATION	STCD	NUM	SUF	UNIT	EXT	ZIP	CARRIER
882003435	1123-25 S BROAD ST	19160	01123	00000000	25	191474434		
OWNER ONE- DEL BORRELLO PETER JR		OWNER TWO DEL BORRELLO ELIZABETH L						

C/O NAME/ADDRESS

C/O ZIP

CENSUS TRK/B-BLK IMPROVMNT CODE

0024604 AB0 STORE 2 STY MASONRY

IMPV OVFLD	BEGN PNT	SEC	ALTER	ST
FRONT	DEPTH	TOTAL AREA	SHAPE	
42.00	128.83	5410.86		

FOLLOW UP CODE-

MV DT	MKT VAL	SALES PRICE	SALES TYPE	TITLE DATE	RECORDING DATE
CERT	325000	1	3	041200	
403 WORK		2	4	080901	82701
	ASSESSMENT	TAX	TAX	EX	EX
	TOTAL	LAND	IMPV	LAND	IMPV
CERT	104000	32000	72000	0	0

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
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123²⁵ S. Broad St. 19147

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

Front _____ feet _____ inches Depth _____ feet _____ inches.

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

ZFF\$100
CK 2905
AD 7/18/05

2005 JUL 12 PM 1:00

APPLICATION NUMBER

050712010

DISTRICT DESIGNATION

C-2C

ZONING MAP NUMBER

SUB.

F.A. VOL. PL.

WARD

PREVIOUS APPLICATION

CALENDAR NUMBER

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

The worship space is to have an Audio/Visual control space. This space is in the back of the worship area.

THIS SPACE FOR OFFICIAL STAMP

DEPT. OF LIC. & INSPECTIONS

(Do not write in this space)

CITY OF PHILADELPHIA

ZONING PERMIT

NO.

705954

DATE

7/18/05

☐

PERMIT GRANTED IN
ACCORDANCE WITH ZSA

CERTIFICATE

NO.

DATE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
2nd	Worship Area - Church		
1	check parking tubes as approved		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
2	SAME, w/ all OFFICES, MEZZANINE + A.V. ROOM (for church use only)		
1	NO CHANGE		

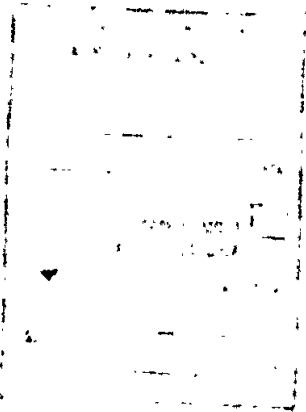
Additional use information, if required

OWNER	Peter Dell Borrello	ADDRESS	1123 S. Broad St 19147	TELEPHONE NUMBER	215 514 9896
ARCHITECT OR ENGINEER		ADDRESS		TELEPHONE NUMBER	
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	Circle of Hope	ADDRESS	239 S. 10th St 19107	TELEPHONE NUMBER	215 471-9675

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

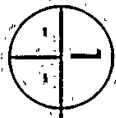
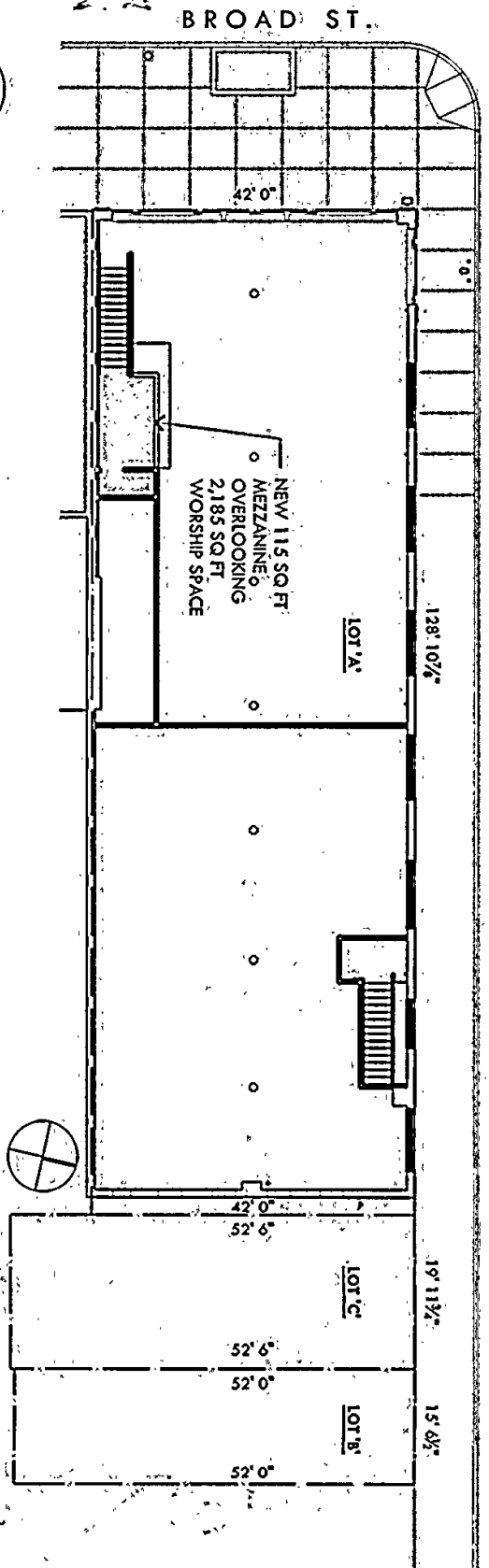
1. All lot lines and dimensions.
2. All streets and alleys bounding property.
3. Curb lines and their distances from lot lines.
4. Location and dimensions of all driveways, curb cuts and off-street parking lots.
5. Distances from building to lot lines and to other buildings on same lot.
6. Draw elevations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

ALTER ST.



1123-25 S. BROAD ST - UPPER SECOND FLOOR SHOWN
SCALE: 1" = 20'

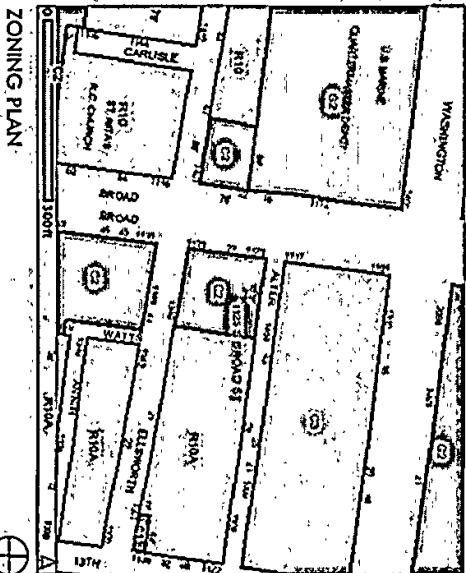
EXISTING BUILDING INFORMATION

Construction Type	III - B	Combustible / Noncombustible
Building Height	± 35'	2 stories + Basement
Building Area	5,350 SF	
Basement	5,350 SF	
First floor (excl. retail)	5,350 SF	Use Group M - Mercantile
Second floor (tenant space)	5,350 SF	Use Group A-3 - Worship Assembly
Total	16,050 SF	10,700 SF excl. basement
Lot 'A' Area	5,414 SF	

PROPERTY OWNER:

Peter Del Borello, Jr.
Elizabeth L. Del Borello
1123-25 South Broad Street
Philadelphia, PA 19147

APPLICATION NO. 050712010
APPROVED DATE 2-18-05
WHEN YOUR PLANS CONTAIN ANY OMISSION, ERROR OR DEVIATION FROM THESE APPROVED PLANS, IT WILL REQUIRE THE APPROVAL OF THE ENGINEER OF THE DEPARTMENT OF LICENSING & INSPECTIONS PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING



ISSUE: FOR ZONING PERMITS 13 JUL 05

CIRCLE OF HOPE
1123-25 S. BROAD STREET SECOND FLOOR
PHILADELPHIA, PENNSYLVANIA

DATE: 13 JUL 05
BY: [Signature]
WORK: CO.1

CO.1

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,


Peter M. Del Borrello, Jr.

APPLICANT! Do not use this sheet

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

NOTICE OF REFUSAL OF PERMIT*	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS Municipal Services Building, Concourse Level 1401 John F. Kennedy Boulevard • Philadelphia, PA 19102	APPLICATION DATE _____	APPLICATION NUMBER _____				
LOCATION _____		DATE OF REFUSAL _____					
APPLICANT _____		ADDRESS _____					
<p>THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%; text-align: left;">PHILADELPHIA CODE REFERENCE</th> <th style="text-align: left;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td style="height: 150px;"></td> <td></td> </tr> </tbody> </table> <div style="text-align: right; margin-top: 20px;"> <p>→ and accessory audio/visual room</p> </div> <div style="margin-top: 20px;"> <p>Signed _____ Plan Examiner</p> <p>Signed _____ Section Supervisor</p> </div>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

→ The erection of a mezzanine (115 sq ft) acc. to an existing house of worship, single family dwelling with accessory on 2nd floor; garage, size and location, as shown in the application. Authorized by and subject to the conditions of Board of Adjustment Certificate, in same building with existing check cashing on 1st floor

USE

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

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

Issued by Adam Gordon 7/14/05 Authorized by _____

12 x \$100 - CK 2905 = PAID

APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. Broad (East of 25th St)
25

situated on _____ side of _____ Street

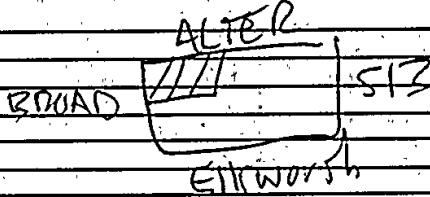
at the distance of _____ feet _____ inches _____ from _____ side

of _____ Street

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

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

REAR 21' ALID: 38'



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Construct walls for meeting rooms and offices

CERTIFICATE OF
OCCUPANCY REQUIRED
PRIOR TO OCCUPANCY

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
2	Vacant	Retail	
1	check cashing & uses as approved by		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
2	Circle of Hope Church		
1	NO CHANGE by		

Additional use information, if required _____

OWNER	Peter Del Borello	ADDRESS	1123 S. Broad, 1st Fl. Phila	TELEPHONE NUMBER	(215) 514-9896
ARCHITECT OR ENGINEER		ADDRESS	19147	TELEPHONE NUMBER	
CONTRACTOR		ADDRESS		TELEPHONE NUMBER	
APPLICANT	Rocky White/Circle of Hope Inc	ADDRESS	289 S. Tenth St. 2nd Fl. Phila 19107	TELEPHONE NUMBER	215-621-0890

81-18 (Rev. 4/95)

(TENANT)

APPLICATION NUMBER

050324040

DISTRICT DESIGNATION

C2 COMM

ZONING MAP NUMBER

38-3 (24)

F.A. VOL. PL.

5-42

WARD

PREVIOUS APPLICATION

24509

CALENDAR NUMBER

ZONING
REFUSED

USE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.

REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

THIS SPACE FOR OFFICIAL STAMP

(Do not write in this space)

THIS IS A CERTIFICATION THAT
A ZONING PERMIT IS NOT
REQUIRED.

704099

FOR COMMISSIONER

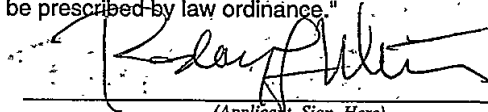
DATE: 6-24-05

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

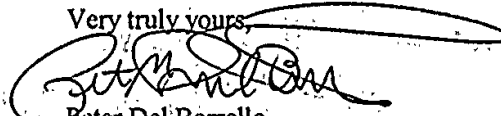
Dear Sir/Madam:

Please be advised I am the owner of 1125 S. 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.

Very truly yours,



Peter Del' Borrello

APPLICANT! Do not use this sheet

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

NE 2-7-63

APPLICATION FOR A STREET ADVERTISING DEVICE <input checked="" type="checkbox"/> Erect <input type="checkbox"/> Register <input type="checkbox"/> Maintain	DEPARTMENT OF LICENSES AND INSPECTIONS STREETS AND SIGNS SECTION 2ND FLOOR, CITY HALL ANNEX, PHILADELPHIA 7, PA.
---	---

(Building Permit must be obtained for all advertising devices entirely within building lines)

LOCATION 1125 SOUTH BROAD ST.		1125 S Broad	
APPLICANT FRANK J. KULICK JR.		ADDRESS 4230 MECHANICVILLE RD.	
CONTRACTOR UNIQUE SIGN CO.		ADDRESS 3942 "Cornwells Heights"	
OWNER OF SIGN JACOB KROUNGOLD		ADDRESS 1125 S. BROAD ST.	

COMPLETE INFORMATION ON EACH ITEM. PLEASE SEE REVERSE SIDE FOR DRAWING

<input type="checkbox"/> Temporary	<input checked="" type="checkbox"/> Durable	WIDTH OF FOOTWAY 20' 2 1/2'	FRONTAGE OF BUILDING 45'
<input checked="" type="checkbox"/> New	<input type="checkbox"/> Existing	<input type="checkbox"/> Neon <input type="checkbox"/> Incandescent <input checked="" type="checkbox"/> Fluorescent	HEIGHT OF BUILDING 35'
<input type="checkbox"/> Flat	<input checked="" type="checkbox"/> Projecting	<input type="checkbox"/> Revolving <input type="checkbox"/> Flashing <input type="checkbox"/> Animated	USE OF BUILDING Retail APPLIANCE DEALER
WEIGHT 600 LBS.	AREA 220 SQ FEET	NO. OUTLETS 2	PURPOSE OF SIGN ADVERTISING
CLEARANCE TOP 15' BOTTOM 10'	VOLTAGE OF TRANSFORMERS 540 VOLTS	TYPE OF WALL CONSTRUCTION BRICK	
<input checked="" type="checkbox"/> Rigid <input type="checkbox"/> Swinging	SERVICE WIRES TO SIGN UF CABLE 188 #	AREA OF PRESENT ADVERTISING SPACE ON BUILDING 168	
PROJECTION 10'		<input checked="" type="checkbox"/> Annual <input type="checkbox"/> 30 Day Permit	

PLEASE MAKE SURE YOU HAVE FILLED IN ALL REQUIRED INFORMATION. INCOMPLETE APPLICATIONS WILL BE RETURNED.

All of the provisions of the Code of General Ordinances of the City of Philadelphia, approved January 2, 1956, and all rules and regulations now in effect or which may hereafter be approved, must be complied with whether specified herein or not.

NE 2-7-63

Frank J. Kulick Jr.
Signature of Applicant

DO NOT WRITE IN SECTION BELOW - FOR OFFICE USE

<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved	<input type="checkbox"/> Approved <input type="checkbox"/> Disapproved
Date _____ Sec. Art Comm.	Date _____ Zoning Section	Date _____ Bldg. Inspector
REASON FOR DISAPPROVAL C2 COM		

ANNUAL FEE ✓	PERMIT NO. 152199	DATE	WARD	INSPECTION REPORT	
OFFICE MEMORANDUM #152199 JAN 25 1963 Face Change to existing sign 5 x 23 D/F 10' projection Peter Del Borrello 1123 South Broad 19147 SIGN LICENSE				DATE INSTALLED	DATE INSPECTED 3/11/63
				<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Disapproved	
				REASONS FOR DISAPPROVAL	
				SIGNATURE OF INSPECTOR <i>[Signature]</i>	

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123-25 S. BROAD ST

See Alter

situated on _____ side of _____ Street.

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

of _____ Street

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

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

Alter

RECEIVED
DEPT. OF LICENSES
& INSPECTIONS

DEC 20 1976

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

5 to 8' PARTITIONS FOR STORES

All work interior. No

Change in layout area - Roof
to remain

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	VACANT		
	Brick		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
Basement	VACANT		
1st Fl.	MINI MALL	To include Deli, Retail Pharmacy	
2nd Fl.	MINI MALL	Retail Clothing & Jewelry, Restaurant	
3rd Fl.	VACANT		

Additional use information, if required

OWNER John DeBunello	ADDRESS 1131 So BROAD ST	PHONE DI 26-1742
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT John DeBunello	ADDRESS 54712 AS ABOVE	PHONE 54712514012

APPLICATION NO.

68877

DISTRICT DESIGNATION

C-2 Comm

ZONING MAP NO.

3B3

F. A. VOL. PL.

5/421

PREVIOUS APPLICATION

465 45

CALENDAR NO.

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

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DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA

USE REGISTRATION PERMIT

NO.

244714100

DATE

1-16-77

☐

PERMIT GRANTED IN
ACCORDANCE WITH ZBA

CERTIFICATE

NO

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

"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."

John M. DeFiorillo

(Applicant Sign Here)

APPLICANT/ Do not use this sheet

NOTICE OF REFUSAL

EXAMINER'S REPORT

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

REMARKS

DATE OF EXAMINATION

EXAMINER (Signature)

INSPECTOR'S REPORT

INSTRUCTIONS FOR ISSUANCE OF PERMIT

ISSUING

USE

DATE OF INSPECTION

INSPECTOR (Signature)

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					
<p>THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%; text-align: left; padding-bottom: 10px;">PHILADELPHIA CODE REFERENCE</th> <th style="width: 65%; text-align: left; padding-bottom: 10px;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td style="height: 300px;"></td> <td></td> </tr> </tbody> </table>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						
		Signed _____ Plan Examiner					
		Signed _____ Section Supervisor					

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

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

USE Mini Mall to include, delicatessen w/ prepare & serve food
for take out only, Retail Pharmacy, Retail Clothing Store,

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

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

Issued by Claire C. Santig 12/20/76 Authorized by _____

5 Uses = \$50.00

19160

NO

SF

X

**C APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

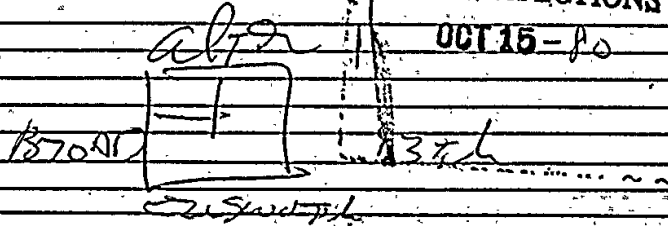
LOCATION OF PROPERTY (Street and House Number)

1123-25 S Broad ST

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

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

If lot is irregular in shape, give description of irregularity below



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

None

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	Retail Delicatessen		
	Groceries, Check Cashing		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
	Same	
	To include Retail Sales of Fire Arms & Ammunition	

Additional use information, if required: NO FIRE ARMAMUNITION OR POWDER

OWNER	Peter DeBorella	ADDRESS	1131 S Broad	PHONE	4684200
ARCHITECT OR ENGINEER		ADDRESS	19147	PHONE	
CONTRACTOR		ADDRESS		PHONE	
APPLICANT	11	ADDRESS	11	PHONE	11

APPLICATION NO.

24509

DISTRICT DESIGNATION

C 2007

ZONING MAP NO.

3B-3

SUB.

F. A. VOL. PL.

WARD

PREVIOUS APPLICATION

5-421

CALENDAR NO.

68227

ZONING

REFUSED

USE

REFUSED

APPEAL

APP.

GRANTED

CERT.

APP.

REFUSED

CERT.

REF. TO

B. OF A.

REF.

GRANTED

CERT.

REF.

REFUSED

CERT.

THIS SPACE FOR OFFICIAL STAMP
(Do not write in this space)DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA

USE REGISTRATION PERMIT

NO. 286387

DATE 10-15-80

☐ PERMIT GRANTED IN
ACCORDANCE WITH ZBA

CERTIFICATE

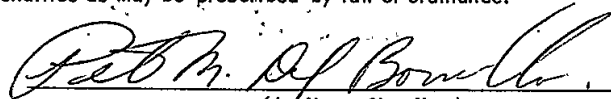
NO.

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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(Applicant Sign Here)

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

REMARKS

Rel. APP 68277 Use 244714
 1-6-77, approval for plat - Check
 CS-44

DATE OF EXAMINATION

EXAMINER (Signature)

INSPECTOR'S REPORT

No S.O. Required. S.O. issued for retail store
 # 68257-1977 PDS
 10-15-77

DATE OF INSPECTION

INSPECTOR (Signature)

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					
<p>THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; width: 35%;">PHILADELPHIA CODE REFERENCE</th> <th style="text-align: left;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr><td style="height: 100px;"></td><td></td></tr> </tbody> </table>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						
		Signed _____ Plan Examiner					
		Signed _____ Section Supervisor					

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

For extension of retail heli - RESTAURANT - Grocery - Check
CASHING SALE OF FIRE ARMS single family dwelling with
accessory, _____, garage, size and location, equipment and capacity as shown in the application, to include
use of new construction for NO SALE OF LIVE ANIMALS
Authorized by and subject to the conditions of Board of Adjustment Certificate, NO SALE OF POWDER

Issued by _____

Cosfman
1050 - 7000

Authorized by _____

10-15-80



STATEMENT OF OCCUPANCY

CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

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

The building situated at 1123-25 SIBBOLD ST. And 2nd Ward,
conforms with the plans approved by this Department, the requirements of the Philadelphia Building Code for this group of
occupancy, and as stated below:

DATE OF COMPLETION	TYPE OF CONSTRUCTION	STORY	GROSS AREA EACH FLOOR	OCCUPANCY		NUMBER OF APARTMENTS SEATS ETC.	LIVE LOAD (Per Sq. Foot)
				GRP.	DESCRIPTION		
11-8	FIRE TOWERS	BASEMENT	4900 sq. ft.	U-11	Files only	—	500 lbs.
		1ST FLOOR	5200 sq. ft.	C-1	Retail Store	—	100 lbs.
		2ND FLOOR	1849 sq. ft.	C-1	Retail Store	—	75 lbs.
		3RD FLOOR	Sealed off by Affidavit	—	—	—	—
		4TH FLOOR	Sealed off by Affidavit	—	—	—	—
1	2	Open	21'8"	—	—	—	—
1	1	21'8" x 61'8"	—	—	—	—	—
1	1	6'0" x 7'0"	—	—	—	—	—
LOCATION OF SPRINKLERS		—					
NUMBER OF STANDPIPES		—					
APPROVED BY (Plan Examiner)		DATE		(Signature of Owner, Licensed Architect/Engineer)		DATE	
11/21/77		11/21/77		11/21/77		12/21/77	
THIS BUILDING COMPLIES WITH THE BUILDING, HOUSING, FIRE, ELECTRICAL, ZONING AND PLUMBING CODES OF PHILADELPHIA							
APPROVED BY DISTRICT SUPERVISOR (Signature) DATE DISTRICT NO. ADDRESS							
11/21/77 2 1123-25 SIBBOLD ST.							

PLAN NO. 29-A YR. 1977
BUILDING PERMIT NO. 1977
FLOOR CERTIFICATE NO. 1977

	SIGNATURE	DATE	JACKET NUMBER
BUILDING	<i>Glin Loh</i>	12/19/77	24017
COMMERCIAL AND INDUSTRIAL	<i>Wilfredo Vistro</i>	9-26-77	23593
PLUMBING			
ELECTRICAL			
ZONING	<i>Leon Israel</i>	1/8/77	68277
HOUSING AND FIRE			
COMMENTS			
<p style="text-align: center;">DEC 30 PM 4 15</p>			



CITY OF PHILADELPHIA

February 25, 1977

DEPARTMENT OF LICENSES AND INSPECTIONS
Municipal Services Building, Philadelphia, Pa. 19107

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 usable 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.

Mr. Peter M. Del Borrello

Variance 0211-77

1123-25 South Broad Street

2/25/77

Page 2

At the meeting, you agreed to install an 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 #4 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 length 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)

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

cc: Deputy Comm. R. Tate

R. Gatzmer

J. Carlton, P. Cremins, G. Moccio, A. Zondek, R. Acey

E. Dawson,

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. BROAD ST. sec alter #

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

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

APR - 5 1973

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE DATE	DATE LAST USED
	RETAIL SALE OF BUILDING MATERIALS (PANEL, TILE, CARPET, POOL TABLES, PING PONG TABLES & ALLED PRODUCTS)		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	SAME		

Additional use information, if required

OWNER LISONS PLYWOOD DEVELOPMENT CORP.	ADDRESS PROMISES	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT ALLEN T. NEWMAN	ADDRESS 1420 WALNUT ST. SUITE 1002	PHONE KI-6-4000

APPLICATION NO. 1518.0

DISTRICT DESIGNATION

C-2-Comm

ZONING MAP NO.

3B-3

P. A. VOL. PL.

5/421

PREVIOUS APPLICATION

31020K

CALENDAR NO.

ZONING REFUSED

USE REFUSED

APPEAL

APP. GRANTED

CERT.

APP. REFUSED

CERT.

REF. TO B. OF A.

REF. GRANTED

CERT.

REF. REFUSED

CERT.

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

DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT

NO.

DATE

☐ PERMIT GRANTED IN ACCORDANCE WITH ZBA CERTIFICATE

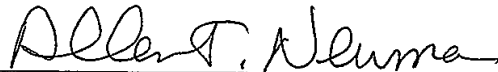
15177

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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



(Applicant Sign Here)

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. BROAD ST. (SEC Alter)

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

AUG 13 1974

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1	RETAIL STORE (SELL BLDG MATERIALS)	SAME	
2	WAREHOUSE (ACCESSORY STORAGE)	SAME	
3	STORAGE (FOR RETAIL STORE)	SAME	
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1	SAME	N/A	
2	SAME	N/A	
3	SAME	N/A	

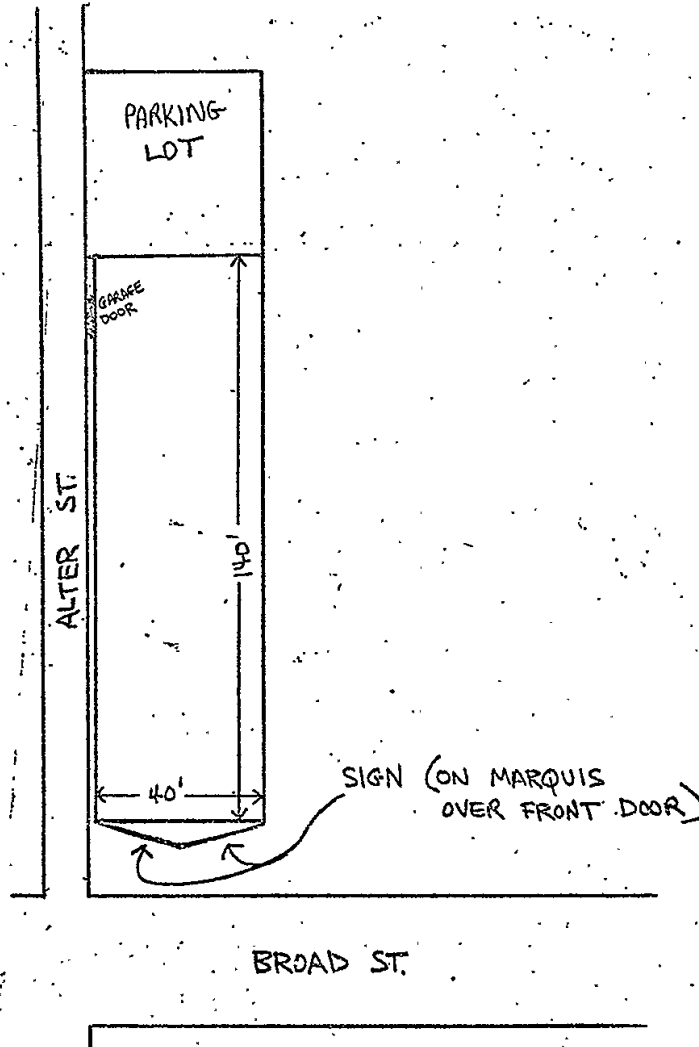
Additional use information, if required

OWNER ALBERT M. GREENFIELD	ADDRESS WALNUT & JUNIPER STS, PHILA, PA.	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT PLYWOOD DEVELOPMENT CORP.	ADDRESS 1123 S. BROAD ST, PHILA, PA.	PHONE 839-1251

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."

William Lubowicz VP *Planned Development Corp*
(Applicant Sign Here)

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

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. BROAD ST. PHILA. A.

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

AUG 4 1975

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	RETAIL SALE OF BLDG. MATERIALS (PAVING TILE, CEMENT, EXTERIOR LIGHT FIXTURES (AOL STABLES ETC). AND RELATED ITEMS)		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	SAME		

Additional use information, if required ☒ NO OUTSIDE SALES OR STORAGE

OWNER LESLIE - PLYWOOD DEVELOPMENT CORP	ADDRESS SAME	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT WILLIAM T. NEWMAN, ESP.	ADDRESS 1720 WALNUT ST. PHILA.	PHONE RT 6-4000

APPLICATION NO. 46595

DISTRICT DESIGNATION
C-2 CORN

ZONING MAP NO. SUB.
3B-3

F. A. VOL. PL. WARD
57421

PREVIOUS APPLICATION
15177

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO
D. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

RECEIPT OF LIC. & INSPECTIONS

THIS SPACE FOR OFFICIAL STAMP
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USE REGISTRATION PERMIT

NO. 227451

DATE 8-4-75

☐ PERMIT GRANTED IN
ACCORDANCE WITH ZBA

CERTIFICATE

NO.

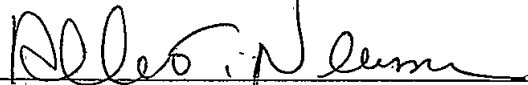
DATE

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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



(Applicant Sign Here)

W-2

LICENSE REPORT



CITY OF PHILADELPHIA
DEPT. OF LICENSES & INSPECTIONS
LICENSE ISSUANCE SECTION
PUBLIC SERVICES CONCOURSE
MUNICIPAL SERVICES BUILDING

DATE TIME INSP. NO. INSPECTOR

6/10/74 9:50 1576 *Joseph Palamone*
TO WHOM SERVED *11951*

BUSINESS NAME

Phylwood Development Corp.

ADDRESS INSPECTED

1123 S. Broad St

TYPE OF BUSINESS

Phylwood Sales

ADDRESS MAIN OFFICE

136 S. Presidential Bldg

LICENSES DISPLAYED

LICENSES REQUIRED

CODE	LICENSE NO.	CODE	DESCRIPTION
<i>3702</i>	<i>192723</i>	<i>3409</i>	<i>1 Sign</i>

REMARKS

IMPORTANT

If your license is not inspected at time of inspection, please fill in information on reverse side and return at once to License Issuance Section, Public Services Concourse, Municipal Services Bldg.

If there are licenses listed under LICENSES REQUIRED, you have five (5) days to secure your license or permit. Failure to comply will result in legal action as stipulated by law. When a delay beyond five (5) days is necessary to secure approvals for the license or permit, the licensee must notify License Issuance Section. PLEASE SEE OTHER SIDE.

81-210 (Rev. 8/72)

Enclosed is an application for
sign permit per the above

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

LOCATION OF PROPERTY (Street and House Number)

1123 S BROAD ST

situated on _____ side of _____ Street

at the distance of _____ feet _____ inches from _____ side

of _____ Street

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

NOV-12-1971

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

AN ADDITION OF A STORAGE AND UNLOADING
SHED ATTACHED TO THE EXISTING BUILDING

ONE STORY 13'x23'

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				28'	34'	11'
In Stories	3	3	3	3	2	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1-2-3	retail sales of panels & POOL TABLES & PING PONG TABLES & CARPETING		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
1-2-3	retail sales of panels & POOL & PING PONG TABLES & CARPETING	

Additional use information, if required

Storage area for the new addition of 13'x23' shed.

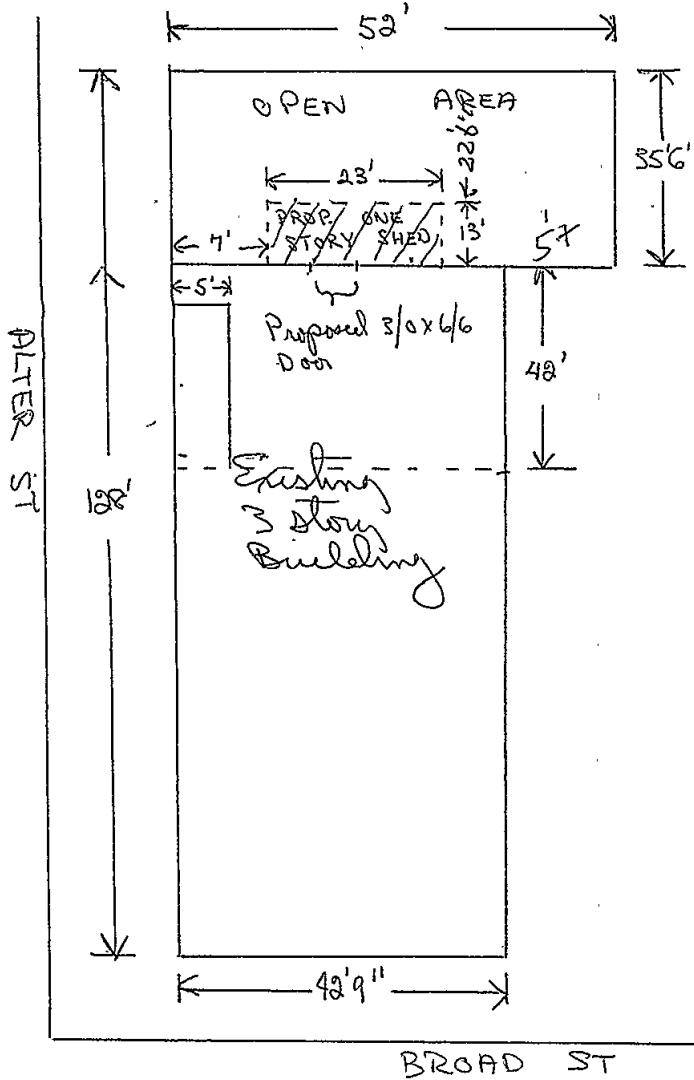
OWNER HYWOOD DEVELOPMENT CORP	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT HYWOOD DEVELOPMENT CORP	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600

DRAW PLANS ON SPACE BELOW

31020 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.
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6. Draw elevations and additional plans when required.



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

[Signature]

(Applicant Sign Here)

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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LOCATION OF PROPERTY (Street and House Number)

1123 S BROAD ST

situated on _____ side of _____ Street,

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

of _____ Street _____

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

NOV 12 1971

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

AN ADDITION OF A STORAGE AND UNLOADING
SHEED ATTACHED TO THE EXISTING BUILDING

ONE STORY 13'x23'

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				8	8	11
In Stories	3	3	3	3	3	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1-2-3	Detail Sales of Panels + POOL + PING PONG TABLES + CARPETING		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1-2-3	Detail Sales of Panels + POOL + PING PONG TABLES + CARPETING		

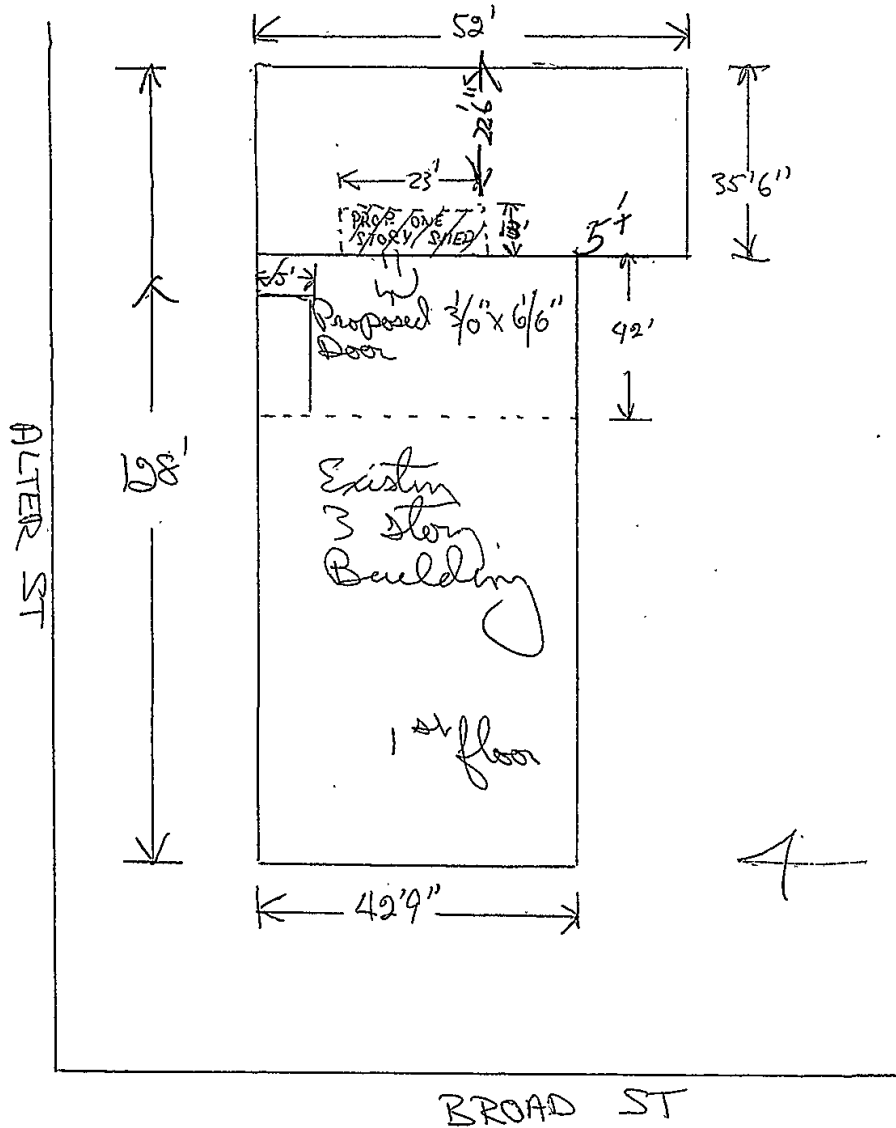
Additional use information, if required: *Excessing storage area is less than 500 sq ft of first floor footage. Over storage area is not permitted by code.*

OWNER PLYWOOD DEVELOPMENT CORP.	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT PLYWOOD DEVELOPMENT CORP.	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600

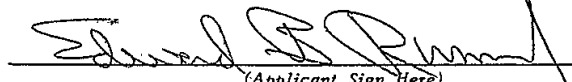
DRAW PLANS ON SPACE BELOW


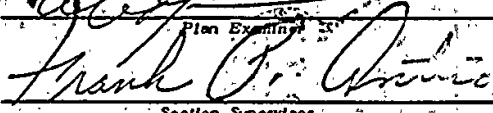
PLANS TO BE DRAWN IN INK. SHOW:

- | | |
|--|---|
| <ol style="list-style-type: none"> 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. | <ol style="list-style-type: none"> 5. Distances from building to lot lines and to other buildings on same lot. 6. Draw elevations and additional plans when required. |
|--|---|



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


 (Applicant Sign Here)

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING	APPLICATION DATE 11-30-71	APPLICATION NO. 31020-X
		DATE OF REFUSAL 12-3-71	3D
LOCATION 1123 S. Broad Street (SEC. Alter St.) in in a C-2 Commercial Dist.			
APPLICANT Plywood Development Corp		ADDRESS 1123 S. Broad St.	
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		
	Use: 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-E Cal 71-0876 Board of Adjustment refused the erection of an addition to the retail sales of paneling 9-27-71.			
THIS USE ACC STORAGE EXCEEDING 25% OF THE SALES AREA IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.			
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			

YTUESDAY

SEPT. 1971						
S	M	T	W	T	F	S
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

5

NOV. 1971						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

OCT. 1971
 01 02 03 04 05 06 07 08 09 10 11 12
 - APPOINTMENTS 81 VI
 03 03 28 28 28 28 28 28 28 28 28 28

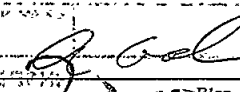
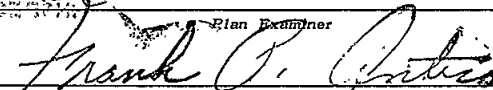
8:00	REG. TOO
8:30	
9:00	
9:30	
10:00	
10:30	IF Half Storage
11:00	+ Sh. (C) wa
11:30	
12:00	0.000 Mcquay
1:00	
1:30	
2:00	IF NOT Mcquay
2:30	
3:00	
3:30	
4:00	
4:30	
5:00	10/10/1
5:30	10/10/1 A REG. TOO FROM 770

APPLICANT! Do not use this sheet.

310201K

EXAMINER'S REPORT										
DISTRICT			TYPE OF PROPERTY <input type="checkbox"/> Corner <input type="checkbox"/> Attached <input type="checkbox"/> Semi-Detached <input type="checkbox"/> Detached							
DWELLING <input type="checkbox"/> Yes <input type="checkbox"/> No		HOW MANY FAMILIES		HOW MANY STORIES		USE APPLIED FOR		ACCESSORY TO, WHAT USE		
AREAS AND DIMENSIONS			Req. or Permitted		%		Req. when used		Existing Proposed %	
Lot area										
Occupied area										
Area rear yard										
" Inner court										
Total open area										
Set-back front										
Set-back side										
Rear yard - depth										
Side yard, minimum width										
" " aggregate width										
Open court - width										
Court between wings - width										
Inner court - least dimension										
Height - front										
" - side										
" - rear										
" - garage										
Garage - inner dimensions										
IS USE PERMITTED IN THIS DISTRICT <input type="checkbox"/> Yes <input type="checkbox"/> No			UNDER WHAT PROVISION							
IF USE IS NOT PERMITTED IN THIS DISTRICT, UNDER WHAT PROVISION IS IT PERMITTED										
ZONING PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required					USE PERMIT <input type="checkbox"/> Grant <input type="checkbox"/> Refuse <input type="checkbox"/> Refer <input type="checkbox"/> Not Required					
REMARKS										
5741 GROSS FLOOR AREA STORAGE AREA 1435 25% Proposed 2093 square feet 36.3%										
DATE OF EXAMINATION					EXAMINER (Signature)					
INSPECTOR'S REPORT										
3D Floor - Storage 2nd Floor - Pool Table Displays, 1st Floor - Panel Sales + Showroom.										
DATE OF INSPECTION					INSPECTOR (Signature)					
Vitali					11/22/71					

31020 K

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 11-30-71	APPLICATION NO. 31020-K
		DATE OF REFUSAL 12-3-71	3B
LOCATION 1123 S. Broad Street (SEC Alter St.) is in a C-2 Commercial Dist.			
APPLICANT Plywood Development Corp		ADDRESS 1123 S. Broad St.	
THE APPLICATION FOR A <u>Use</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
	Use: 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.			
THIS USE ACC STORAGE EXCEEDING 25% OF THE SALES AREA IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.			
TYPICAL Signed  Plan Examiner Signed  Section Supervisor			

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

24

APPLICATION FOR A STREET
ADVERTISING DEVICE

(Building Permit must be obtained for all advertising devices
entirely within building lines)

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

Application is hereby made for a permit to ☒ erect, ☐ register, ☐ maintain an advertising device as described in this application and as shown in accompanying drawings which form a part hereof.

LOCATION <i>1123-25 S. Broad St</i>	
APPLICANT <i>General Outdoor Adv. Co.</i>	ADDRESS <i>Front & Erie Ave</i>
CONTRACTOR <i>" " " "</i>	ADDRESS <i>" " " "</i>
OWNER OF SIGN <i>Leon Kroungold</i>	ADDRESS <i>1123-25 So. Broad St (H)</i>

COMPLETE INFORMATION ON EACH ITEM

<input type="checkbox"/> TEMPORARY <input checked="" type="checkbox"/> DURABLE	<input type="checkbox"/> NEON <input checked="" type="checkbox"/> INCANDESCENT	FRONTAGE OF BUILDING <i>42 FT.</i>
<input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXISTING	NUMBER OF OUTLETS	HEIGHT OF BUILDING <i>28 FT.</i>
<input checked="" type="checkbox"/> FLAT <input type="checkbox"/> PROJECTING	WATTS PER LAMP	USE OF BUILDING <i>Furniture Store</i>
WEIGHT <i>1,100 lbs.</i> AREA <i>444 sq. ft.</i>	TOTAL WATTAGE	PURPOSE OF SIGN <i>Accessory</i>
CLEARANCE TOP <i>24'</i> BOTTOM <i>12'</i>	MAKE OF FLASHER	TYPE OF WALL CONSTRUCTION <i>Brick</i>
<input checked="" type="checkbox"/> RIGID <input type="checkbox"/> SWINGING	NUMBER OF TRANSFORMERS	
PROJECTION <i>6"</i>	VOLTAGE OF TRANSFORMERS	
WIDTH OF FOOTWAY <i>22' FT.</i>	SERVICE WIRES TO SIGN <i>B. X. L.</i>	<input checked="" type="checkbox"/> ANNUAL <input type="checkbox"/> 30 DAY PERMIT

All of the provisions of the Code of General Ordinances of the City of Philadelphia, approved January 2, 1956, and all rules and regulations now in effect or which may hereafter be approved, must be complied with whether specified herein or not.

Per General Outdoor Adv. Co.
Matthew Signature of Applicant

DO NOT WRITE IN SECTION BELOW - FOR OFFICE USE

ANNUAL FEE	SERIAL NO.	DATE	WARD
<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED	<input checked="" type="checkbox"/> APPROVED <i>OK.</i> <input type="checkbox"/> DISAPPROVED <i>M. K. Haering</i> Zoning Section	<input type="checkbox"/> APPROVED <input type="checkbox"/> DISAPPROVED <i>Chuch for Fire Dept.</i> Building Inspector	
DATE <i>8-6-59</i>	DATE <i>8-6-59</i>	DATE	
REASON FOR DISAPPROVAL <i>Not erected</i> <i>9/6/59</i>	<i>A - Comm.</i>		

OFFICE MEMORANDUM

See #300 #44.44
275

TT1034
AUG 21 1959

OK.
The District

INSPECTION REPORT

DAY			MO.			YR.		
16			9			59		
Inspected & Approved								
Sign Installed								
Inspector								
Reasons								

J. H. [Signature]

1218 AUG 21 1959

September 16, 1971

Plywood Development Corporation
1123 South Broad Street
Phila., Penna. 19147

Location: 1123 South Broad Street

Application No.: 28726-K

Dear Sir:

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

Mr. Arthur S. Goldman, Zoning Examiner, requests that you contact him at RU 6-2433 for an appointment to discuss your application, also please submit a deed of the property.

Sincerely yours,

Frank P. Antico, Assistant
Zoning Administrator

FPA:ERT

INSTRUCTIONS FOR ALL SIGN APPLICANTS

DEPARTMENT OF LICENSES & INSPECTIONS

ZONING SECTION

MUNICIPAL SERVICES BUILDING - CONCOURSE LEVEL

PHILADELPHIA, PENNSYLVANIA 19107

In order to process requests for sign permits the following information is

necessary:

- 1) Indicate whether the sign is double or single face
- 2) Indicate the size of the sign
- 3) Indicate if electric (neon or fluorescent)
- 4) Indicate how far the sign projects over the footway
- 5) 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 Permit with all of the above information, submit your application in person to the Municipal Services Building, Zoning Section, Concourse Level where it will be processed.

DO NOT MAIL IN THIS APPLICATION.

REQUESTED BY (Full Name) <i>C. J. [Signature]</i>		REQUEST APPROVED BY <i>[Signature]</i>		COMPLETION DATE SEP 15 1971
<div style="text-align: center;"> <p><i>ALASCO</i></p> </div>				
CHECK INFORMATION REQUIRED: <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> COURT DIMENSIONS <input type="checkbox"/> SETBACK - FRONT <input type="checkbox"/> SETBACK - REAR <input checked="" type="checkbox"/> IS PROPOSED USE IN EXISTENCE? </div> <div> <input type="checkbox"/> REAR YARD DIMENSIONS <input type="checkbox"/> SIDE YARD DIMENSIONS <input type="checkbox"/> SHED DIMENSIONS <input type="checkbox"/> COMPLETE PLOT PLAN <input type="checkbox"/> IS PROPOSED WORK IN EXISTENCE? </div> </div>				
APPLICATION NUMBER 1123 5 BROAD STREET		FIRE ATLAS VOLUME 5/421	PLATE NUMBER 3B	DATE 9/13/71
LOCATION		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS PERMIT ISSUANCE SECTION - BUILDING DIVISION		
REQUEST FOR FIELD INSPECTION				

REQUEST FOR FIELD INSPECTION

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
PERMIT ISSUANCE SECTION - BUILDING DIVISION

LOCATION

1123 S BROAD Street

APPLICATION NUMBER

287264

FIRE ATLAS VOLUME

5/421

PLATE NUMBER

3B

DATE

9/13/71

CHECK INFORMATION REQUIRED:

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> COURT DIMENSIONS | <input type="checkbox"/> REAR YARD DIMENSIONS | <input type="checkbox"/> SIDE YARD DIMENSIONS | <input type="checkbox"/> LOT DIMENSIONS |
| <input type="checkbox"/> SETBACK - FRONT | <input type="checkbox"/> SETBACK - REAR | <input type="checkbox"/> SHED DIMENSIONS | <input type="checkbox"/> COMPLETE PLOT PLAN |
| <input type="checkbox"/> TOTAL SIGN AREA | <input type="checkbox"/> IS PROPOSED USE IN EXISTENCE? | <input type="checkbox"/> IS PROPOSED WORK IN EXISTENCE? | |
| <input type="checkbox"/> OTHER (Specify) | | | |

OKASONE

REQUESTED BY (Full Name)

G. G. G.

REQUEST APPROVED BY

J. J. J.

COMPLETION DATE

SEP 16 1971

DAILY INSPECTION ACTIVITY REPORT (Prepare in Duplicate)

DISTRICT OR
UNIT INSPECTOR

INSPECTOR'S I.D.M. NO.

DATE

	LOCATION	TIME STARTED	ACTIVITY CODE NO.	COMMENTS	NO. OF UNITS	MILEAGE		PTC FARES	TRANS- FERS	TELE- CALLS
						START	STOP			
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										
15										
16										
17										
18										
TOTAL								TOTALS		

I certify that the above statements are true and correct.

Inspector's Signature

Checked by

Date

ACTIVITY CODE TOTALS					
1	2	3	4	5	6

ADJOINING PROP.

X-INDICATES
WOODEN SUPPORTS
PARTIAL CONST.
OF NEW SHED

38.6

14-6

23'

51'

8.3

CURB

127'

3 STORY
BRICK

22'

CURB

1123 S - BROAD ST

BROAD ST

Vitale

9/15/71

ALTER ST

REQUEST FOR FIELD INSPECTION

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
PERMIT ISSUANCE SECTION - BUILDING DIVISION

LOCATION

1123 S BROAD Street

APPLICATION NUMBER

3/020K

FIRE ATLAS VOLUME

5/421

PLATE NUMBER

3B

DATE

11/13/71

CHECK INFORMATION REQUIRED

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> COURT DIMENSIONS | <input type="checkbox"/> REAR YARD DIMENSIONS | <input type="checkbox"/> SIDE YARD DIMENSIONS | <input type="checkbox"/> LOT DIMENSIONS |
| <input type="checkbox"/> SETBACK - FRONT | <input type="checkbox"/> SETBACK - REAR | <input type="checkbox"/> SHED DIMENSIONS | <input type="checkbox"/> COMPLETE PLOT PLAN |
| <input type="checkbox"/> TOTAL SIGN AREA | <input type="checkbox"/> IS PROPOSED USE IN EXISTENCE? | | <input type="checkbox"/> IS PROPOSED WORK IN EXISTENCE? |
| <input type="checkbox"/> OTHER (Specify) | | | |

Interior plot plan
See me

REQUESTED BY (Full Name)

A. Goff

REQUEST APPROVED BY

Frank P. Antiso

COMPLETION DATE

11-30-71

REQUEST FOR FIELD INSPECTION

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS
PERMIT ISSUANCE SECTION - BUILDING DIVISION

LOCATION

1123 S BROAD Street

APPLICATION NUMBER

31020K

FIRE ATLAS VOLUME

51421

PLATE NUMBER

3B

DATE

11/13/71

CHECK INFORMATION REQUIRED:

☐ COURT DIMENSIONS☐ REAR YARD DIMENSIONS☐ SIDE YARD DIMENSIONS☐ LOT DIMENSIONS☐ SETBACK - FRONT☐ SETBACK - REAR☐ SHED DIMENSIONS☐ COMPLETE PLOT PLAN☐ TOTAL SIGN AREA☐ IS PROPOSED USE IN EXISTENCE?☐ IS PROPOSED WORK IN EXISTENCE?☐ OTHER (Specify)Interior plot plan
See me

REQUESTED BY (Full Name)

A. Goff

REQUEST APPROVED BY

Frank P. Antico

COMPLETION DATE

11-30-71

CITY OF PHILADELPHIA

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

NOTICE OF VIOLATION

BUILDING DIVISION

4-4-73
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

CODE	VIOLATION
	Cease maintaining parking of autos without obtaining a Use Regis- tration Permit as required by the Philadelphia Zoning Code.
	rs/



CITY OF PHILADELPHIA

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

DATE 4-4-73

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
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 WILL RE-
SULT IN PROSECUTION.

For additional information call MU 6-2585

CODE	VIOLATION
	Cease maintaining parking of autos without obtaining a Use Regis- tration Permit as required by the Philadelphia Zoning Code.
rs/	



CITY OF PHILADELPHIA

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

DATE 7-23-75

NOTICE OF VIOLATION

ZONING
~~XXXXXX~~ DIVISION
Viol. #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 ~~15 DAYS~~ OF THIS NOTICE
WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585.

CODE	VIOLATION
	Cease maintaining sales of bldg. materials without a Use Registration Permit as required by the Philadelphia Zoning Code.
jk	



CITY OF PHILADELPHIA

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

DATE 7-23-75

NOTICE OF VIOLATION

PREMISES IN VIOLATION 1123 S. Broad St.

ZONING
BUILDING DIVISION

Viol. #1527-75-A
R. I. 8-23-75

RESPONSIBLE PARTY

1123 Investment Co. Inc.
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 15 DAYS OF THIS NOTICE
WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585.

CODE	VIOLATION
	Coase maintaining sales of bldg. materials without a Use Registration Permit as required by the Philadelphia Zoning Code.
jk	

3/65)



CITY OF PHILADELPHIA

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

DATE 5-3-73

NOTICE OF VIOLATION

BUILDING DIVISION

PREMISES IN VIOLATION 1123-25 S. Broad St.

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

RESPONSIBLE PARTY

Plywood Development Corp.
1123-25 S. Broad St.
Phila., Penna. 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 15 DAYS OF THIS NOTICE WILL RESULT IN PROSECUTION.

For additional information call MU 6-2585

CODE	VIOLATION
	Cease maintaining parking of autos without obtaining a Use Registration Permit as required by the Philadelphia Zoning Code.
rs/	

**C APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

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

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

APPLICATION NO.

DISTRICT DESIGNATION

ZONING MAP NO.

SUB.

F. A. VOL. PL.

WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING
REFUSEDUSE
REFUSED

APPEAL

APP.
GRANTED

CERT.

APP.
REFUSED

CERT.

REF. TO
B. OF A.REF.
GRANTED

CERT.

REF.
REFUSED

CERT.

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

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

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

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

Additional use information, if required

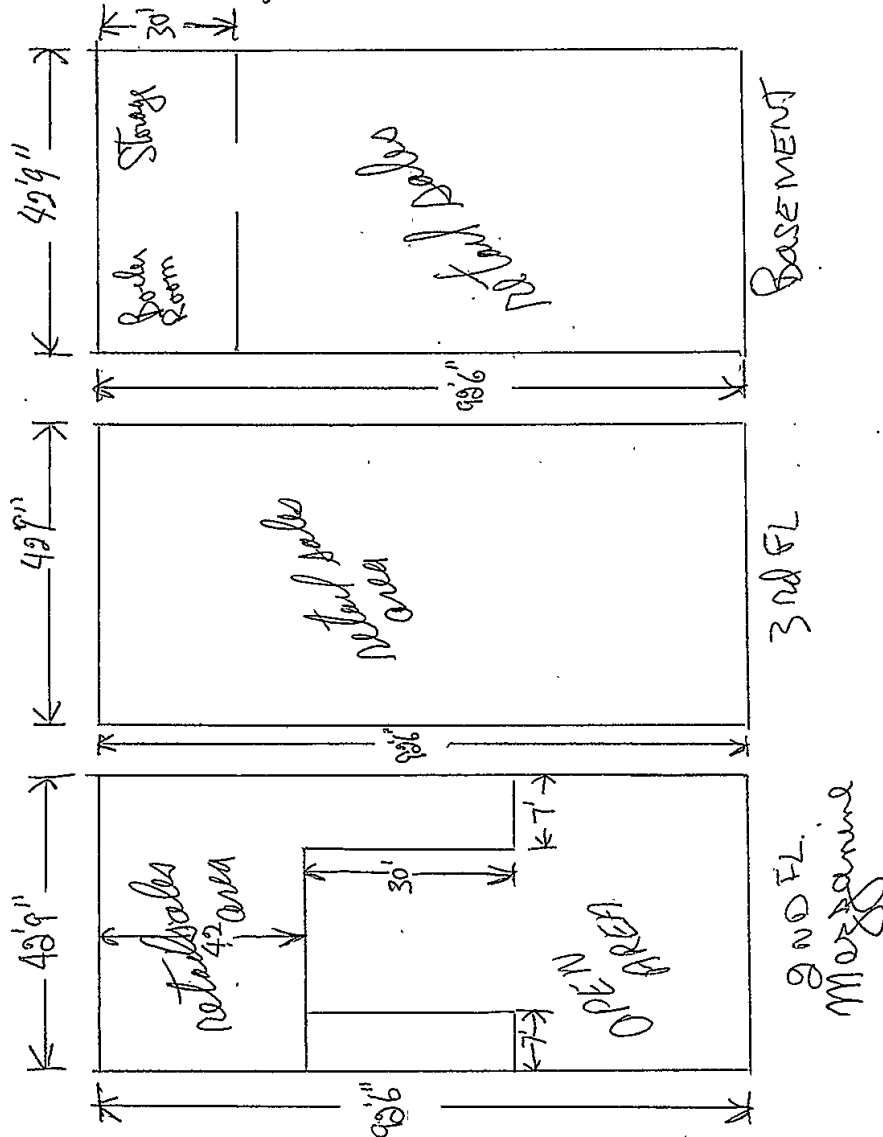
OWNER	ADDRESS	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT	ADDRESS	PHONE

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.

use & other 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)

APPLICANT! Do not use this sheet.

EXAMINER'S REPORT

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

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE	APPLICATION NO.				
		DATE OF REFUSAL					
LOCATION							
APPLICANT		ADDRESS					
<p>THE APPLICATION FOR A _____ PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 35%; text-align: left; padding-bottom: 10px;">PHILADELPHIA CODE REFERENCE</th> <th style="width: 65%; text-align: left; padding-bottom: 10px;">REASONS FOR REFUSAL</th> </tr> </thead> <tbody> <tr> <td style="height: 300px;"></td> <td></td> </tr> </tbody> </table>				PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL						
Signed _____ <div style="text-align: right; margin-top: 10px;">Section Supervisor</div>		Signed _____ <div style="text-align: right; margin-top: 10px;">Plan Examiner</div>					

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 Ret. sale of bldg. materials (panel, tile, carpet, enter-
tainment items) such as pool table & allied items

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

~~use of new construction for~~

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

Issued by

C. Skillions
8-4-75


Authorized by

no outside sale or storage

APPLICANT! Do not use this sheet

EXAMINER'S REPORT

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

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS SECOND FLOOR, CITY HALL ANNEX	APPLICATION DATE 8/13/74	APPLICATION NO. 32705
		DATE OF REFUSAL 8/16/74	3B-3
LOCATION 1123 S. Broad St. (SEC Alter St.) is in a C-2 Commercial District			
APPLICANT Plywood Development Corp.		ADDRESS 1123 S. Broad St.	
THE APPLICATION FOR A <u>USE</u> PERMIT FOR THE ABOVE LOCATION HAS BEEN REFUSED BECAUSE THE PROVISIONS OF THE PHILADELPHIA CODE HAVE NOT BEEN COMPLIED WITH IN THE FOLLOWING PARTICULARS:			
PHILADELPHIA CODE REFERENCE	REASONS FOR REFUSAL		
See sec. 14-303 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 sex district.			
REMARKS: ONE USE REFUSAL			
See application 28726-K Cal. 71-0876 Board of Adjustment refused 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.			
		Signed  Plan Examiner	
		Signed _____ Section Supervisor	

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING	APPLICATION DATE 8/12/71	APPLICATION NO. 22705
LOCATION 1129 S. Broad St. (and Alter St.) is in a C-2 Commercial District		DATE OF REFUSAL 8/16/71	
APPLICANT Plywood Involvement Corp.	ADDRESS 1129 S. Broad St.		
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		
<p>See sec. 11-303 sub. paragraph 31 USE: The application is for ret. sale of bldg. material with sec. stge. exceeding 25% of the gross fl. area, whereas this is not permitted in the xxx district.</p> <p>REMARKS: ONE USE REFUSAL</p> <p>See application 23726-T Cal. 71-0376 Board of Adjustment refused erection of stgo. shed as part of a ret. panel store 10/12/71.</p> <p>THIS USE IS EXISTING ON THE PREMISES IN VIOLATION OF THE ZONING CODE.</p>			
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. <p style="text-align: center;">ALL COSTS, IF ANY, IN CONNECTION WITH ADVERTISING HEARINGS ARE TO BE BORNE BY THE APPLICANT</p>			

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S. BROAD ST.

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

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

APR 75 1973

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

NONE

STORIES AND HEIGHTS FROM GROUND TO ROOF

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

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE DATE	DATE LAST USED
	RETAIL SALE OF BUILDING MATERIALS (PANEL, TILE, CARPET, POOL TABLES, PING PONG TABLES & ACCESSORIES)		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	SAME		

Additional use information, if required

OWNER PLYWOOD DEVELOPMENT CORP.	ADDRESS PROMISES	PHONE
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT ALLEN T. NEWMAN	ADDRESS 1420 WALNUT ST. SUITE 1002	PHONE 6-4001

APPLICATION NO. **15177**

DISTRICT DESIGNATION

ZONING MAP NO. SUB.

P. A. VOL. PL. WARD

PREVIOUS APPLICATION

CALENDAR NO.

ZONING
REFUSED

USE
REFUSED

APPEAL

APP. GRANTED CERT.

APP. REFUSED CERT.

REF. TO
B. OF A.

REF. GRANTED CERT.

REF. REFUSED CERT.

THIS SPACE FOR OFFICIAL STAMP

(Do not write in this space)
DEPT. OF LIC. & INSPECTIONS
CITY OF PHILADELPHIA
USE REGISTRATION PERMIT

NO. _____
DATE _____

☐ PERMIT GRANTED IN
ACCORDANCE WITH ZBA
CERTIFICATE
NO. _____

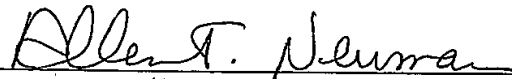
DRAW PLANS ON SPACE BELOW

15132

PLANS TO BE DRAWN IN INK. SHOW:

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

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



(Applicant Sign Here)

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

15177

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

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

Retail sale of Building Materials, Linoleum, Tile, Carpet.
For extension of ~~Pool Tables, Ping Pong Tables, Allied products~~ single family dwelling with
accessory; _____, garage, size and location, equipment and capacity as shown in the application, to include
use of new construction for _____
Authorized by and subject to the conditions of Board of Adjustment Certificate, _____

Issued by

H 540

Authorized by

4-5-73

PS

Q60 LSW S. BROAD ST. 22'-69'-22' R 9/13/71

C APPLICATION FOR ZONING PERMIT
AND/OR USE REGISTRATION PERMIT

10/12 CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S BROAD ST (RECALTA)

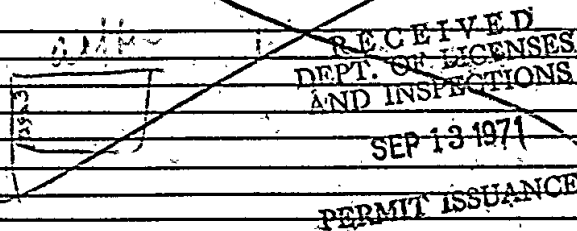
situated on _____ side of _____ Street

at the distance of _____ feet _____ inches from _____ side

of _____ Street

Front _____ feet _____ inches Depth _____ feet _____ inches

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



EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

ADD OUTSIDE STORAGE SHED
1 Story
14'3" x 23'3"

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet	13			9'	9'	11'
In Stories	3			1	1	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
2nd	EXISTING		
1st	RETAIL PANEL STORE		

FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING
2nd	RETAIL PANEL STORE	
1st	STORAGE SHED FOR PANELS	

Additional use information, if required

Excess storage area is 628 sq. ft. from front area

OWNER	PLYWOOD DEVEL CORP	ADDRESS	1123 S BROAD ST	PHONE	HO3 1600
ARCHITECT OR ENGINEER	NONE	ADDRESS		PHONE	
CONTRACTOR	NONE	ADDRESS		PHONE	
APPLICANT	PLYWOOD DEVEL CORP	ADDRESS	1123 S BROAD ST	PHONE	HO3 1600

DRAW PLANS ON SPACE BELOW

28726K

PLANS TO BE DRAWN IN INK. SHOW:

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

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



(Applicant Sign Here)

NOTICE OF DECISION		CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING PHILADELPHIA, PENNSYLVANIA 19107	
APPLICATION NO. 28726-K	CERTIFICATE NO. VA-1115 & 1116	DATE OF DECISION 10/12/71	BOARD OF ADJ. APPEAL NO. AP-1177 & 1178
APPLICANT Plywood Development Corp.		ADDRESS 1123 S. Broad Street	
OWNER Plywood Development Corp.		ADDRESS 1123 S. Broad Street, Phila., 19147	
ATTORNEY Jerome Gamburg, Esq.		ADDRESS 1420 Walnut St. Phila. 19102	
LOCATION OF PROPERTY 1123 South Broad Street (S.E.C. Alter Street)			

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

☐ GRANT A VARIANCE

☐ GRANT A CERTIFICATE

☒ REFUSE A VARIANCE

☐ REFUSE A CERTIFICATE

All variances or certificates granted herein are subject to the following conditions:

1. A permit must be obtained from the Department of Licenses and Inspections, Public Service Concourse, Municipal Services Building, within one calendar year from the date of this decision.
2. All construction must be in accordance with plans approved by the Zoning Board of Adjustment.
3. A new application and a new public hearing will be required for failure to comply with all of the foregoing conditions.
4. Further conditions:

RECEIVED
DEPT. LICENSES &
INSPECTIONS

OCT 2 1971

CHIEF
PERMIT ISSUANCE SECTION

PERMIT AND
ISTRATION PERMIT)
osen

THIS IS NOT A PERMIT

By order of the BOARD OF ADJUSTMENT

Thomas H. Miller

Thomas H. Miller, Secy.

als from this decision are to be taken to the Court of Common Pleas of Philadelphia County within
from the date of this decision.

NOTICE OF REFUSAL OF PERMIT	CITY OF PHILADELPHIA DEPT. OF LICENSES & INSPECTIONS PUBLIC SERVICE CONCOURSE MUNICIPAL SERVICES BUILDING	APPLICATION DATE 9/27/71	APPLICATION NO. 28726-K
		DATE OF REFUSAL 9/27/71	3B

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

APPLICANT: Plywood Development Corp.	ADDRESS 1123 S. Broad 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				
ZONING:	The application is for the erection of a 1 sty. stgo. shed for panels (comp. enclosed) as part of a retail panel store (size and location to be as shown in the application).				
	<table style="width: 100%;"> <tr> <th style="width: 50%;">REQUIRED</th> <th style="width: 50%;">PROPOSED</th> </tr> <tr> <td>Rear yard min. depth proposed stgo. shed</td> <td>16 ft. 3 in. 0 ft. 0 in.</td> </tr> </table>	REQUIRED	PROPOSED	Rear yard min. depth proposed stgo. shed	16 ft. 3 in. 0 ft. 0 in.
REQUIRED	PROPOSED				
Rear yard min. depth proposed stgo. 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 Comm. District.				
REMARKS:	ONE ZONING 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

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S BROAD ST

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

OCT 20 1971

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

AN ADDITIONAL STORAGE & UNLOADING
CHED ATTACHED TO THE EXISTING
BUILDING

ONE (1) STORY 14' x 23'

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				9'	9'	11'
In Stories				1	1	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1st	retail parcel store		
2nd	vacant		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1st	retail parcel store		
2nd	vacant		

Additional use information, if required *Excessive storage area is less than 25% of gross floor footage area.*

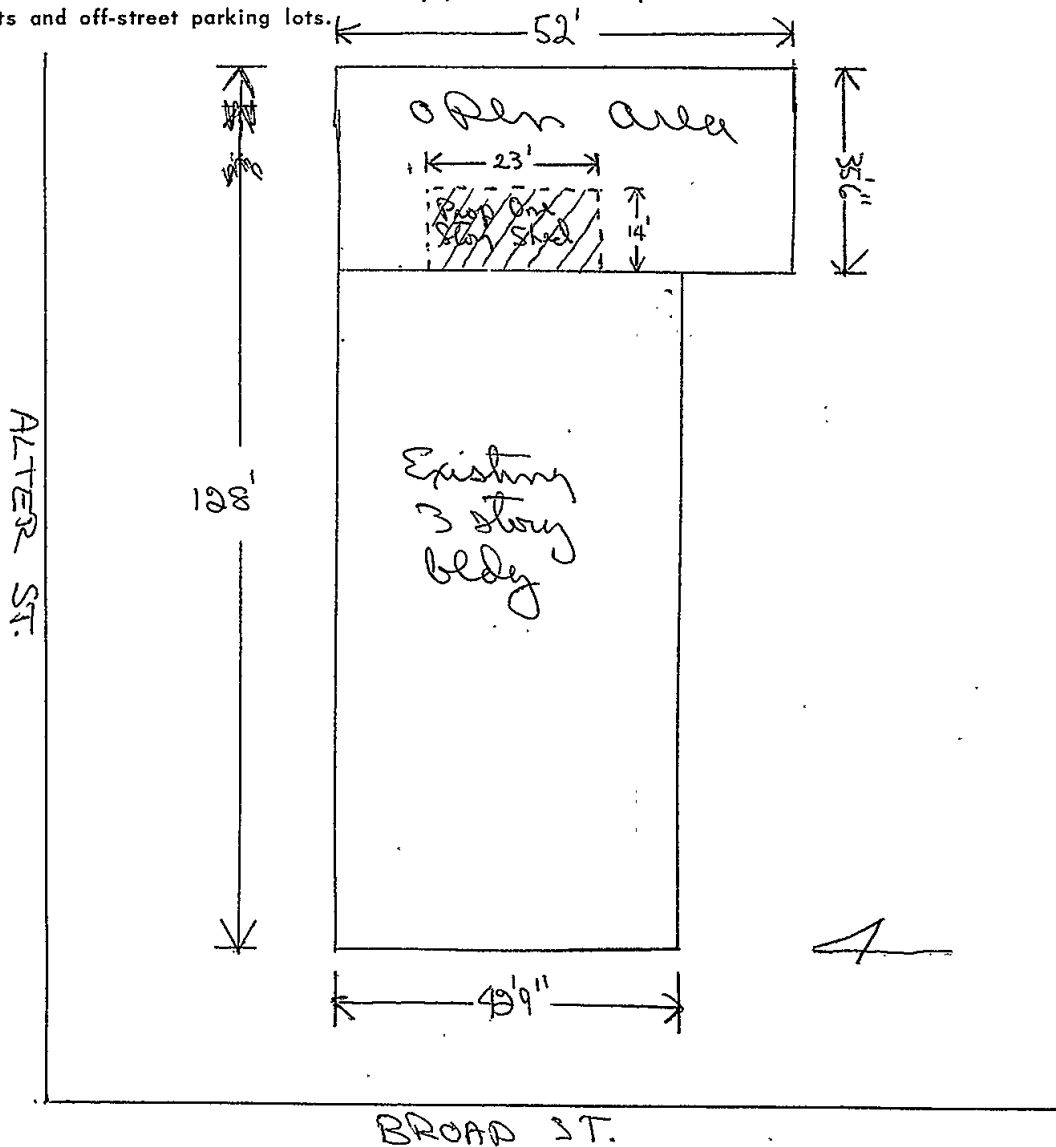
OWNER <i>Mywood Development Corp</i>	ADDRESS <i>1123 S Broad St</i>	PHONE <i>HO 3 1600</i>
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT <i>Mywood Development Corp</i>	ADDRESS <i>1123 S Broad St</i>	PHONE <i>HO 3 1600</i>

DRAW PLANS ON SPACE BELOW

30182K

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."

Edward S. Rummel

(Applicant Sign Here)

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S Broad St

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

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

OCT 20 1971

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

Proposed Storage & Loading
Shed Attached to Existing Bldg.
One story 14' x 23'

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				9'	9'	11'
In Stories				1	1	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
1st	retail panel store		
2nd	vacant		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
1st	retail panel store		
2nd	vacant		

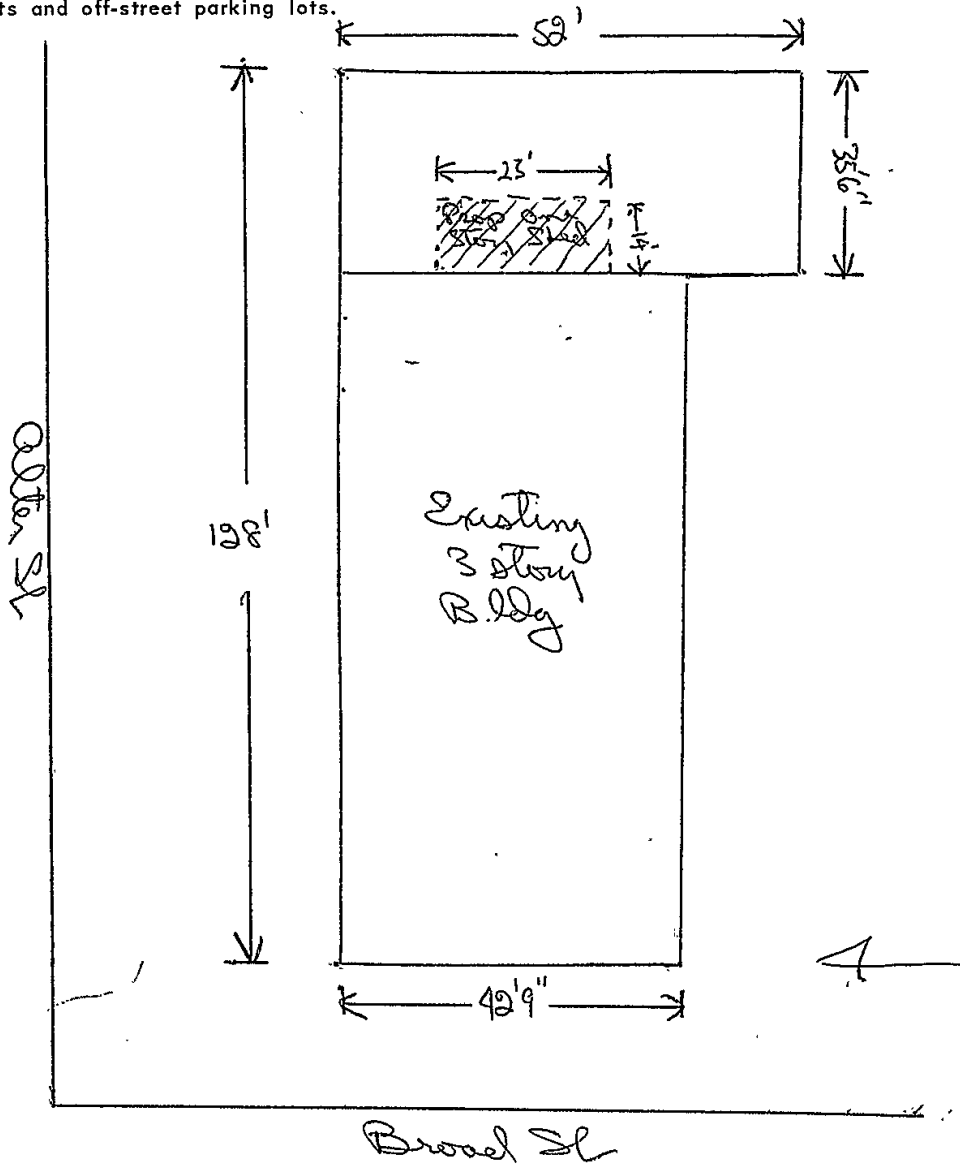
Additional use information, if required: Excessive storage area is less than 25% of gross floor footage area

OWNER Phylwood Development Corp	ADDRESS 1123 S Broad St	PHONE HO 3 1600
ARCHITECT OR ENGINEER	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT Phylwood Development Corp	ADDRESS 1123 S Broad St	PHONE HO 3 1600

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."

[Signature]
(Applicant Sign Here)

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

3D132K

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

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

C APPLICATION FOR ZONING PERMIT AND/OR USE REGISTRATION PERMIT

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES & INSPECTIONS

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

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

LOCATION OF PROPERTY (Street and House Number)

1123 S BROAD ST

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

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

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

RECEIVED
DEPT. OF LICENSES
AND INSPECTIONS

SEP 13 1971

PERMIT ISSUANCE

EXPLAIN ANY ALTERATIONS OR PROPOSED CONSTRUCTION

AN OUTSIDE STORAGE SHED
1st FLOOR
11'4" X 23'3"

STORIES AND HEIGHTS FROM GROUND TO ROOF

HEIGHT	EXISTING BUILDING			PROPOSED ADDITION, ALTERATION OR NEW BUILDING		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
In Feet				9'	9'	11'
In Stories				1	1	1

TABULATION OF USES

FLOOR NO.	PRESENT USE	LAST PREVIOUS USE	DATE LAST USED
	NON EXISTANT		
	RETAIL PANEL STORE		
FLOOR NO.	PROPOSED USE OF PRESENT BUILDING	PROPOSED USE OF ADDITION OR NEW BUILDING	
	STORAGE SHED		
	RETAIL PANEL STORE		

Additional use information, if required

Storage area is less than 2590 sq ft
gross floor footage area

OWNER PLYWOOD DEVEL. CORP	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600
ARCHITECT OR ENGINEER NONE	ADDRESS	PHONE
CONTRACTOR	ADDRESS	PHONE
APPLICANT PLYWOOD DEVEL. CORP	ADDRESS 1123 S BROAD ST	PHONE HO 3 1600

DRAW PLANS ON SPACE BELOW

PLANS TO BE DRAWN IN INK. SHOW:

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

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



(Applicant Sign Here)

APPLICANT! Do not use this sheet

28726K

EXAMINER'S REPORT

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

ZONING PERMIT				USE PERMIT			
<input type="checkbox"/> Grant	<input type="checkbox"/> Refuse	<input type="checkbox"/> Refer	<input type="checkbox"/> Not Required	<input type="checkbox"/> Grant	<input type="checkbox"/> Refuse	<input type="checkbox"/> Refer	<input type="checkbox"/> Not Required

REMARKS
 D-2836-058 Need Show LOT 42' X 138' 10"
 ALSO 1944 + 1346 ACRES 35' 5" X 52' 6"

DATE OF EXAMINATION	EXAMINER (Signature)
---------------------	----------------------

INSPECTOR'S REPORT

9/15/71 Plot Plan Attached

DATE OF INSPECTION 9/15/71	INSPECTOR (Signature) Vital
-------------------------------	--------------------------------

NOTICE OF REFUSAL OF PERMIT

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

APPLICATION DATE
9/27/71
DATE OF REFUSAL
9/27/71

APPLICATION NO.
28726-K
3B

LOCATION

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

APPLICANT

Plywood Development Corp.

ADDRESS

1123 S. Broad 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

ZONING: The application is for the erection of a 1 sty. stge. shed for panels (comp. enclosed) 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 Comm. District.

REMARKS: ONE ZONING REFUSAL
ONE USE REFUSAL

Signed

Plan Examiner

Signed

Section Supervisor

INSTRUCTIONS FOR ISSUANCE OF PERMIT OR PERMITS

ZONING

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

USE

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

Issued by _____

Authorized by _____

NOTICE OF DECISION

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

APPLICATION NO. 106080	CERTIFICATE NO. VA-2312	DATE OF DECISION 1/20/87	BOARD OF ADJ. APPEAL NO. AP-1645
APPLICANT Anthony J. Cavuto		ADDRESS 1525 S. Broad St.	
OWNER Anthony J. Cavuto		ADDRESS 1525 S. Broad St.	
ATTORNEY Vito F. Canuso, Jr., Esq.		ADDRESS 1411 Walnut St., Suite 820	
LOCATION OF PROPERTY 1525 S. Broad St. thru to Watts St.			

THIS IS NOT A PERMIT

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

☐ GRANT A VARIANCE

☐ GRANT A CERTIFICATE

☒ REFUSE A VARIANCE

☐ REFUSE A CERTIFICATE

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

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

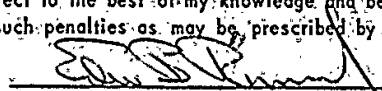
4. FURTHER CONDITIONS:

one use registration permit
meh

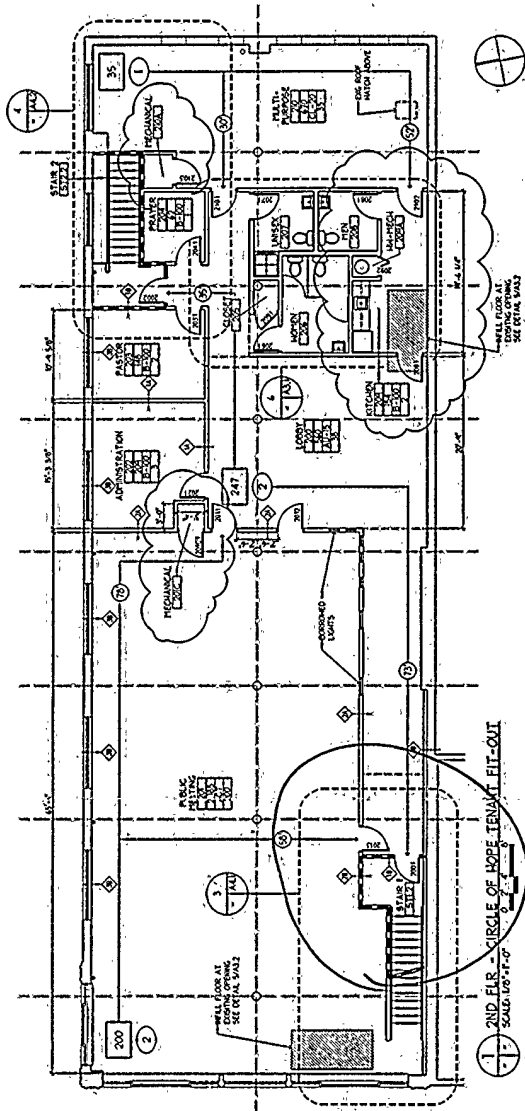
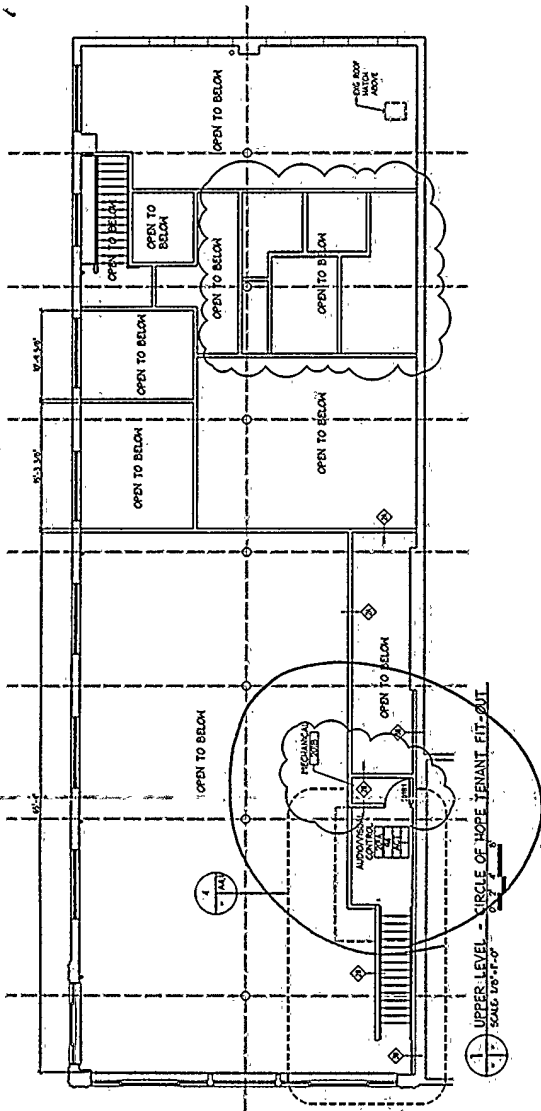
By order of the BOARD OF ADJUSTMENT

Donald Silberstein

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

PETITION OF APPEAL CITY OF PHILADELPHIA ZONING BOARD OF ADJUSTMENT ROOM 410 MUNICIPAL SERVICES BUILDING		LOCATION OF PROPERTY (For Z.B.A. Use Only) 1123 S. BROAD ST. (SEE ALTER ST.) 1123 South Broad Street (S.E.C. Alter Street) <div style="text-align: right;">71-0876</div>	
SEND NOTICES TO PLYWOOD DEVELOPEMENT CORP ATTORNEY (If any)		ADDRESS 1123 S BROAD ST ADDRESS	
OWNER (Appellant) PLYWOOD DEVELOPEMENT CORP PERSON FILING THIS APPEAL EDWARD R. RUMMEL		ADDRESS 1123 S BROAD ST	
IF APPELLANT IS NOT OWNER, LESSEE, OR AGENT, STATE HIS INTEREST EMPLOYEE			
APPEAL IS TAKEN FROM THE ACTION OF THE DEPARTMENT OF LICENSES IN <input checked="" type="checkbox"/> REFUSAL <input type="checkbox"/> GRANTING OF PERMIT FOR FRECTION OF A 1 STORY STGE. SAED FOR PANELS (COMP. ENCLOSED)			
STATE OBJECTIONS TO ACTION OF DEPARTMENT OF LICENSES & INSPECTIONS I AM PRESENTLY MEET REQUIREMENTS - WITH ALTERATION OF PLANS. HOWEVER, BEST USE CAN BE MADE BY PROPOSED USE, AS APPLIED FOR.			
<div style="border: 2px solid black; padding: 5px; display: inline-block; transform: rotate(-2deg);"> RECEIVED SEP 27 1971 ZONING Board of Adjustment </div> <div style="border: 2px solid black; padding: 5px; display: inline-block; transform: rotate(-2deg); margin-left: 20px;"> RECEIVED DEPT. LICENSES & INSPECTIONS SEP 27 1971 </div>			
CHIEF PERMIT ISSUANCE SECTION			
I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statement herein I am subject to such penalties as may be prescribed by law or ordinance. <div style="text-align: right;">  (Signature) </div>			
FOR ZONING BOARD USE ONLY			
CALENDAR NO. 71-0876	TIME SET FOR PUBLIC HEARING <input checked="" type="checkbox"/> 9:30 A.M. <input type="checkbox"/> 1:30 P.M.	RECEIPT NO. 31-62065	L. & I. APPLIC. NO. 28726 K
ON (Date) Tuesday, October 12, 1971	IN 603-City Hall Annex Juniper & Filbert	APPEAL FEES 22.00	DATE OF APPEAL 9/27/71
• AVOID UNNECESSARY DELAY BY CAREFUL READING OF THE ATTACHED INSTRUCTIONS. Catherine E. Jones		• YOUR ATTENTION IS DIRECTED TO PROVISIONS ON POSTING REQUIREMENTS AND PERSONS ENTITLED TO APPEAR BEFORE THE BOARD	

KEY
PUNY
OWNY
(SEE PLAN!)
(ATTACHED!)



LEGEND

--- 1 HOUR SEPARATION (TABLE 601)

① NUMBER OF OCCUPANTS (TABLE 1004.1.2)

② NUMBER OF EXITS REQUIRED (TABLE 1007.2)

③ LENGTH OF EXIT ACCESS TRAVEL

ROOM NAME AND NUMBER

MECHANICAL ROOM (TABLE 1004.1.2)

RESTROOM (TABLE 1004.1.2)

STORAGE (TABLE 1004.1.2)

CODES FOR OCCUPANCY (TABLE 1004.1.2)

AC - ASSEMBLY CONCENTRATED

AU - ASSEMBLY UNCONCENTRATED

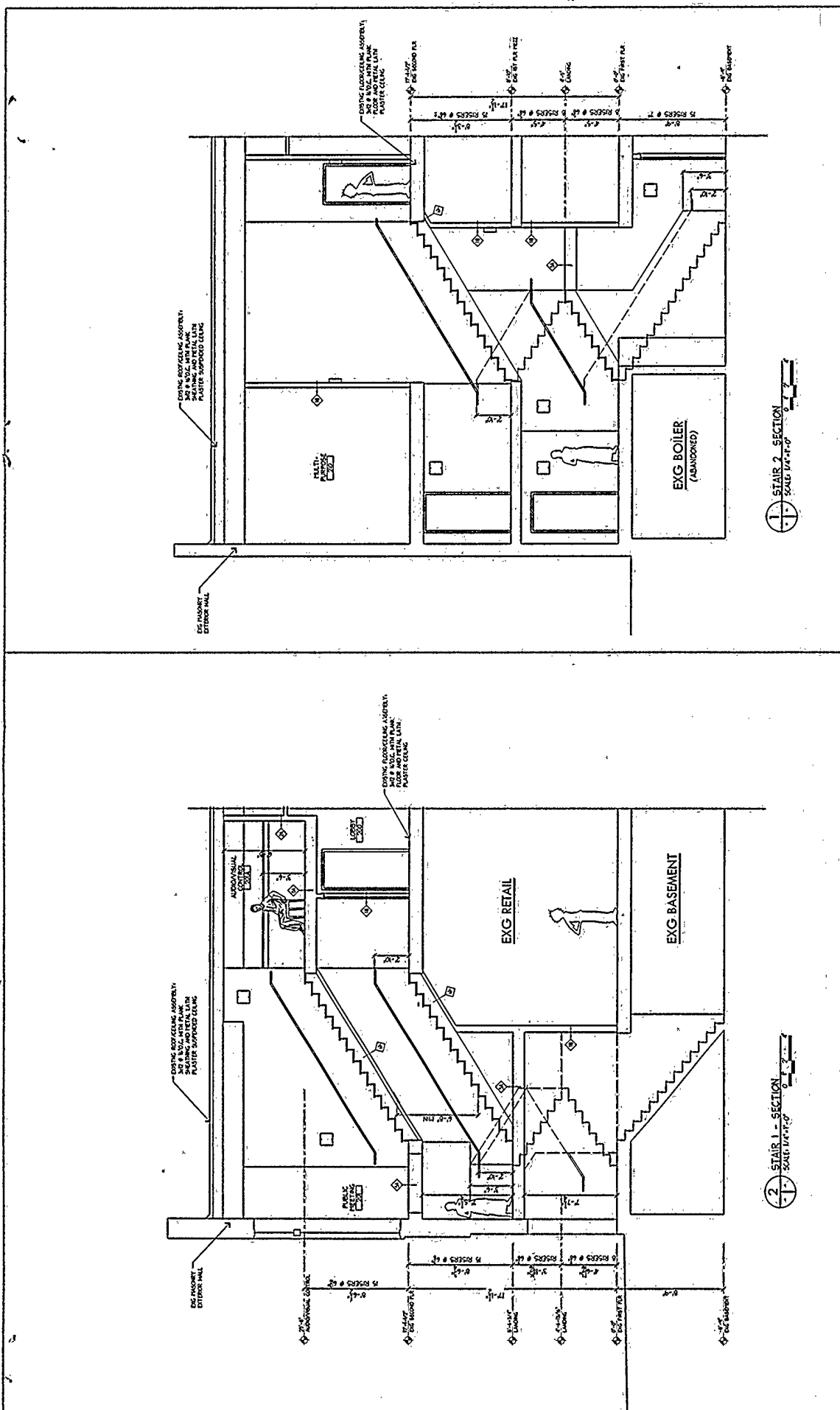
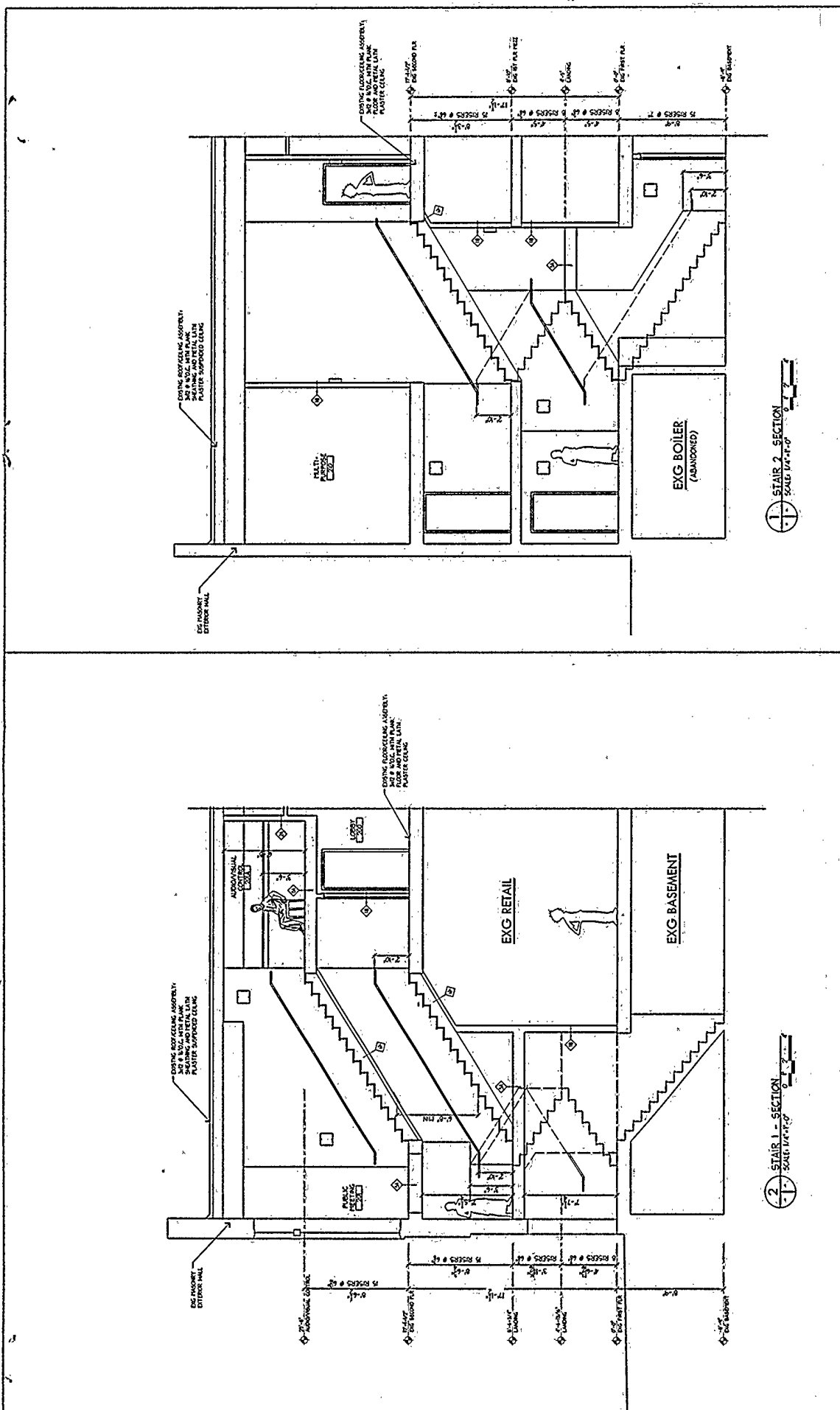
B - BUSINESS AREAS

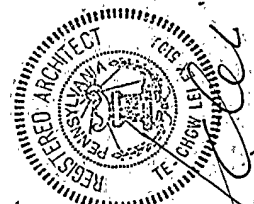
PH - MERCANTILE, GRADE FLOORS

SH - STORAGE OR MECHANICAL EQUIPMENT ROOMS

ACT - OCCUPANT LOAD BY ACTUAL NUMBER (SECTION 1004.1)

	DATE: 10 MAY 05 BY: [signature] WORK:	SECOND FLOOR PLANS	A1.1
ISSUE: ISSUED FOR PERMITS 10 MAY 05 REVISIONS 29 MAY 05			
PROJECT: CIRCLE OF HOPE 1125 SOUTH BROAD STREET, SECOND FLOOR PHILADELPHIA, PENNSYLVANIA			





JAN 26 2006

T.C. LBI & ASSOCIATES, P.C.
ARCHITECTURE • ENGINEERING • PLANNING
1921 WALNUT STREET • PHILADELPHIA, PA 19103

1125 S BROAD ST.
PHILADELPHIA, PA

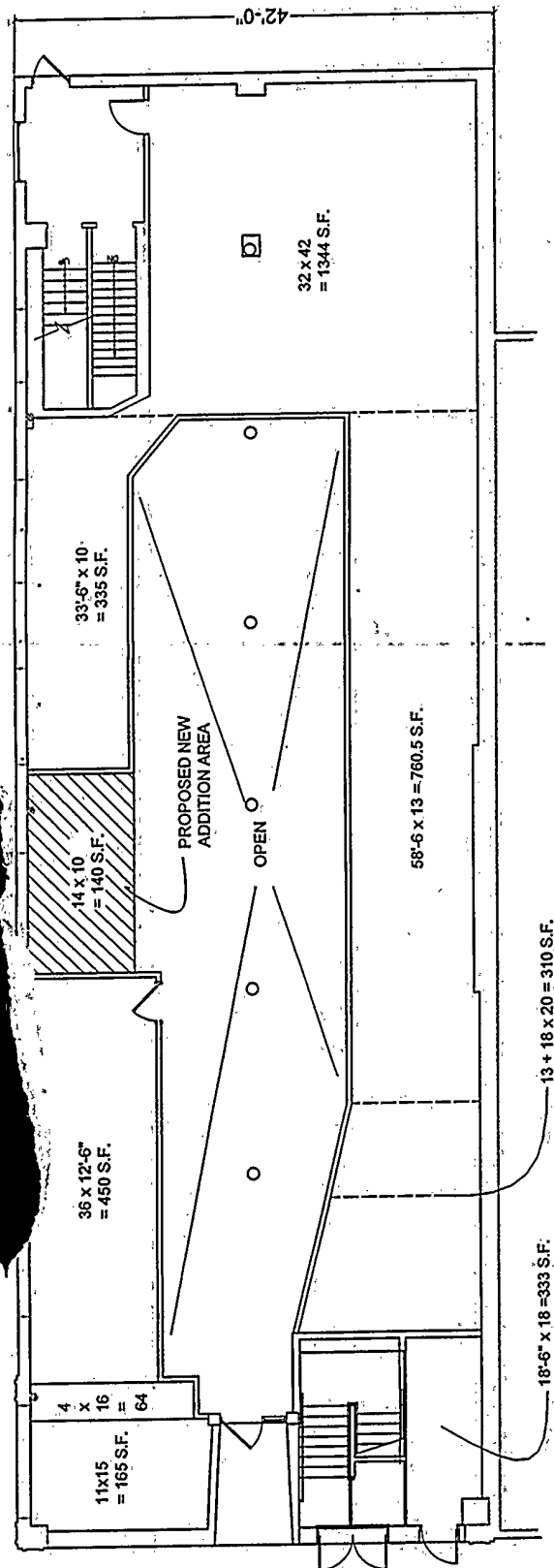
SCALE: AS NOTED

SECOND FLOOR PLAN

A-2

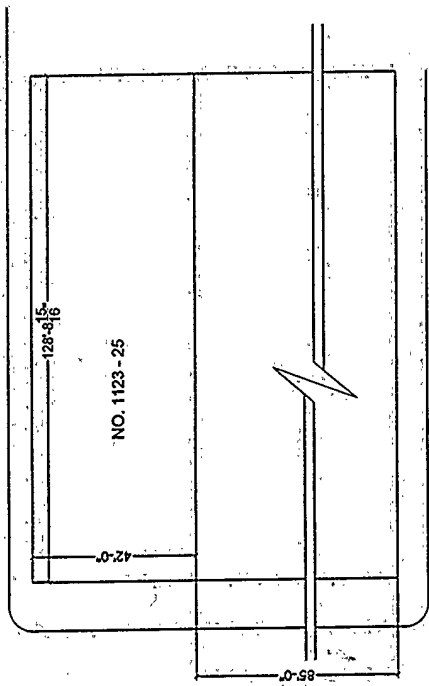
APPLICATION NO. 200446
DATE 2-11-02
APPROVED FOR THE CITY OF PHILADELPHIA
WHEN THE CITY ENGINEER HAS REVIEWED THE PLANS, IT WILL
REQUIRE THE APPROVAL OF THE COMMISSIONER OF THE
DEPARTMENT OF LICENSING & INSPECTIONS
PUBLIC SERVICE CONCOURSE
MUNICIPAL BUILDING

EXISTING AREA = 3,761.5 S.F.
NEW ADDITION AREA = 140.0 S.F.
TOTAL FLOOR AREA = 3,901.5 S.F.



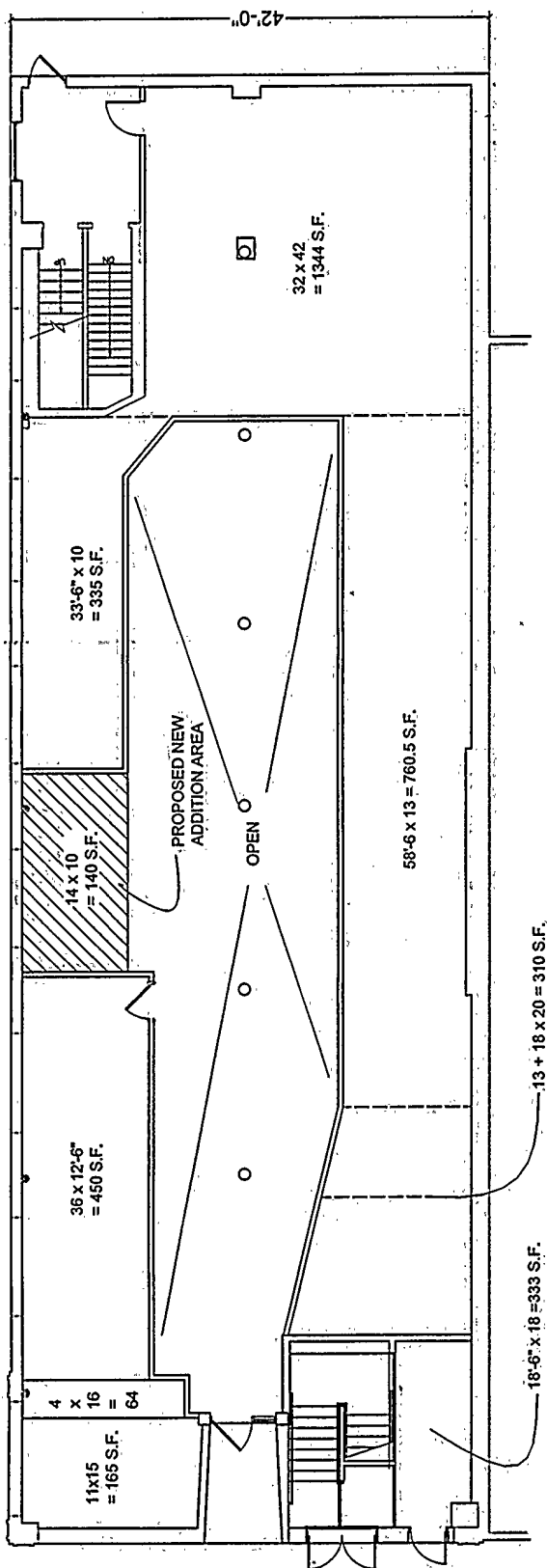
2 SECOND FLOOR
A-2 SCALE: 3/32" = 1'-0"

ALTER STREET



ELLSWORTH STREET

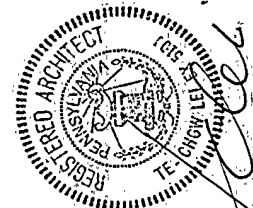
1 SITE PLAN
A-2 SCALE: 1/32" = 1'-0"



EXISTING AREA	= 3,761.5 S.F.
NEW ADDITION AREA	= 140.0 S.F.
TOTAL FLOOR AREA	= 3,901.5 S.F.

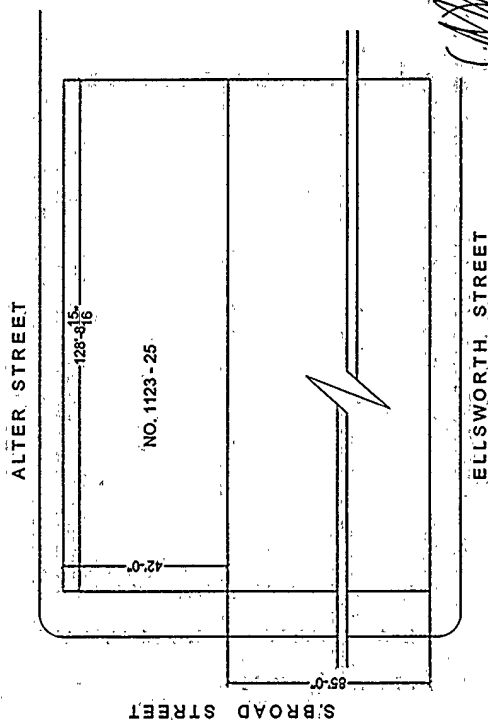
Total Floor
PREP:
 $42.0 \times 128.9 = 5407.5 \text{ \#}$
- 3901.5 (New)

1506.8 Remainder



APPLICATION NO. 000030002
 DATE 5-17-20
 APPROVED _____
 WHEN YOU SIGN, IT CONTAINS ANY COMMISSION ERROR
 WHEN YOU SIGN FROM THESE APPROVED PLANS, IT WILL
 CONSTITUTE AN AFFIRMATION OF THE ZONING UNIT OF THE
 DEPARTMENT OF LICENSING & INSPECTIONS
 PLUMBING SERVICE CONCURRENCE
 HOSPITAL BUILDING

JAN 26 2005



ELLSWORTH STREET

SITE PLAN

SCALE: $\frac{1}{32}" = 1'-0"$

LICENSE

RETAIN UNTIL MACHINE ACCOUNTING DIV. VERIFIES

152199

DO NOT KEY PUNCH

SEE BELOW

CODE

LICENSE FOR: Sign Prof. Elec.
1125 S. Broad St.
Unique Sign Co.

FEE: \$ 5.00

MAILING ADDRESS: Jacob Krowczold
1125 S. Broad St.

ZONE
47

ISSUED BY: DJR
CHECKED BY: 1-25

DATE
MONTH
YEAR
12/53

CODE:

DELETE FROM THE FILE — OUT OF BUSINESS (CHECK LOCATION AS ABOVE)
LICENSE NO.

FEE:

LICENSE

M 02413

TAX-NO.



CITY OF PHILADELPHIA

DEPARTMENT OF LICENSES AND INSPECTIONS

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

6/5/97 CK#855 RD

DISPLAY PROMINENTLY
IF REQUIRED BY LAW.

LICENSE CODE

3409

LICENSE: signlo' proj. d/f

FOR: 1125 S. Broad St. (19160)

EXPIRES LAST

DAY OF:

MONTH

YEAR

ZIP CODE

12 97

MAILING ADDRESS:

Peter DelBorrello
1123 S. Broad St.
Philadelphia, PA. 19147

PAY THIS AMOUNT



\$20.

61-62 (Rev. 1/91)

WHITE - LICENSE APPLICANT WHITE - REVENUE CANARY - REVENUE PINK - LICENSE ISSUANCE GOLDENROD - LICENSE ISSUANCE

