

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

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Wednesday, August 4, 2010 2:00 PM

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**Zonevar**

**Cal No.:** 12413

**Appl.No.:** 289628

**Zon. Class.:** C-2 COM

4130 CITY AVE (THROUGH TO MONUMENT ROAD AND STOUT ROAD)

**Applicant:** PETER KELSEN, ESQUIRE BLANK ROME LLP

**Owner:** PHILA COLLEGE OF OSTEOPATHIC MEDICINE

**Attorney Name:** PETER KELSEN, ESQUIRE BLANK ROME LLP

**Number of Permits:** 3 ZONEVAR

PERMIT FOR THE ERECTION OF A ONE STORY ADDITION WITH CANOPY TO AN EXISTING MEDICAL OFFICE BUILDING FOR USE AS A VESTIBULE AND ERECTION OF A DECORATIVE OBELISK (21"3" HIGH - NO SIGNAGE) AS PART OF A MEDICAL SCHOOL CAMPUS.

(FAST TRACK)

**Case No.:** 1A

**ZBA Appeal Date:** 07/23/10

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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

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Wednesday, August 4, 2010 2:00 PM

**Certificat**

**Cal No.:** 12335

**Appl.No.:** 280179

**Zon. Class.:** C-2 COM

3753 N RANDOLPH ST

**Applicant:** ROBERTO RODRIGUEZ

**Owner:** MARC I INVESTMENTS

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR AN AUTO REPAIR SHOP (NO BODY OR FENDER WORK, NO PAINTING)  
IN AN EXISTING ONE STORY STRUCTURE.

**Case No.:** 2A

**ZBA Appeal Date:** 07/20/10

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**Zonevar**

**Cal No.:** 12300

**Appl.No.:** 237600

**Zon. Class.:** R-10A RES

1360 S 46TH ST

**Applicant:** CHARLOTTE C. BISHOP

**Owner:** CHARLOTTE C. BISHOP

**Attorney Name:**

**Number of Permits:** 1 ZONEVAR

PERMIT FOR THE LEGALIZATION OF A ONE STORY ADDITION AT GRADE ELEVATION. AN EXISTING SHED ADDITION EXISTED BUT WAS IN DISREPAIR. THE ADDITION WAS REBUILT TO MATCH THE EXISTING. (FAST TRACK)

**Case No.:** 3A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12294

**Appl.No.:** 286315

**Zon. Class.:** C-4 COM

425 - 427 S BROAD ST (SPACE #425) (N.E.C.@ LOMBARD STREET)

**Applicant:** MARK KARPO, ESQ.

**Owner:** 427 SOUTH BROAD STREET ASSOC., LLC

**Attorney Name:** MARK KARPO, ESQ.

**Number of Permits:** 1 USEVAR

PERMIT FOR USE AS A TAKE-OUT RESTAURANT WITH SEATING IN SPACE # 425 IN THE FIRST FLOOR OF AN EXISTING THREE (3) STORY STRUCTURE IN THE SAME BUILDING WITH AN EXISTING TAKE-OUT RESTAURANT IN SPACE # 427 OF THE FIRST FLOOR AND TOTAL OF SIX (6) DWELLING UNITS IN THE SECOND THROUGH THIRD FLOORS AS PREVIOUSLY APPROVED.  
(FAST TRACK)

**Case No.:** 4A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12293

**Appl.No.:** 289321

**Zon. Class.:** C-2 COM

7127 GERMANTOWN AVE (7125-7127) (N.E.C.@ DURHAM STREET)

**Applicant:** AMY KUNKLE AMY CAKES LLC

**Owner:** BRINTON HOUSING PARTNERS

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR A RETAIL GROCERY STORE TO INCLUDE THE PREPARING AND SERVING OF  
HOT AND COLD FOOD FOR TAKE-OUT IN SPACE #1 IN AN EXISTING STRUCTURE WITH  
ALL OTHER USES AS PREVIOUSLY APPROVED. (FAST TRACK)

**Case No.:** 5A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12268

**Appl.No.:** 285165

**Zon. Class.:** C-4 COM

300 - 318 S BROAD ST

**Applicant:** DAVID THIELE KIMMEL CENTER.

**Owner:** KIMMEL CENTER INC./ PIDC

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF AN ANIMATED (VIDEO DISPLAY), NON-REVOLVING, DOUBLE-FACED SIGN ABOVE AN EXISTING ONE (1) STORY PORTION (ROOF SIGN, ABOVE TICKET OFFICE) ACCESSORY TO AN EXISTING PERFORMING ARTS CENTER WITH THEATRES, CONCERT HALL, RECITAL THEATRE, MUSIC LIBRARY, CLASSROOMS FOR MUSIC EDUCATION, GIFT SHOP, RESTAURANT (EAT-IN ONLY) ACCESSORY STORAGE AND SUPPORT AREAS WITH A TOTAL OF 133 ACCESSORY OFF-STREET PARKING SPACES. FOR THE REMOVAL OF AN EXISTING FLATWALL SIGN ALONG THE BROAD STREET FRONTAGE. SIGN SIZE AND LOCATION (SWC OF BROAD & SPRUCE STREETS) AS SHOWN IN APPLICATION / PLAN.

**Case No.:** 6A

**ZBA Appeal Date:** 07/20/10

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**Usevar**

**Cal No.:** 12257

**Appl.No.:** 288400

**Zon. Class.:** R-10A RES

2334 E YORK ST

**Applicant:** JOSIF RRAPI

**Owner:** RRAPI JOSEPH RRAPI ALEKSANDRA

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF ONE(1) DOUBLE-FACED INTERNALLY ILLUMINATED PROJECTING SIGN ACCESSORY TO A PREVIOUSLY APPROVED RETAIL PHARMACY INCLUDING THE RETAIL SALES OF PRE-PACKED FOOD ON THE FIRST FLOOR WITH ACCESSORY STORAGE (EXCEEDING 25% GROSS FLOOR AREA) ON THE SECOND AND THIRD FLOORS.

**Case No.:** 7A

**ZBA Appeal Date:** 07/19/10

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**Certificat**

**Cal No.:** 12243

**Appl.No.:** 289819

**Zon. Class.:** C-2 COM

992 N 02ND ST

**Applicant:** SANDRA TARCOV FINK UND STANGE

**Owner:** 992 LLC

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR THE TAKE-OUT RESTAURANT AS PART OF AN EXISTING GROCERY STORE INCLUDING DELI SPACE FOR CUTTING MEATS AND CHEESE AND PREMADE SALADS WITH AN EXISTING TWO(2) FAMILY DWELLING ABOVE. NO SIGN ON THIS PERMIT. (FAST TRACK)

**Case No.:** 8A

**ZBA Appeal Date:** 07/16/10

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**Zonevar**

**Cal No.:** 12241

**Appl.No.:** 289989

**Zon. Class.:** R-10A RES

10904 CAREY PL

**Applicant:** M.J. BUILDERS

**Owner:** ANTHONY PANARELLO

**Attorney Name:**

**Number of Permits:** 1 ZONEVAR

PERMIT FOR THE ERECTION FO REAR AND SIDE YARD SUN DECK WITH A ROOD ABOVE  
AS PART OF A SINGLE FAMILY DWELLING.

**Case No.:** 9A

**ZBA Appeal Date:** 07/16/10

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**Zonevar**

**Cal No.:** 12240

**Appl.No.:** 284907

**Zon. Class.:** C-2 COM

5524 GERMANTOWN AVE

**Applicant:** D & D'S DIVINE BEAUTY SCHOOL OF ESTHER

**Owner:** D & D'S DIVINE BEAUTY SCHOOL OF ESTHER

**Attorney Name:**

**Number of Permits:** 4 ZONEVAR

PERMIT FOR THE LEGALIZATION OF TWO (2) NON-ILLUMINATED FLAT-WALL AWNING SIGNS (PROJECTING 2' FROM THE FACE OF THE BUILDING, TOTAL 81 S.F. OF SIGNAGE, ONE SIGN @ 51 S.F., ONE SIGN LOCATED ABOVE THE BOTTOM OF THE WINDOW SILL AT THE 2ND STORY) ACCESSORY TO AN EXISTING BEAUTY SCHOOL TO INCLUDE CLASSROOMS AND ACCESSORY OFFICE WITHIN AN EXISTING STRUCTURE (NO ACTIVITY AS DEFINED IN 14-1605). (FAST TRACK)

**Case No.:** 10A

**ZBA Appeal Date:** 07/15/10

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**Usevar, Zonevar**

**Cal No.:** 12232

**Appl.No.:** 284809

**Zon. Class.:** R-10A RES

2061 E SUSQUEHANNA AVE

**Applicant:** JIM HEISLER G8 DEVELOPMENT, LLC

**Owner:** DDE INVESTMENTS LLC

**Attorney Name:** EDGAR R. EINHORN, ESQUIRE

**Number of Permits:** 1 ZONEVAR, 1 USEVAR

PERMIT FOR THE ERECTION (COMPLETE REHAB- ROOF AND FLOORS) A TWO (2) STORY STRUCTURE, MAX. HEIGHT OF 25'-0" WITH FRONT AND REAR "BAY" WINDOWS, ERECTION OF A ROOF DECK AND AN ENCLOSED ACCESS STAIR STRUCTURE, ERECTION OF A 6'-0" HIGH REAR FENCE, FOR USE AS A TWO (2) FAMILY DWELLING.

**Case No.:** 11A

**ZBA Appeal Date:** 07/15/10

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**Zonevar**

**Cal No.:** 12222

**Appl.No.:** 288296

**Zon. Class.:** R-10A RES

1117 E BERKS ST (1117-1119)

**Applicant:** HERCULES W. GRIGOS, ESQUIRE OBERMAYER REBMANN MAXWELL LLP

**Owner:** REYNOLDS FREDERICK W ROSE

**Attorney Name:** HERCULES W. GRIGOS, ESQUIRE OBERMAYER REBMANN MAXWELL LLP

**Number of Permits:** 4 ZONEVAR

PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO LOTS FROM ONE LOT, FOR THE DEMOLITION OF EXISTING ONE STORY FRAME BUILDING AND ONE EACH LOT THE ERECTION OF ONE THREE STORY ATTACHED STRUCTURE, WITH CELLAR, NOT TO EXCEED 35' HIGH, WITH A ROOF TOP DECK WITH A 3'6" HIGH PROTECTIVE RAILING (ROOF TOP SURFACE TO BE USED AS DECK FLOOR SURFACE TO BE ACCESSED FROM INTERIOR STAIR AT 3RD STORY OT TO EXTEND ABOVE THE ROOF SURFACE), SIZE & LOCATION AS SHOWN IN THE APPLICATION.

**Case No.:** 12A

**ZBA Appeal Date:** 07/14/10

**Certificat**

**Cal No.:** 12221

**Appl.No.:** 278696

**Zon. Class.:** C-2 COM

1859 N VAN PELT ST (S.E.C.@ BERKS STREET)

**Applicant:** DIANA DURAN

**Owner:** BIANCA ALMONTE

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

PERMIT FOR PREPARATION AND SERVING OF HOT FOOD FOR TAKE-OUT ACCESSORY TO AN EXISTING RETAIL GROCERY STORE WITH TAKE OUT COLD FOOD. FOOD SERVE IN DISPOSABLE WARE. NO SALE OF ALCOHOLIC BEVERAGES FOR TAKE-OUT, NO LIVE ENTERTAINMENT, NO DISPENSING WINDOW ON 1ST FLOOR IN THE SAME BUILDING WITH EXISTING THREE (3) FAMILY DWELLING ABOVE.

(FAST TRACK)

**Case No.:** 13A

**ZBA Appeal Date:** 07/14/10

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**Usevar**

**Cal No.:** 12211

**Appl.No.:** 283048

**Zon. Class.:** G-2 GEN

256 GEIGER RD

**Applicant:** STEPHEN G. POLLOCK, ESQUIRE MONTGOMERY MCCRACKEN

**Owner:** TWERSKY DAVID A DAVID TWERSKY

**Attorney Name:** STEPHEN G. POLLOCK, ESQUIRE MONTGOMERY MCCRACKEN

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF ONE (1) ACCESSORY FLAT WALL SIGN AND LEGALIZATION OF THE ERECTION OF ONE (1) FREE STANDING SIGN MAXIMUM 4' HIGH ACCESSORY TO THE PROPOSED SCHOOL/EDUCATIONAL/DAYCARE WITH RELATED INSTRUCTIONAL PROGRAMS (INSTRUCTION IN MUSIC, DANCE, ARTS AND SCIENCES) TO INCLUDE ACCESSORY PREPARATION AND SERVING OF FOOD (ALL ONE TENANT) IN AN EXISTING STRUCTURE AND PROPOSED OUTDOOR PLAY AREA AND PROPOSED RECONFIGURATION OF THE ACCESSORY PARKING SPACES FOR A NEW TOTAL OF THIRTY ONE (31) SPACES INCLUDING FOUR (4) HANDICAP SPACES AND FOR THE ERECTION OF 6' AND 4' HIGH FENCE ALONG THE LOT LINE COMPLETELY WITHIN THE PROPERTY LINE (SIZE AND LOCATION AS SHOWN IN THE APPLICATION).

**Case No.:** 14A

**ZBA Appeal Date:** 07/14/10

**Usevar**

**Cal No.:** 12179

**Appl.No.:** 288247

**Zon. Class.:** C-2 COM

4100 CITY AVE

**Applicant:** RONALD J. PATTERSON, ESQUIRE KLEHR HARRISON HARVEY

**Owner:** ABC, INC.

**Attorney Name:** RONALD J. PATTERSON, ESQUIRE KLEHR HARRISON HARVEY

**Number of Permits:** 2 USEVAR

PERMIT FOR THE ERECTION OF ONE (1) MONUMENT SIGN, ONE (1) FREE STANDING SIGN  
ACCESSORY TO AN EXISTING TELEVISION BROADCASTING STUDIO AND IT'S RELATED  
USES WITH EXISTING ACCESSORY SIGNS AND ACCESSORY PARKING.

**Case No.:** 15A

**ZBA Appeal Date:** 07/13/10

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**Certificat**

**Cal No.:** 12172

**Appl.No.:** 283727

**Zon. Class.:** C-2 COM

739 S 51ST ST

**Applicant:** CARLA CASON-BROWN

**Owner:** CARLA CASON-BROWN

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR AN AUTO REPAIR GARAGE (NO BODY AND FENDER WORK) ON THE FIRST FLOOR WITH OFFICE FOR THE AUTO REPAIR ON THE SECOND FLOOR AND ACC. REST ROOM.

**Case No.:** 16A

**ZBA Appeal Date:** 07/20/10

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**Against L&I**

**Continued**

**Cal No.:** 12014

**Appl.No.:** 51874

**Zon. Class.:** C-1 COM

563 N 20TH ST

**Applicant:**

**Owner:** 20TH ST INVESTMENT LLC

**Attorney Name:** MICHAEL MATTIONI, ESQUIRE

**Number of Permits:** 1 AGAINSTL&I

THE OVER-THE COUNTER ZONING/USE PERMIT (No. 51874) WAS IMPROPERLY GRANTED AND WAS OBTAINED ON MISINFORMATION. IF THE INFORMATION HAD BEEN CORRECT, THIS WOULD HAVE REQUIRED A ZONING HEARING BECAUSE THE PREVIOUS USES HAD BEEN ABANDONED FOR MORE THAN THE THREE YEAR PERIOD.

**Case No.:** 17A

**ZBA Appeal Date:** 06/21/10

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**Usevar**

**Continued**

**Cal No.:** 11809

**Appl.No.:** 279019

**Zon. Class.:** R-5 RES

4116 WELSH RD

**Applicant:** ZHEN H. JIN, ESQUIRE

**Owner:** ABRAHAM REICHBACH

**Attorney Name:** ZHEN H. JIN, ESQUIRE

**Number of Permits:** 1 USEVAR

PERMIT FOR STORAGE RELATED TO FABRIC/ TEXTILES BUSINESS (TOOLS, LADDERS,  
FURNITURE, FABRIC, SEWING MACHINES AND PARTS AND RELATED ITEMS).

**Case No.:** 18A

**ZBA Appeal Date:** 05/28/10

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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

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Wednesday, August 4, 2010 2:00 PM

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**Zonevar**

**Cal No.:** 12413

**Appl.No.:** 289628

**Zon. Class.:** C-2 COM

4130 CITY AVE (THROUGH TO MONUMENT ROAD AND STOUT ROAD)

**Applicant:** PETER KELSEN, ESQUIRE BLANK ROME LLP

**Owner:** PHILA COLLEGE OF OSTEOPATHIC MEDICINE

**Attorney Name:** PETER KELSEN, ESQUIRE BLANK ROME LLP

**Number of Permits:** 3 ZONEVAR

PERMIT FOR THE ERECTION OF A ONE STORY ADDITION WITH CANOPY TO AN EXISTING MEDICAL OFFICE BUILDING FOR USE AS A VESTIBULE AND ERECTION OF A DECORATIVE OBELISK (21"3" HIGH - NO SIGNAGE) AS PART OF A MEDICAL SCHOOL CAMPUS.

(FAST TRACK)

**Case No.:** 1A

**ZBA Appeal Date:** 07/23/10

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**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARINGS HELD 1515 ARCH STREET - 18TH FLOOR**

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Wednesday, August 4, 2010 2:00 PM

**Certificat**

**Cal No.:** 12335

**Appl.No.:** 280179

**Zon. Class.:** C-2 COM

3753 N RANDOLPH ST

**Applicant:** ROBERTO RODRIGUEZ

**Owner:** MARC I INVESTMENTS

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR AN AUTO REPAIR SHOP (NO BODY OR FENDER WORK, NO PAINTING)  
IN AN EXISTING ONE STORY STRUCTURE.

**Case No.:** 2A

**ZBA Appeal Date:** 07/20/10

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**Zonevar**

**Cal No.:** 12300

**Appl.No.:** 237600

**Zon. Class.:** R-10A RES

1360 S 46TH ST

**Applicant:** CHARLOTTE C. BISHOP

**Owner:** CHARLOTTE C. BISHOP

**Attorney Name:**

**Number of Permits:** 1 ZONEVAR

PERMIT FOR THE LEGALIZATION OF A ONE STORY ADDITION AT GRADE ELEVATION. AN EXISTING SHED ADDITION EXISTED BUT WAS IN DISREPAIR. THE ADDITION WAS REBUILT TO MATCH THE EXISTING. (FAST TRACK)

**Case No.:** 3A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12294

**Appl.No.:** 286315

**Zon. Class.:** C-4 COM

425 - 427 S BROAD ST (SPACE #425) (N.E.C.@ LOMBARD STREET)

**Applicant:** MARK KARPO, ESQ.

**Owner:** 427 SOUTH BROAD STREET ASSOC., LLC

**Attorney Name:** MARK KARPO, ESQ.

**Number of Permits:** 1 USEVAR

PERMIT FOR USE AS A TAKE-OUT RESTAURANT WITH SEATING IN SPACE # 425 IN THE FIRST FLOOR OF AN EXISTING THREE (3) STORY STRUCTURE IN THE SAME BUILDING WITH AN EXISTING TAKE-OUT RESTAURANT IN SPACE # 427 OF THE FIRST FLOOR AND TOTAL OF SIX (6) DWELLING UNITS IN THE SECOND THROUGH THIRD FLOORS AS PREVIOUSLY APPROVED.  
(FAST TRACK)

**Case No.:** 4A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12293

**Appl.No.:** 289321

**Zon. Class.:** C-2 COM

7127 GERMANTOWN AVE (7125-7127) (N.E.C.@ DURHAM STREET)

**Applicant:** AMY KUNKLE AMY CAKES LLC

**Owner:** BRINTON HOUSING PARTNERS

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR A RETAIL GROCERY STORE TO INCLUDE THE PREPARING AND SERVING OF  
HOT AND COLD FOOD FOR TAKE-OUT IN SPACE #1 IN AN EXISTING STRUCTURE WITH  
ALL OTHER USES AS PREVIOUSLY APPROVED. (FAST TRACK)

**Case No.:** 5A

**ZBA Appeal Date:** 07/19/10

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**Usevar**

**Cal No.:** 12268

**Appl.No.:** 285165

**Zon. Class.:** C-4 COM

300 - 318 S BROAD ST

**Applicant:** DAVID THIELE KIMMEL CENTER.

**Owner:** KIMMEL CENTER INC./ PIDC

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF AN ANIMATED (VIDEO DISPLAY), NON-REVOLVING, DOUBLE-FACED SIGN ABOVE AN EXISTING ONE (1) STORY PORTION (ROOF SIGN, ABOVE TICKET OFFICE) ACCESSORY TO AN EXISTING PERFORMING ARTS CENTER WITH THEATRES, CONCERT HALL, RECITAL THEATRE, MUSIC LIBRARY, CLASSROOMS FOR MUSIC EDUCATION, GIFT SHOP, RESTAURANT (EAT-IN ONLY) ACCESSORY STORAGE AND SUPPORT AREAS WITH A TOTAL OF 133 ACCESSORY OFF-STREET PARKING SPACES. FOR THE REMOVAL OF AN EXISTING FLATWALL SIGN ALONG THE BROAD STREET FRONTAGE. SIGN SIZE AND LOCATION (SWC OF BROAD & SPRUCE STREETS) AS SHOWN IN APPLICATION / PLAN.

**Case No.:** 6A

**ZBA Appeal Date:** 07/20/10

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**Usevar**

**Cal No.:** 12257

**Appl.No.:** 288400

**Zon. Class.:** R-10A RES

2334 E YORK ST

**Applicant:** JOSIF RRAPI

**Owner:** RRAPI JOSEPH RRAPI ALEKSANDRA

**Attorney Name:**

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF ONE(1) DOUBLE-FACED INTERNALLY ILLUMINATED PROJECTING SIGN ACCESSORY TO A PREVIOUSLY APPROVED RETAIL PHARMACY INCLUDING THE RETAIL SALES OF PRE-PACKED FOOD ON THE FIRST FLOOR WITH ACCESSORY STORAGE (EXCEEDING 25% GROSS FLOOR AREA) ON THE SECOND AND THIRD FLOORS.

**Case No.:** 7A

**ZBA Appeal Date:** 07/19/10

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**Certificat**

**Cal No.:** 12243

**Appl.No.:** 289819

**Zon. Class.:** C-2 COM

992 N 02ND ST

**Applicant:** SANDRA TARCOV FINK UND STANGE

**Owner:** 992 LLC

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR THE TAKE-OUT RESTAURANT AS PART OF AN EXISTING GROCERY STORE INCLUDING DELI SPACE FOR CUTTING MEATS AND CHEESE AND PREMADE SALADS WITH AN EXISTING TWO(2) FAMILY DWELLING ABOVE. NO SIGN ON THIS PERMIT. (FAST TRACK)

**Case No.:** 8A

**ZBA Appeal Date:** 07/16/10

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**Zonevar**

**Cal No.:** 12241

**Appl.No.:** 289989

**Zon. Class.:** R-10A RES

10904 CAREY PL

**Applicant:** M.J. BUILDERS

**Owner:** ANTHONY PANARELLO

**Attorney Name:**

**Number of Permits:** 1 ZONEVAR

PERMIT FOR THE ERECTION FO REAR AND SIDE YARD SUN DECK WITH A ROOD ABOVE  
AS PART OF A SINGLE FAMILY DWELLING.

**Case No.:** 9A

**ZBA Appeal Date:** 07/16/10

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**Zonevar**

**Cal No.:** 12240

**Appl.No.:** 284907

**Zon. Class.:** C-2 COM

5524 GERMANTOWN AVE

**Applicant:** D & D'S DIVINE BEAUTY SCHOOL OF ESTHER

**Owner:** D & D'S DIVINE BEAUTY SCHOOL OF ESTHER

**Attorney Name:**

**Number of Permits:** 4 ZONEVAR

PERMIT FOR THE LEGALIZATION OF TWO (2) NON-ILLUMINATED FLAT-WALL AWNING SIGNS (PROJECTING 2' FROM THE FACE OF THE BUILDING, TOTAL 81 S.F. OF SIGNAGE, ONE SIGN @ 51 S.F., ONE SIGN LOCATED ABOVE THE BOTTOM OF THE WINDOW SILL AT THE 2ND STORY) ACCESSORY TO AN EXISTING BEAUTY SCHOOL TO INCLUDE CLASSROOMS AND ACCESSORY OFFICE WITHIN AN EXISTING STRUCTURE (NO ACTIVITY AS DEFINED IN 14-1605). (FAST TRACK)

**Case No.:** 10A

**ZBA Appeal Date:** 07/15/10

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**Usevar, Zonevar**

**Cal No.:** 12232

**Appl.No.:** 284809

**Zon. Class.:** R-10A RES

2061 E SUSQUEHANNA AVE

**Applicant:** JIM HEISLER G8 DEVELOPMENT, LLC

**Owner:** DDE INVESTMENTS LLC

**Attorney Name:** EDGAR R. EINHORN, ESQUIRE

**Number of Permits:** 1 ZONEVAR, 1 USEVAR

PERMIT FOR THE ERECTION (COMPLETE REHAB- ROOF AND FLOORS) A TWO (2) STORY STRUCTURE, MAX. HEIGHT OF 25'-0" WITH FRONT AND REAR "BAY" WINDOWS, ERECTION OF A ROOF DECK AND AN ENCLOSED ACCESS STAIR STRUCTURE, ERECTION OF A 6'-0" HIGH REAR FENCE, FOR USE AS A TWO (2) FAMILY DWELLING.

**Case No.:** 11A

**ZBA Appeal Date:** 07/15/10

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**Zonevar**

**Cal No.:** 12222

**Appl.No.:** 288296

**Zon. Class.:** R-10A RES

1117 E BERKS ST (1117-1119)

**Applicant:** HERCULES W. GRIGOS, ESQUIRE OBERMAYER REBMANN MAXWELL LLP

**Owner:** REYNOLDS FREDERICK W ROSE

**Attorney Name:** HERCULES W. GRIGOS, ESQUIRE OBERMAYER REBMANN MAXWELL LLP

**Number of Permits:** 4 ZONEVAR

PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO LOTS FROM ONE LOT, FOR THE DEMOLITION OF EXISTING ONE STORY FRAME BUILDING AND ONE EACH LOT THE ERECTION OF ONE THREE STORY ATTACHED STRUCTURE, WITH CELLAR, NOT TO EXCEED 35' HIGH, WITH A ROOF TOP DECK WITH A 3'6" HIGH PROTECTIVE RAILING (ROOF TOP SURFACE TO BE USED AS DECK FLOOR SURFACE TO BE ACCESSED FROM INTERIOR STAIR AT 3RD STORY NOT TO EXTEND ABOVE THE ROOF SURFACE), SIZE & LOCATION AS SHOWN IN THE APPLICATION.

**Case No.:** 12A

**ZBA Appeal Date:** 07/14/10

**Certificat**

**Cal No.:** 12221

**Appl.No.:** 278696

**Zon. Class.:** C-2 COM

1859 N VAN PELT ST (S.E.C.@ BERKS STREET)

**Applicant:** DIANA DURAN

**Owner:** BIANCA ALMONTE

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

PERMIT FOR PREPARATION AND SERVING OF HOT FOOD FOR TAKE-OUT ACCESSORY TO AN EXISTING RETAIL GROCERY STORE WITH TAKE OUT COLD FOOD. FOOD SERVE IN DISPOSABLE WARE. NO SALE OF ALCOHOLIC BEVERAGES FOR TAKE-OUT, NO LIVE ENTERTAINMENT, NO DISPENSING WINDOW ON 1ST FLOOR IN THE SAME BUILDING WITH EXISTING THREE (3) FAMILY DWELLING ABOVE.

(FAST TRACK)

**Case No.:** 13A

**ZBA Appeal Date:** 07/14/10

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**Usevar**

**Cal No.:** 12211

**Appl.No.:** 283048

**Zon. Class.:** G-2 GEN

256 GEIGER RD

**Applicant:** STEPHEN G. POLLOCK, ESQUIRE MONTGOMERY MCCRACKEN

**Owner:** TWERSKY DAVID A DAVID TWERSKY

**Attorney Name:** STEPHEN G. POLLOCK, ESQUIRE MONTGOMERY MCCRACKEN

**Number of Permits:** 1 USEVAR

PERMIT FOR THE ERECTION OF ONE (1) ACCESSORY FLAT WALL SIGN AND LEGALIZATION OF THE ERECTION OF ONE (1) FREE STANDING SIGN MAXIMUM 4' HIGH ACCESSORY TO THE PROPOSED SCHOOL/EDUCATIONAL/DAYCARE WITH RELATED INSTRUCTIONAL PROGRAMS (INSTRUCTION IN MUSIC, DANCE, ARTS AND SCIENCES) TO INCLUDE ACCESSORY PREPARATION AND SERVING OF FOOD (ALL ONE TENANT) IN AN EXISTING STRUCTURE AND PROPOSED OUTDOOR PLAY AREA AND PROPOSED RECONFIGURATION OF THE ACCESSORY PARKING SPACES FOR A NEW TOTAL OF THIRTY ONE (31) SPACES INCLUDING FOUR (4) HANDICAP SPACES AND FOR THE ERECTION OF 6' AND 4' HIGH FENCE ALONG THE LOT LINE COMPLETELY WITHIN THE PROPERTY LINE (SIZE AND LOCATION AS SHOWN IN THE APPLICATION).

**Case No.:** 14A

**ZBA Appeal Date:** 07/14/10

**Usevar**

**Cal No.:** 12179

**Appl.No.:** 288247

**Zon. Class.:** C-2 COM

4100 CITY AVE

**Applicant:** RONALD J. PATTERSON, ESQUIRE KLEHR HARRISON HARVEY

**Owner:** ABC, INC.

**Attorney Name:** RONALD J. PATTERSON, ESQUIRE KLEHR HARRISON HARVEY

**Number of Permits:** 2 USEVAR

PERMIT FOR THE ERECTION OF ONE (1) MONUMENT SIGN, ONE (1) FREE STANDING SIGN  
ACCESSORY TO AN EXISTING TELEVISION BROADCASTING STUDIO AND IT'S RELATED  
USES WITH EXISTING ACCESSORY SIGNS AND ACCESSORY PARKING.

**Case No.:** 15A

**ZBA Appeal Date:** 07/13/10

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**Certificat**

**Cal No.:** 12172

**Appl.No.:** 283727

**Zon. Class.:** C-2 COM

739 S 51ST ST

**Applicant:** CARLA CASON-BROWN

**Owner:** CARLA CASON-BROWN

**Attorney Name:**

**Number of Permits:** 1 CERTIFICAT

CERTIFICATE FOR AN AUTO REPAIR GARAGE (NO BODY AND FENDER WORK) ON THE FIRST FLOOR WITH OFFICE FOR THE AUTO REPAIR ON THE SECOND FLOOR AND ACC. REST ROOM.

**Case No.:** 16A

**ZBA Appeal Date:** 07/20/10

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**Against L&I**

**Continued**

**Cal No.:** 12014

**Appl.No.:** 51874

**Zon. Class.:** C-1 COM

563 N 20TH ST

**Applicant:**

**Owner:** 20TH ST INVESTMENT LLC

**Attorney Name:** MICHAEL MATTIONI, ESQUIRE

**Number of Permits:** 1 AGAINSTL&I

THE OVER-THE COUNTER ZONING/USE PERMIT (No. 51874) WAS IMPROPERLY GRANTED AND WAS OBTAINED ON MISINFORMATION. IF THE INFORMATION HAD BEEN CORRECT, THIS WOULD HAVE REQUIRED A ZONING HEARING BECAUSE THE PREVIOUS USES HAD BEEN ABANDONED FOR MORE THAN THE THREE YEAR PERIOD.

**Case No.:** 17A

**ZBA Appeal Date:** 06/21/10

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**Usevar**

**Continued**

**Cal No.:** 11809

**Appl.No.:** 279019

**Zon. Class.:** R-5 RES

4116 WELSH RD

**Applicant:** ZHEN H. JIN, ESQUIRE

**Owner:** ABRAHAM REICHBACH

**Attorney Name:** ZHEN H. JIN, ESQUIRE

**Number of Permits:** 1 USEVAR

PERMIT FOR STORAGE RELATED TO FABRIC/ TEXTILES BUSINESS (TOOLS, LADDERS,  
FURNITURE, FABRIC, SEWING MACHINES AND PARTS AND RELATED ITEMS).

**Case No.:** 18A

**ZBA Appeal Date:** 05/28/10

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