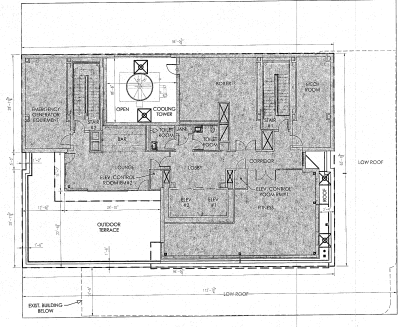
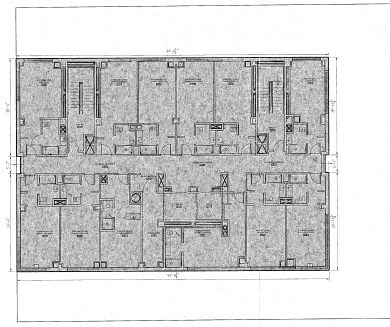
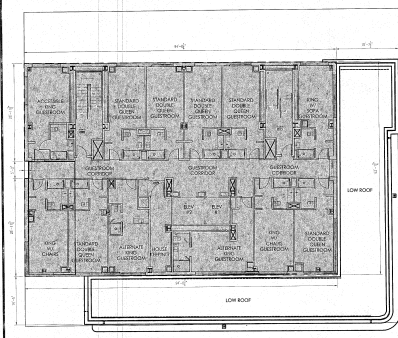
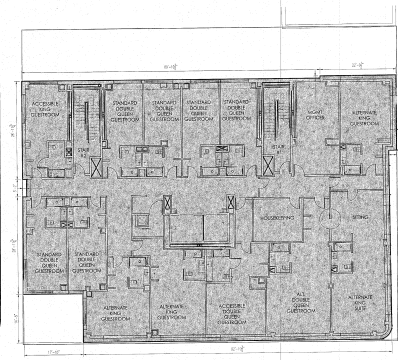
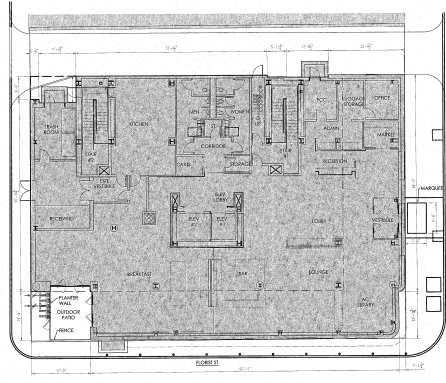
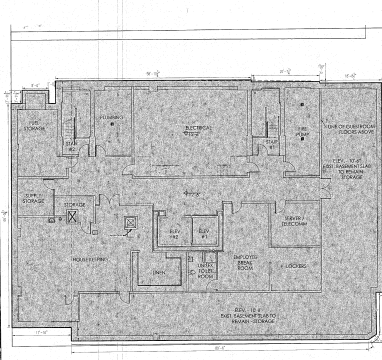
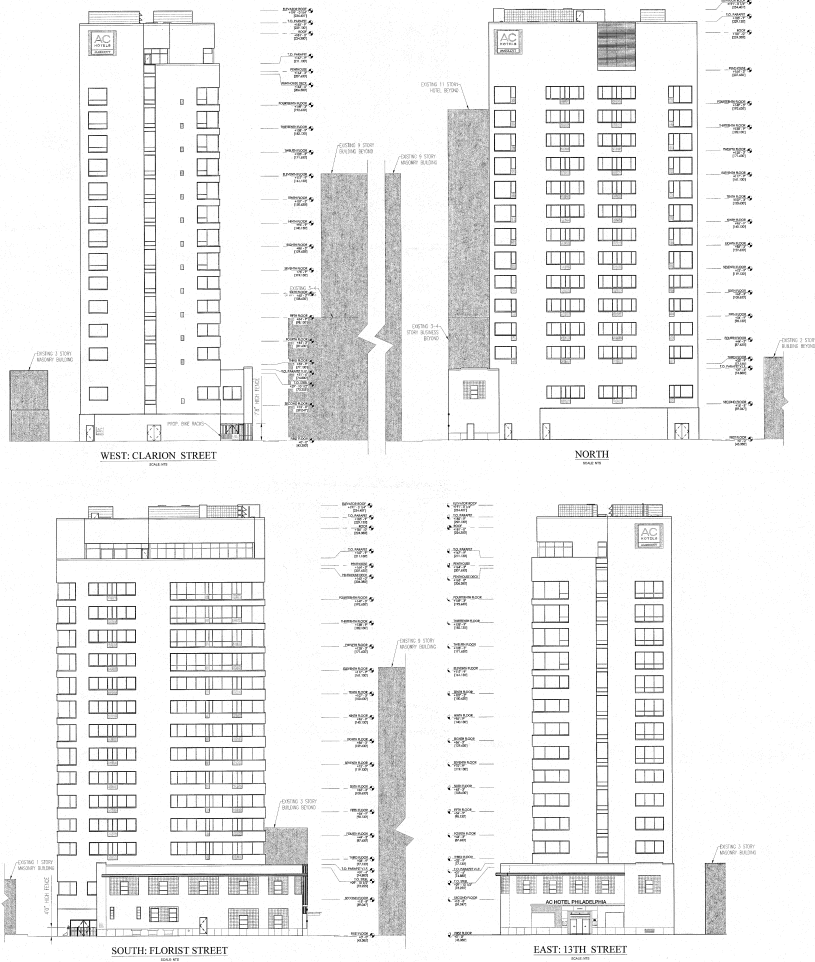


871057

- | GENERAL NOTES (NON-CONCRETE) | | | |
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BOHLER GROUP
ARCHITECTS

1000 N. 10TH STREET, SUITE 200
PHILADELPHIA, PA 19107
TEL: 215.581.1000
WWW.BOHLERGROUP.COM

REVISIONS

REV	DATE	DESCRIPTION
1	10/1/18	ISSUED FOR PERMIT
2	10/1/18	ISSUED FOR PERMIT
3	10/1/18	ISSUED FOR PERMIT
4	10/1/18	ISSUED FOR PERMIT
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9	10/1/18	ISSUED FOR PERMIT
10	10/1/18	ISSUED FOR PERMIT

CALL BEFORE YOU DIG

800.485.4747

PAI

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 18-0000000000

DATE: 10/1/18

BY: [Signature]

ZONING PLANS

EXCEL GROUP, LLC

200 N. 10TH STREET
PHILADELPHIA, PA 19107

BOHLER GROUP

1000 N. 10TH STREET, SUITE 200
PHILADELPHIA, PA 19107
TEL: 215.581.1000
WWW.BOHLERGROUP.COM

C. BROWN

ARCHITECTS

1000 N. 10TH STREET, SUITE 200
PHILADELPHIA, PA 19107
TEL: 215.581.1000
WWW.CBROWNGROUP.COM

BUILDING ELEVATIONS

3

OF 3

REVISIONS

REVISIONS
DATE: 10/1/18
BY: [Signature]

ZONING ADMIN REVIEW		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 871057	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$632.00	DATE 07/06/18
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510 ADMIN REVIEW				ZONING CLASSIFICATION CMX-	
OWNER 13TH ST HOSPITALITY LLC 7871 BELLE POINT DR GREENBELT MD, 20770		APPLICANT DAVID GEST 1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103		PLAN EXAMINER CHRISTINE QUINN	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE: 06/20/18	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT</p> <p>ZONING ADMINISTRATIVE REVIEW APPROVAL OF PERMITS #555318/820090 TO ELIMINATE THE UNDERGROUND PARKING GARAGE AND REMOVE THE GOLD LEED DESIGNATION. NO OTHER CHANGES.</p> <p style="text-align: center; transform: rotate(-30deg); font-size: 2em; opacity: 0.5;">OFFICE COPY</p>					
<p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:</p> <p>no proviso</p>					
<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 style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p><u>IN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u></p>					
81-103					

APPLICATION FOR ZONING / USE REGISTRATION PERMIT

APPLICATION # 271057

ZONING CLASSIFICATION CMX-4

PREVIOUS APPLICATION NO. CTR (Investment Control) CC (Commercial)

LOCATION OF PROPERTY (LEGAL ADDRESS)
228-238 N 13th St (OPA # 883704300)



DEPARTMENT OF PHILADELPHIA
MUNICIPAL SERVICES BUILDING - CONCOURSE
1451 MARKET STREET
PHILADELPHIA, PA 19102
www.phila.gov

PROPERTY OWNER'S NAME
13th Street Hospitality LLC

PHONE # FAX #

PROPERTY OWNER'S ADDRESS
7871 Belle Point Drive

Greenbelt MD 20776
LICENSE # E-MAIL

APPLICANT:
Matthew N. McClure, Esq. and David Gest, Esq.

FIRM/COMPANY:
Ballard Spahr LLP on behalf of equitable owner Excel Equities LLC

PHONE # (215) 954-4771 FAX # (215) 954-8008

ADDRESS:

1735 Market Street 51st Floor
Philadelphia PA 19103

LICENSE # 509810 E-MAIL: gestd@ballardspahr.com

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

TABULATION OF USES			
FLOOR/SPACE #	CURRENT USE OF BUILDING/SPACE	Last Previous Use	Date Last Used
1	Hotel accommodation (150 rooms, with underground parking garage)		
2			
3			
4			

PROPOSED USE OF BUILDING/SPACE			
FLOOR/SPACE #			
1	Hotel accommodation (150 rooms)		
2			
3			
4			

STORIES AND HEIGHTS FROM GROUND TO ROOF						
HEIGHT	EXISTING BUILDING			PROPOSED ADDITION / ALTERATION / NEW CONSTRUCTION		
	FRONT	SIDE	REAR	FRONT	SIDE	REAR
IN FEET	192'	192'	192'	192'	192'	192'
IN STORIES	14	14	14	14	14	14

BRIEF DESCRIPTION OF WORK/CHANGE

APPLICATION FOR UPDATE TO PREVIOUS ZONING PERMIT FOR ERECTION OF 12-STORY ADDITION TO EXISTING STRUCTURE FOR USE AS VISITOR ACCOMMODATION (HOTEL WITH 150 ROOMS) AND ACCESSORY FOOD AND BEVERAGE SERVICE FOR HOTEL PATRONS AND ALL USES AS PREVIOUSLY APPROVED, INCLUDING REMOVAL OF PREVIOUSLY APPROVED UNDERGROUND PARKING GARAGE (14 PARKING SPACES) AND REMOVAL OF LEED GOLD DESIGNATION NO CHANGES TO PREVIOUSLY APPROVED BUILDING HEIGHT OR GROSS FLOOR AREA. ALL IN ACCORDANCE WITH ATTACHED PLANS

☐ 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]
As Attorney In Fact for Applicant

DATE: 4 / 24 / 18

C.Q.



APPLICATION FOR ADMINISTRATIVE REVIEW REQUEST



APPLICATION NUMBER (OFFICE USE ONLY) 271057		APPLICATION IS HEREBY MADE FOR ADMINISTRATIVE REVIEW APPROVAL UNDER THE PHILADELPHIA ZONING AND PERMITTING CODE	
PROPERTY ADDRESS 228-38 North 13th Street		ACCELERATED REVIEW PAID 561505/561504 Check/Receipt # 561503 Date: 4/25/18	
APPLICANT NAME Matthew N. McTure, Esq. and David Gest, Esq.		PREVIOUS PERMIT NUMBER (ATTACH COPY OF PERMIT) 553378, 550090	CALENDAR NUMBER 23773
PROPOSED CHANGES AND REASONS FOR ADMINISTRATIVE REVIEW: APPLICATION FOR UPDATE TO PREVIOUS ZONING PERMIT FOR ERECTION OF 12-STORY ADDITION TO EXISTING STRUCTURE FOR USE AS VISITOR ACCOMMODATION (HOTEL WITH 150 ROOMS) AND ACCESSORY FOOD AND BEVERAGE SERVICE FOR HOTEL PATRONS AND ALL USES AS PREVIOUSLY APPROVED INCLUDING REMOVAL OF PREVIOUSLY APPROVED UNDERGROUND PARKING GARAGE (14 PARKING SPACES) AND REMOVAL OF LEED GOLD DESIGNATION. NO CHANGES TO PREVIOUSLY APPROVED BUILDING HEIGHT OR GROSS FLOOR AREA, ALL IN ACCORDANCE WITH ATTACHED PLANS			
APPLICANT'S SIGNATURE		DATE 4/24/18	
EXAMINER'S REVIEW RESULTS: ADDITIONAL REFUSALS NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IF YES NUMBER OF ADDITIONAL REFUSALS _____ CODE SECTION(S) _____ INCREASE IN DEGREE OF PREVIOUS VARIANCE(S) NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> EXPLANATION OF ADDITIONAL REFUSAL(S) INCREASED VARIANCE(S) The elimination of underground parking garage (14-702(9)(b)) and the Gold Leed designation (14-702(10)(b)) decreases reduces the max GFA from previously permitted 700% down to 500%, therefore increasing the degree of previous variance. Note: Permit extended for one year per zoning code 14-303(10)(d) on 10/6/2017 (A/P# 820090) PROPOSED CHANGES ARE MINOR PURSUANT TO ZBA REGULATIONS AND HEREBY APPROVED NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>			
EXAMINER SIGNATURE		DATE 5/3/18	
CHAIRPERSON OF THE BOARD'S RESULTS: IF DENIED, REASON FOR DENIAL _____		APPROVED <input checked="" type="checkbox"/> DENIED <input type="checkbox"/>	
CHAIRPERSON OF THE BOARD'S SIGNATURE		DATE 6-20-18	
INSTRUCTIONS AND PLAN REQUIREMENTS 1. SUBMIT A COMPLETED ZONING/USE REGISTRATION APPLICATION 2. SUBMIT SIX (6) COPIES OF SITE PLAN AND ELEVATION PLAN. ALL PLANS SHALL BE DRAWN TO SCALE 3. ATTACH COPY OF PREVIOUSLY APPROVED ZONING PERMIT AND ANY SUPPLEMENTAL ADMINISTRATIVE REVIEWS 4. PROVIDE ADMINISTRATIVE REVIEW FEE OF \$65.00 AT TIME OF APPLICATION. CHECK OR MONEY ORDER ONLY			

ZONING ADMIN REVIEW		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F. KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 820090	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$620.00	DATE 10/06/17
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510 INT				ZONING CLASSIFICATION CMX-	
OWNER 13TH ST HOSPITALITY LLC 7871 BELLE POINT DR GREENBELT MD, 20770		APPLICANT DAVID GEST 1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103		PLAN EXAMINER PAULOSE ISSAC	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE 10/15/14	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT</p> <p>ADMINISTRATIVE EXTENSION FOR APPLICATION # 555318 FOR A PERIOD OF ONE YEAR (I.E., VALID UNTIL OCTOBER 15, 2018) PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY OCTOBER 15, 2018 (ONE YEAR).</p>					
<p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT.</p> <p>None.</p>					
<p>ANY PERSON AGGRIEVED 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 align="center">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p>					
<p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED</p>					
<p><u>IN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u></p>					
81-103					

ZONING/USE PERMIT	CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F. KENNEDY BLVD PHILADELPHIA, PA 19102-1667	PERMIT NUMBER 555318	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED		FEE \$250.00	DATE 12/22/14
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510		ZONING CLASSIFICATION CMX-4	
OWNER FOUNDATION OF BBBSA 228 N 13TH ST PHILADELPHIA, PA 19107-1510	APPLICANT NEIL SKLAROFF 1735 MARKET ST, 51ST FL PHILADELPHIA, PA 19103-7501	PLAN EXAMINER PAULOSE ISSAC	
		ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE 10/15/14	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED			
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR ZONING APPROVAL FOR ERECTION OF TWELVE STORY ADDITION AS PART OF AN EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION</p> <p>USE REGISTRATION USE AS VISITORS ACCOMMODATION (HOTEL WITH 150 ROOMS) AND ACCESSORY FOOD AND BEVERAGE SERVICE FOR HOTEL PATRONS AND FOURTEEN (14) OFF STREET UNDERGROUND PARKING GARAGE AND TEN (10) BICYCLE PARKING SPACES IN AN ACCESSIBLE ROUTE</p>			
<p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT</p> <p>None,</p>			
<p>ANY PERSON AGGRIEVED 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 CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED</p>			
<p>THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p>			
<p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTES APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p>			
<p><u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS.</u></p>			

ZONING ADMIN REVIEW		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 871057	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$632.00	DATE 07/06/18
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510 ADMIN REVIEW				ZONING CLASSIFICATION CMX-	
OWNER 13TH ST HOSPITALITY LLC 7871 BELLE POINT DR GREENBELT MD. 20770		APPLICANT DAVID GEST 1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103		PLAN EXAMINER CHRISTINE QUINN	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE 06/20/18	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT ZONING ADMINISTRATIVE REVIEW APPROVAL OF PERMITS #555318/820090 TO ELIMINATE THE UNDERGROUND PARKING GARAGE AND REMOVE THE GOLD LEED DESIGNATION . NO OTHER CHANGES.					
SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT: no proviso					
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					
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ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.					
<u>IN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u>					
81-103					

C.Q.



APPLICATION FOR ADMINISTRATIVE REVIEW REQUEST

547

APPLICATION NUMBER (OFFICE USE ONLY) 871057		APPLICATION IS HEREBY MADE FOR ADMINISTRATIVE REVIEW APPROVAL UNDER THE PHILADELPHIA ZONING AND PERMITTING CODE	
PROPERTY ADDRESS 228-38 North 13th Street		ACCELERATED REVIEW PAID 561505/561504 Check/Receipt # 561503 Date: 4/25/18	
APPLICANT NAME Matthew N. McClure, Esq. and David Gest, Esq.		PREVIOUS PERMIT NUMBER (ATTACH COPY OF PERMIT) 555318, 820090	CALENDAR NUMBER 23773
PROPOSED CHANGES AND REASONS FOR ADMINISTRATIVE REVIEW APPLICATION FOR UPDATE TO PREVIOUS ZONING PERMIT FOR ERECTION OF 12-STORY ADDITION TO EXISTING STRUCTURE FOR USE AS VISITOR ACCOMMODATION (HOTEL WITH 150 ROOMS) AND ACCESSORY FOOD AND BEVERAGE SERVICE FOR HOTEL PATRONS AND ALL USES AS PREVIOUSLY APPROVED. INCLUDING REMOVAL OF PREVIOUSLY APPROVED UNDERGROUND PARKING GARAGE (14 PARKING SPACES) AND REMOVAL OF LEED GOLD DESIGNATION. NO CHANGES TO PREVIOUSLY APPROVED BUILDING HEIGHT OR GROSS FLOOR AREA. ALL IN ACCORDANCE WITH ATTACHED PLANS.			
APPLICANT SIGNATURE <i>[Signature]</i>		DATE 4/24/18	
EXAMINER'S REVIEW RESULTS: ADDITIONAL REFUSALS NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> IF YES, NUMBER OF ADDITIONAL REFUSALS: _____ CODE SECTION(S): _____ INCREASE IN DEGREE OF PREVIOUS VARIANCE(S) NO <input type="checkbox"/> YES <input checked="" type="checkbox"/> EXPLANATION OF ADDITIONAL REFUSAL(S) / INCREASED VARIANCE(S) The elimination of underground parking garage (14-702(9)(b)) and the Gold Leed designation (14-702(10)(b)) does not reduces the max GFA from previously permitted 100% down to 500%, therefore increasing the degree of previous variance. Note: Permit extended for one year per zoning code 14-303(10)(d) on 10/6/2017 (A/P# 820090) PROPOSED CHANGES ARE MINOR PURSUANT TO ZBA REGULATIONS AND HEREBY APPROVED NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>			
EXAMINER SIGNATURE <i>[Signature]</i>		DATE 5/3/18	
CHAIRPERSON OF THE BOARD'S RESULTS: APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> IF DENIED, REASON FOR DENIAL: Not minor Increases degree of prior variances			
CHAIRPERSON OF THE BOARD'S SIGNATURE <i>[Signature]</i>		DATE 6-6-18	
INSTRUCTIONS AND PLAN REQUIREMENTS			
1. SUBMIT A COMPLETED ZONING/USE REGISTRATION APPLICATION 2. SUBMIT SIX (6) COPIES OF SITE PLAN AND ELEVATION PLAN. ALL PLANS SHALL BE DRAWN TO SCALE. 3. ATTACH COPY OF PREVIOUSLY APPROVED ZONING PERMIT AND ANY SUPPLEMENTAL ADMINISTRATIVE REVIEWS. 4. PROVIDE ADMINISTRATIVE REVIEW FEE OF \$65.00 AT TIME OF APPLICATION. CHECK OR MONEY ORDER ONLY.			

Form 81-16

APPLICATION FOR
ACCELERATED PLAN REVIEW



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

(Please complete all information below and print clearly)

ADDRESS OF PROJECT:

228-38 N. 13th St.

APPLICATION NUMBER:

871057

APPLICANT NAME:

Ballant Spahr LLP

APPLICANT ADDRESS:

1735 Market St.

Philadelphia, PA 19103

PHONE #:

215-864-8143

E-MAIL:

gest@ballantspahr.com

PLAN REVIEW TYPE:

☐ BUILDING PERMIT

☐ ELECTRICAL

☐ PLUMBING

\$640 FOR UP TO FOUR (4) HOURS OF PLAN REVIEW TIME; \$138 FOR EACH ADDITIONAL HOUR

☒ ZONING PERMIT

\$420 FOR UP TO FOUR (4) HOURS OF PLAN REVIEW TIME; \$138 FOR EACH ADDITIONAL HOUR

For the project and application shown above, I am requesting an accelerated plan review of the type specified above. I hereby agree to pay the City of Philadelphia the minimum fee required.

If the plan review requires more than four hours to complete the review, I agree to pay the City of Philadelphia the additional fee as specified above. I understand that the results of the plan review will not be provided until all accelerated plan review fees are paid.

I acknowledge that I have been informed of the current normal service level for plan review for this type of application and have elected to request an accelerated plan review for the permit application above. I have also been informed of the current service level for accelerated plan review.

I understand that the City of Philadelphia's obligation will be complete when the results of the plan review have been provided to you.

I understand that the fees for an accelerated plan review are in addition to the filing fee and final permit fee.

APPLICANT'S SIGNATURE: [Signature]

DATE: 4/24/18

DEPARTMENT OF LICENSES & INSPECTIONS (Official use only)

AMOUNT PAID: \$620

CHECK/RECEIPT #:

561505/561504 +
561503

DATE:

04/25/2018

EXAMINER ASSIGNED:

NOTES:



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

Accelerated Application Checklist

All relevant information is required to be submitted at the time the accelerated application is filed

Visit our website at www.phila.gov/li for additional information.

GENERAL

- ☒ **Completed Application**
Project Address-valid address registered with the Office of Property Assessment (visit www.phila.gov/opa to confirm)
☒ Complete applicant contact information, including email address, identified on application. *All applicants, other than a homeowner or tax-exempt non-profit agency, must possess a Philadelphia Commercial Activity License.*
☒ Complete owner information, including email address, identified on application
☒ Contractor identified on application possesses valid licenses.
☒ **Check made payable to the City of Philadelphia** in the amount indicated below included with application. *Note: No third party checks will be accepted.*
Building Applications
One and Two Family \$25 standard review/ additional \$540 accelerated review All Other Occupancies \$100 standard review/ additional \$540 accelerated review
Zoning Only Applications
One and Two Family \$25 standard review/ additional \$420 accelerated review All Other Occupancies \$100 standard review/ additional \$420 accelerated review
☒ **Completed Accelerated Application Agreement**
☒ No open violation for structurally unsafe conditions on subject property (visit www.phila.gov/li to confirm)
☒ Application is eligible for accelerated review (See Application Index located at drop-off collection center)
☒ Applicant has attended required drop-off seminar (Drop-Off Applications Only)

All requirements for applicable work type must be denoted as 'PROVIDED' or 'NOT APPLICABLE (N/A)'.

NEW CONSTRUCTION, ADDITIONS & ALTERATIONS

	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
Zoning/ Use Registration Permit	<input type="checkbox"/>	<input type="checkbox"/>
City Planning Commission	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Streets Department	<input type="checkbox"/>	<input type="checkbox"/>
Art Commission	<input type="checkbox"/>	<input type="checkbox"/>
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Soils Investigation Report (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Special Inspections Agreement/ Form	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Energy Conservation Forms	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA design professional	<input type="checkbox"/>	<input type="checkbox"/>

MECHANICAL (ductwork, fuel gas, HVAC)

	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new registers/diffusers listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

DEMOLITION

	PROVIDED	N/A
Contractor Qualifications		
Copy of Contract	<input type="checkbox"/>	<input type="checkbox"/>
Three Past Contracts/ Permits for Structural Demo	<input type="checkbox"/>	<input type="checkbox"/>
Employee Qualifications	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Site Safety Plan (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

FIRE SUPPRESSION

	PROVIDED	N/A
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new sprinkler heads listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic Calculations (3 sets)	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
PWD Form CP100/CU100 for Backflow	<input type="checkbox"/>	<input type="checkbox"/>
Building Plans signed and sealed by a PA Professional Engineer. 4 sets are required where a new backflow is being installed and 3 sets are required in all other cases	<input type="checkbox"/>	<input type="checkbox"/>

ZONING

	PROVIDED	N/A
Application		
Existing and proposed uses specified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed description of proposed work provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Six copies of site plan (max of 2 sheets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Construction/Additions Only:		
Elevation Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals:		
City Planning Commission	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Department	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Streets Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Art Commission	<input type="checkbox"/>	<input checked="" type="checkbox"/>

I hereby certify that all information contained herein is true to the best of my knowledge.

I understand that false information will result in the rejection of the application and /or the assessment of an additional \$100 review fee.

APPLICANT'S SIGNATURE: 

DATE: 4/24/18



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

Drop-Off Permit Application Checklist

All relevant information is required to be submitted
 at the time the application is filed.

Visit our website at www.phila.gov/li for additional information.

GENERAL

- ☒ **Completed Application**
 Project Address-valid address registered with the Office of Property Assessment (visit www.phila.gov/opa to confirm)
☒ Complete applicant contact information, including email address, identified on application. *All applicants, other than homeowner, must possess a Philadelphia Commercial Activity License.*
☒ Complete owner information, including email address, identified on application.
☒ Contractor identified on application possesses valid licenses.
☒ **Check made payable to the City of Philadelphia** in the amount indicated below included with application. *Note: No third party checks will be accepted.*
 Building Applications:
 One and Two Family: \$25 standard review
 All Other Occupancies: \$100 standard review
 Zoning Only Applications:
 One and Two Family: \$25
 All Other Occupancies: \$100
☒ **No open violation for structurally unsafe conditions on subject property** (www.phila.gov/li)
☒ **Application is not eligible for same day review** (See Application Index located at drop-off collection center)
☒ **Applicant has attended required drop-off seminar**

All requirements for applicable work type must be denoted as 'PROVIDED' or 'NOT APPLICABLE (N/A)'.

<u>NEW CONSTRUCTION, ADDITIONS & ALTERATIONS</u>	<u>PROVIDED</u>	<u>N/A</u>
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Soils Investigation Report (3 copies)	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Special Inspections Agreement/ Form	<input type="checkbox"/>	<input type="checkbox"/>
L & I - Energy Conservation Forms	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA design professional	<input type="checkbox"/>	<input type="checkbox"/>

<u>FIRE SUPPRESSION</u>	<u>PROVIDED</u>	<u>N/A</u>
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new sprinkler heads listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Hydraulic Calculations (3 sets)	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
PWD Form CP100/CU100 for Backflow	<input type="checkbox"/>	<input type="checkbox"/>
Building Plans signed and sealed by a PA Professional Engineer. 4 sets are required where a new backflow is being installed and 3 sets are required in all other cases.	<input type="checkbox"/>	<input type="checkbox"/>

<u>MECHANICAL (ductwork, fuel gas, HVAC)</u>	<u>PROVIDED</u>	<u>N/A</u>
Application		
Scope of work is accurately described	<input type="checkbox"/>	<input type="checkbox"/>
Number of new registers/diffusers listed	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
PA Department of Health	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Three sets of building plans	<input type="checkbox"/>	<input type="checkbox"/>
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

<u>ZONING</u>	<u>PROVIDED</u>	<u>N/A</u>
Application		
Existing and proposed uses specified	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Detailed description of proposed work provided	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Six copies of site plan (max of 2 sheets)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
New Construction/Additions Only:		
Elevation Drawing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signs Only:		
Size and location of existing/proposed signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevation drawing with artistic rendering	<input checked="" type="checkbox"/>	<input type="checkbox"/>
A minimum of 3 photos of existing signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<u>DEMOLITION</u>	<u>PROVIDED</u>	<u>N/A</u>
Contractor Qualifications		
Copy of Contract	<input type="checkbox"/>	<input type="checkbox"/>
Three Past Contracts/ Permits for Structural Demo	<input type="checkbox"/>	<input type="checkbox"/>
Employee Qualifications	<input type="checkbox"/>	<input type="checkbox"/>
Pre-requisite Approvals		
Water Department (Discontinuance Permit)	<input type="checkbox"/>	<input type="checkbox"/>
Historical Commission	<input type="checkbox"/>	<input type="checkbox"/>
Site Plan		
Asbestos Inspection Report	<input type="checkbox"/>	<input type="checkbox"/>
Site Safety Plan		
Signed/sealed by a PA professional engineer	<input type="checkbox"/>	<input type="checkbox"/>

I hereby certify that all information contained herein is true to the best of my knowledge.

I understand that false information will result in the rejection of the application, the assessment of an additional \$100 review fee, and/ or the revocation of drop-off privilege.

APPLICANT'S SIGNATURE: _____

DATE: 4/24/18 AC #4282757

ZONING ADMIN REVIEW		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 820090	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$620.00	DATE 10/06/17
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510 INT				ZONING CLASSIFICATION CMX-	
OWNER 13TH ST HOSPITALITY LLC 7871 BELLE POINT DR GREENBELT MD, 20770		APPLICANT DAVID GEST 1735 MARKET STREET 51ST FLOOR PHILADELPHIA, PA 19103		PLAN EXAMINER PAULOSE ISSAC	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE 10/15/14	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>THIS PERMIT REFLECTS ADMINISTRATIVELY APPROVED CHANGES TO A PREVIOUSLY ISSUED ZONING/USE REGISTRATION PERMIT</p> <p>ADMINISTRATIVE EXTENSION FOR APPLICATION # 555318 FOR A PERIOD OF ONE YEAR (I.E., VALID UNTIL OCTOBER 15, 2018) PER SECTION 14-303(10)(d) OF THE PHILADELPHIA ZONING CODE. A BUILDING PERMIT MUST BE OBTAINED BY OCTOBER 15, 2018 (ONE YEAR).</p>					
<p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:</p> <p>None,</p>					
<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 align="center">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p>					
<p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT DOES NOT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p>					
<p><u>IN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u></p>					
81-103					

ZONING/USE PERMIT		CITY OF PHILADELPHIA DEPARTMENT OF LICENSES & INSPECTIONS 1401 JOHN F KENNEDY BLVD PHILADELPHIA, PA 19102-1667		PERMIT NUMBER 555318	
SUBJECT TO REVOCATION IF FULL INFORMATION IS MISREPRESENTED OR NOT PROVIDED				FEE \$250.00	DATE 12/22/14
LOCATION OF WORK: 00228 N 13TH ST PHILADELPHIA, PA 19107-1510				ZONING CLASSIFICATION CMX-4	
OWNER FOUNDATION OF BBBSA 228 N 13TH ST PHILADELPHIA, PA 19107-1510		APPLICANT NEIL SKLAROFF 1735 MARKET ST, 51ST FL PHILADELPHIA, PA 19103-7501		PLAN EXAMINER PAULOSE ISSAC	
				ZONING BOARD OF ADJUSTMENT DECISION CALENDAR # 23773 DATE 10/15/14	
THIS PERMIT DOES NOT AUTHORIZE ANY CONSTRUCTION UNTIL RELATED CONSTRUCTION PERMITS ARE ISSUED					
<p>UNDER REGULATIONS OF THE PHILADELPHIA ZONING ORDINANCE FOR</p> <p>ZONING APPROVAL FOR ERECTION OF TWELVE STORY ADDITION AS PART OF AN EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN ON THE APPLICATION.</p> <p>USE REGISTRATION USE AS VISITORS ACCOMMODATION (HOTEL WITH 150 ROOMS) AND ACCESSORY FOOD AND BEVERAGE SERVICE FOR HOTEL PATRONS AND FOURTEEN (14) OFF STREET UNDERGROUND PARKING GARAGE AND TEN (10) BICYCLE PARKING SPACES IN AN ACCESSIBLE ROUTE.</p>					
<p>SUBJECT TO THE FOLLOWING PROVISOS AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT:</p> <p>None,</p>					
<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 215-686-7680.</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) 685-7485</p> <p>LIMITATIONS: IN CASES WHERE CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, A BUILDING PERMIT MUST BE OBTAINED WITHIN THREE (3) YEARS FROM THE DATE OF ISSUANCE OF THIS ZONING PERMIT.</p> <p>IN CASES WHERE NO CONSTRUCTION OR INTERIOR ALTERATIONS ARE INVOLVED, THIS PERMIT BECOMES INVALID AFTER SIX (6) MONTHS UNLESS AN APPLICATION FOR A CERTIFICATE OF OCCUPANCY IS SUBMITTED AND SUBSEQUENTLY APPROVED.</p> <p style="text-align: center;">THIS PERMIT IS NOT A CERTIFICATE OF OCCUPANCY OR A LICENSE.</p> <p>ALL PROVISIONS OF THE CODE AND OTHER CITY ORDINANCES MUST BE COMPLIED WITH, WHETHER SPECIFIED HEREIN OR NOT. THIS PERMIT CONSTITUTE APPROVAL FROM ANY STATE OR FEDERAL AGENCY, IF REQUIRED.</p> <p style="text-align: center;"><u>WITHIN 5 DAYS OF RECEIPT OF THIS PERMIT A TRUE COPY OF THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION ON THE PREMISES FOR 30 DAYS</u></p>					