

BLANKROME

One Logan Square

130 North 18th Street | Philadelphia, PA 19103-6998

Phone: (215) 569-5418

Fax: (215) 689-3528

Email: jklein@blankrome.com

March 9, 2020

Beige Berryman, Art and Design Manager
Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

Re: Proposed Accessory Signage -
1000 S. Broad Street

Dear Beige:

Lincoln Square 1776 Assoc., the owner of the captioned property, is seeking Art Commission approval for the erection of four accessory internally illuminated signs. The locations and sign dimensions are depicted on the enclosed Plans, and in summary consist of the following, as per revised plans reviewed and approved by the Zoning Board of Adjustment. The original submission is listed, followed by the approved change in parenthesis:

-Sign "A" - One free standing, double-sided pylon sign, measuring 28'10" tall x 11'6" wide x 3' deep at 664 sq.ft. (Sign was revised to be angled to deter people from sitting or standing on the sign base.)

-Sign "B" - One wall-mounted tenant listing blade sign, measuring 11' tall x 3'6" wide x 1' deep at 77 sq.ft. (Sign was revised to be a non-illuminated sign.)

-Sign "C" - Four wall-mounted, parking directional signs, measuring 3' tall x 3' wide x 9" deep at 18 sq.ft. each

(Sign at 15th St. and Washington Ave. was increased in height from 29' to 29.6" and will be centered.)

BLANKROME

William J. Burke

April 3, 2020

Page 2

(Sign at Broad St. and Washington Ave. was increased in height from 29' to 30'3" and will be centered.)

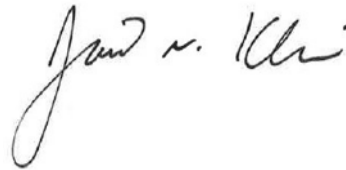
-Sign "D" - One wall-mounted, tenant blade sign, measuring 12' tall x 3'10" wide x 9" deep at 93 sq.ft. (Sign was reduced from 12' to 10' and the located was changed slightly, per plans.)

The typical materials used are aluminum, steel, acrylic, with paint and vinyl finishes. The pylon would also have brick or brick veneer. The base is made of concrete and LED's would be used for the lighting.

The enclosed documents also include locations of all the existing signs at this property, for your information, plus the sign package as revised and approved by the Zoning Board of Adjustment.

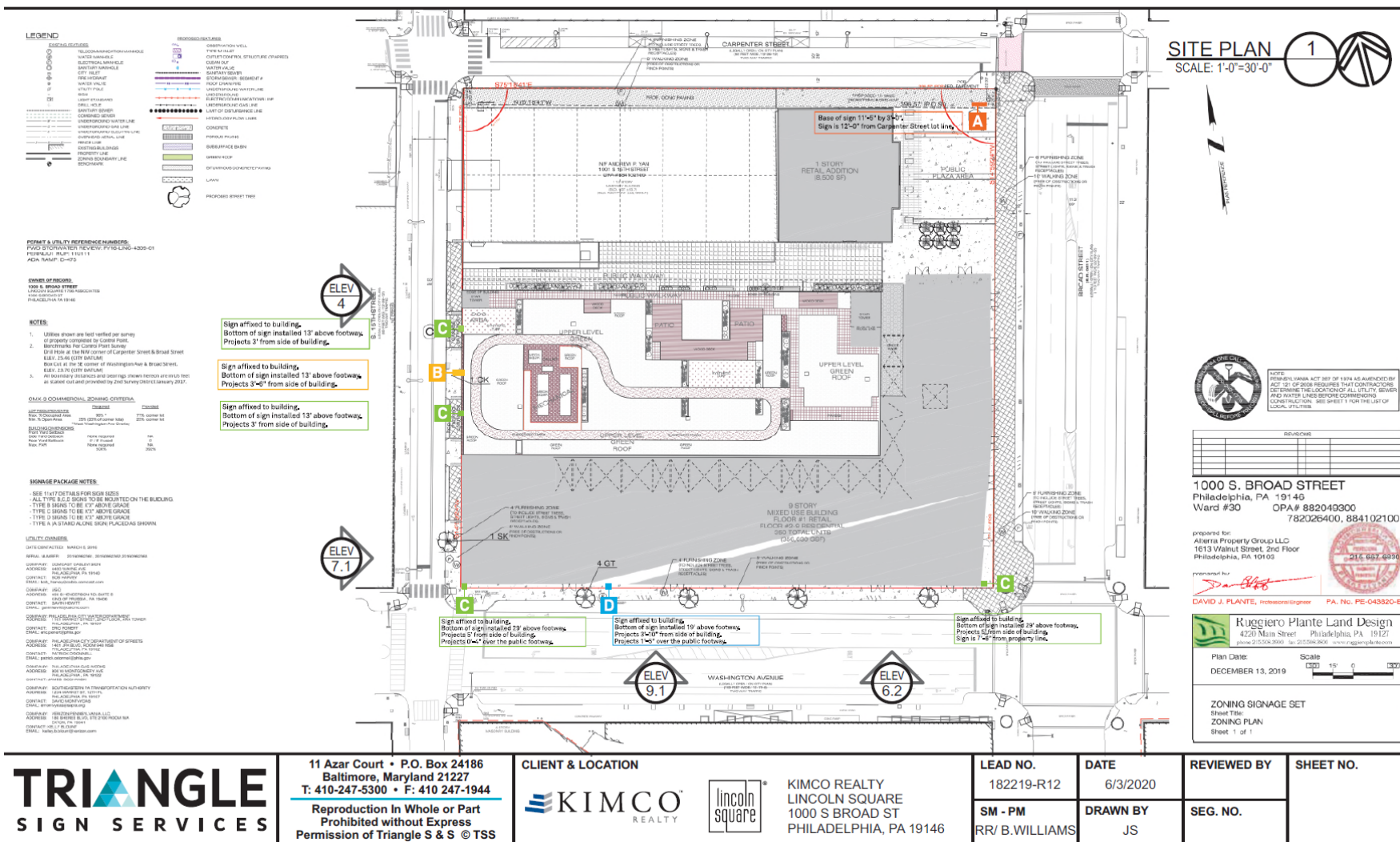
We look forward to meeting with you to present this proposal to the Sign Committee on March 24, 2021. Please also let me know if you require any additional information.

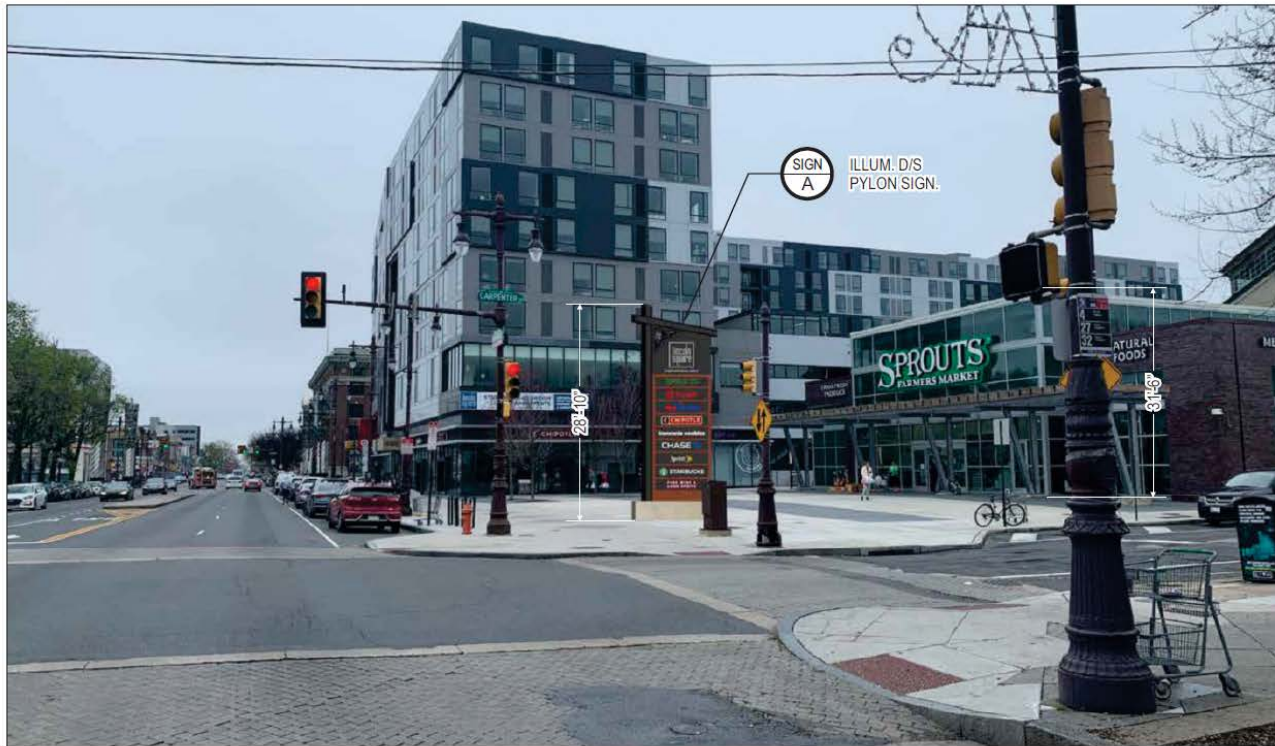
Sincerely,

A handwritten signature in black ink, appearing to read "Jared N. Klein". The signature is fluid and cursive, with the first name "Jared" being more prominent than the last name "Klein".

Jared N. Klein

Enclosure





PROPOSED STREET VIEW 2
SCALE: N.T.S.

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

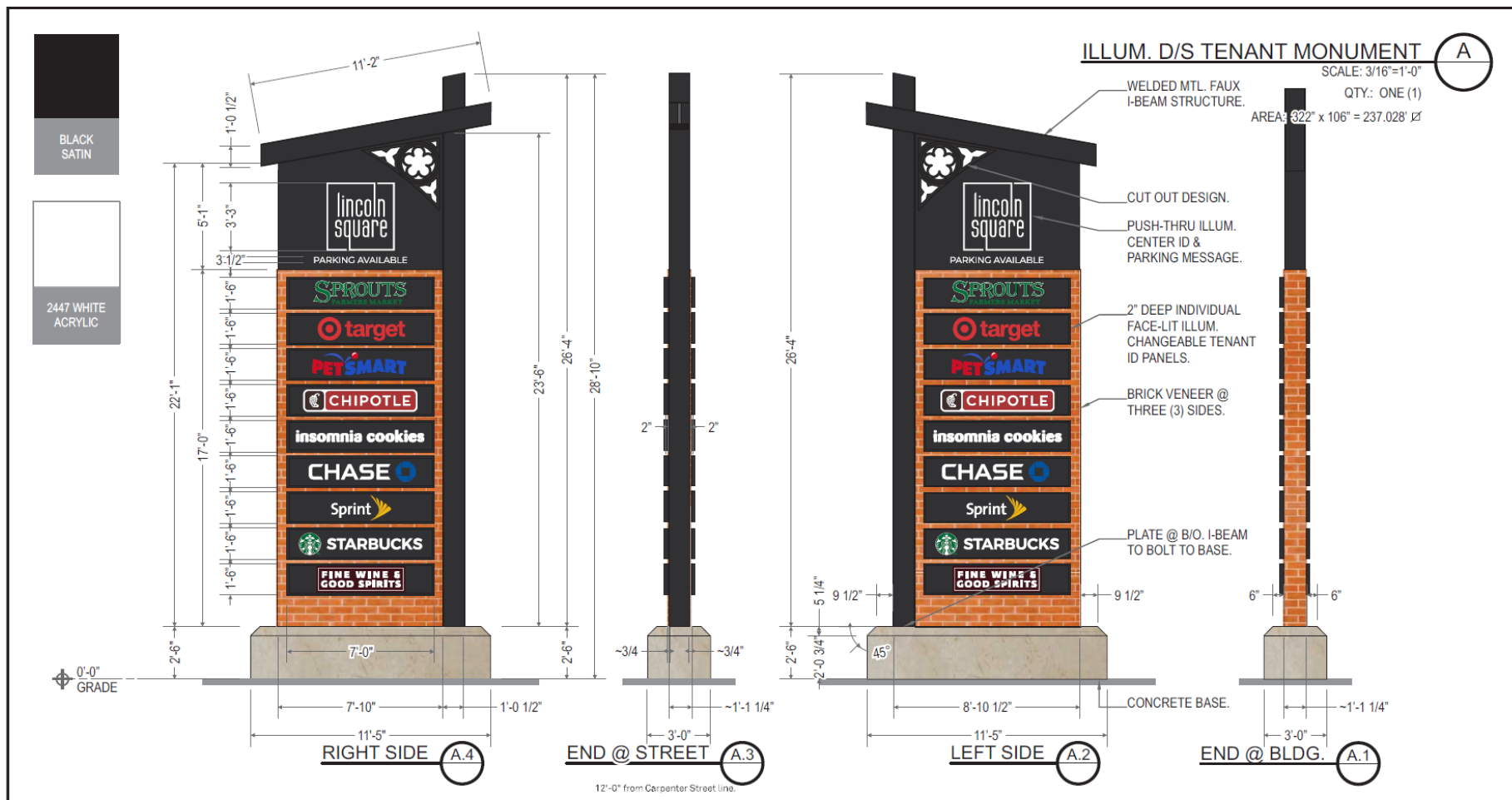
CLIENT & LOCATION

 **KIMCO**
REALTY

 **lincoln**
square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO. 182219-R12	DATE 6/3/2020	REVIEWED BY	SHEET NO.
SM - PM RR/ B.WILLIAMS	DRAWN BY JS	SEG. NO.	



TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410-247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

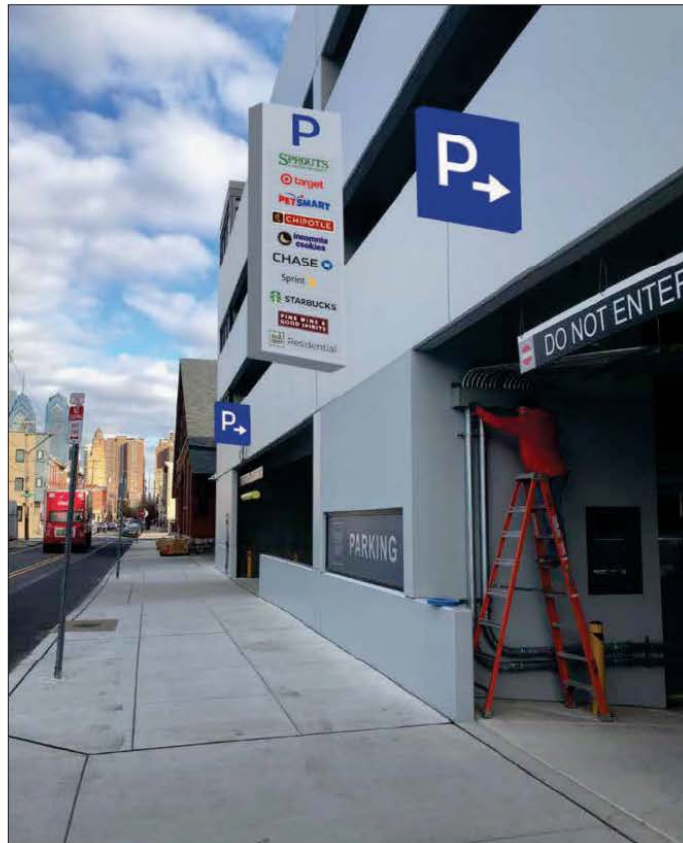
KIMCO
REALTY

lincoln square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO. 182219-R12	DATE 6/3/2020	REVIEWED BY	SHEET NO.
SM - PM RR/ B.WILLIAMS	DRAWN BY JS	SEG. NO.	

111255.00403/123556844v.1



PROPOSED BLDG. VIEW 3
SCALE: N.T.S.

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

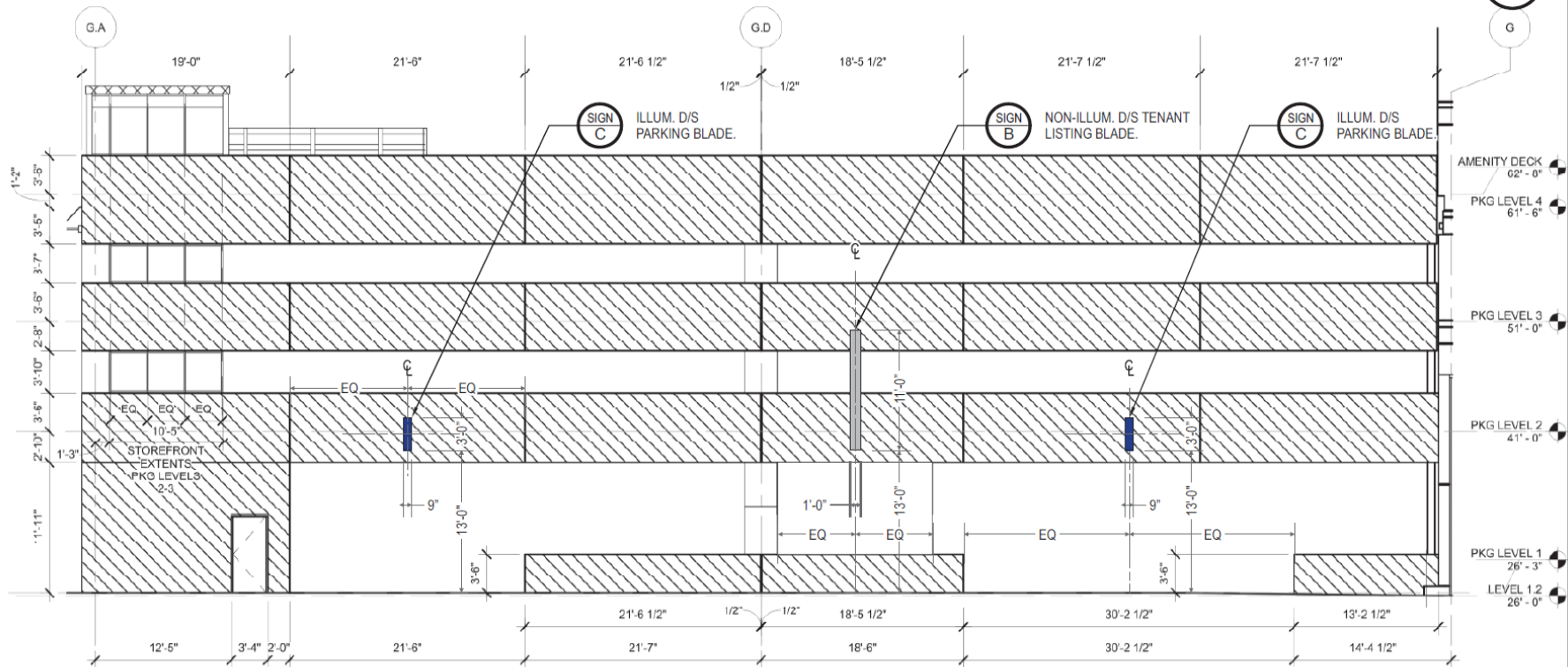
KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO. 182219-R12	DATE 6/3/2020	REVIEWED BY	SHEET NO.
SM - PM RR/ B.WILLIAMS	DRAWN BY JS	SEG. NO.	

WEST GARAGE ELEVATION @ S 15th ST

SCALE: 3/32"=1'-0"

4



TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY



KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.

182219-R12

SM - PM

RR/ B.WILLIAMS

DATE

6/3/2020

DRAWN BY

JS

REVIEWED BY

SEG. NO.

SHEET NO.

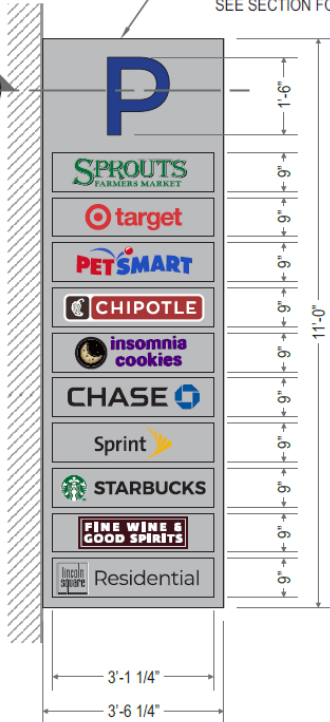
111255.00403/123556844v.1

GGP BRUSHED
ALUM. SILVER

2447 WHITE
ACRYLIC

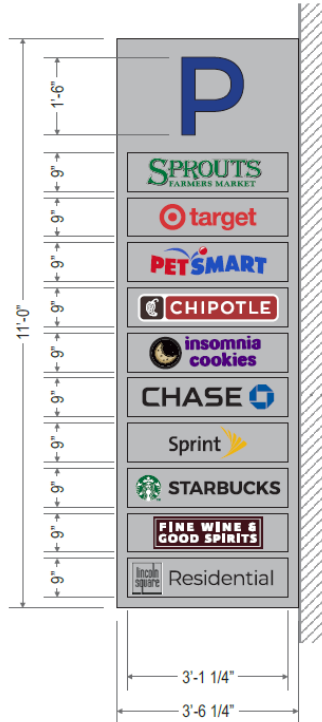
PLAN
B-1

12" DEEP NON-ILLUM. D/S BLADE SIGN
w/ CHANGEABLE TENANT PANEL.
FLAG MOUNT FLUSH ON BLDG.
SEE SECTION FOR DETAILS.



RIGHT SIDE B.4
SCALE: 3/8"=1'-0"

END B.3
SCALE: 3/8"=1'-0"



LEFT SIDE B.2
SCALE: 3/8"=1'-0"

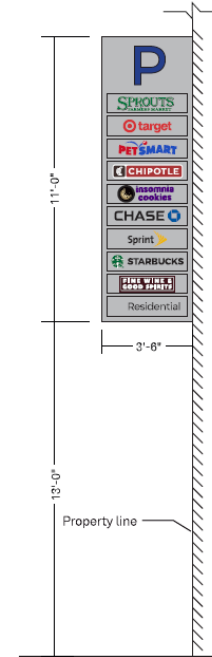
NON-ILLUM. D/S TENANT LISTING BLADE

B

SCALE: NOTED

QTY.: ONE (1)

AREA: 132" x 42" = 38.5' ∅



Sign affixed to building.
Projects 3'-6" from side of building.
13" from bottom of sign to ground.

LEFT SIDE @ BLDG. B.1
SCALE: 3/16"=1'-0"

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction in Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.

182219-R12

DATE

6/3/2020

REVIEWED BY

SM - PM

RR/ B.WILLIAMS

DRAWN BY

JS

SEG. NO.

SHEET NO.

111255.00403/123556844v.1



PROPOSED BLDG. VIEW 5.2
SCALE: N.T.S.



PROPOSED BLDG. VIEW 5.1
SCALE: N.T.S.

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction in Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

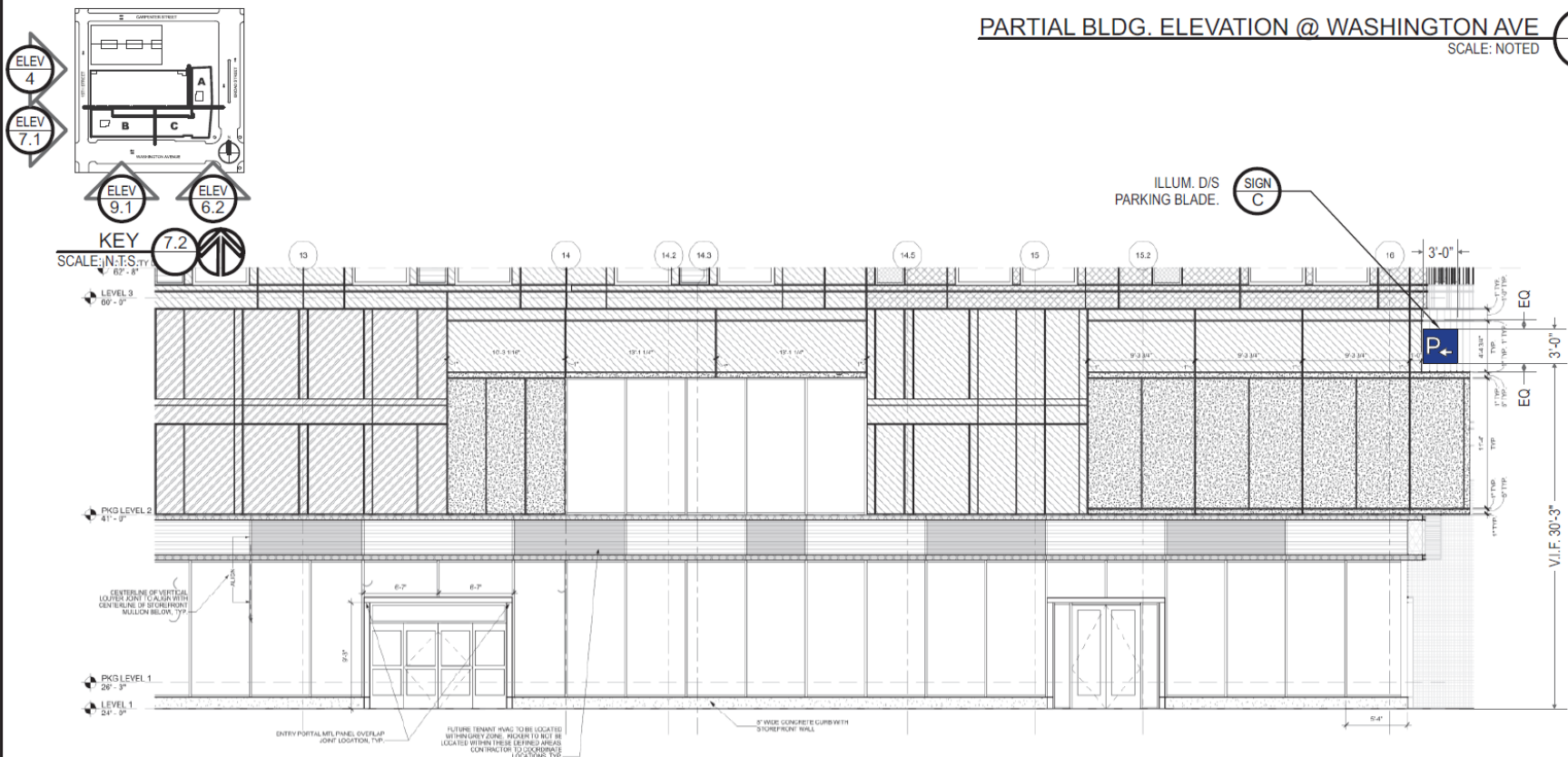
KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.	DATE	REVIEWED BY	SHEET NO.
182219-R12	6/3/2020		
SM - PM	DRAWN BY	SEG. NO.	
RR/ B.WILLIAMS	JS		

PARTIAL BLDG. ELEVATION @ WASHINGTON AVE

SCALE: NOTED

7



BLDG. ELEVATION 7.1

SCALE: 3/32"=1'-0"

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction in Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO. 182219-R12	DATE 6/3/2020	REVIEWED BY	SHEET NO.
SM - PM RR/ B.WILLIAMS	DRAWN BY JS	SEG. NO.	

111255.00403/123556844v.1



ILLUM. D/S PARKING BLADE

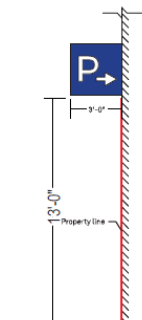
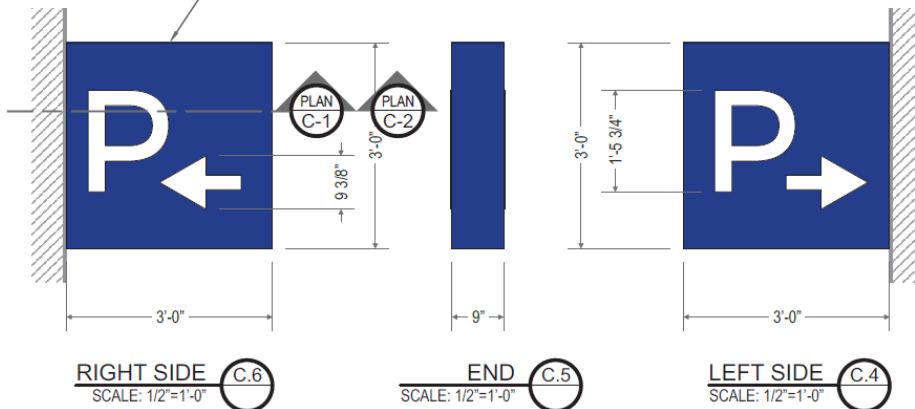
C

SCALE: NOTED

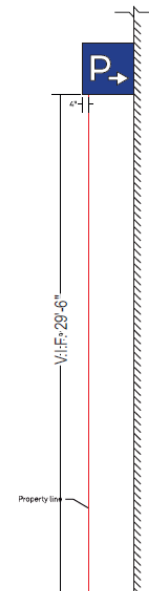
QTY.: FOUR (4) TOTAL

AREA: 36" x 36" = 9' 0"

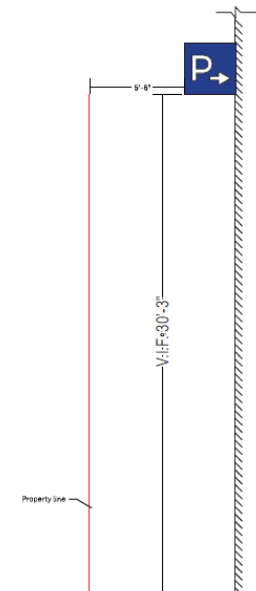
9" DEEP D/S BLADE SIGN w/
PUSH-THRU ILLUM. P & ARROW.
FLAG MOUNT FLUSH ON BLDG.
SEE SECTION FOR DETAILS.



BLDG. SIDE @
15th ST C.3
SCALE: 1/8"=1'-0"
QTY.: TWO (2) w/ HILTI
ANCHOR ATTACHMENT



BLDG. SIDE @
WASHINGTON AVE C.2
SCALE: 1/8"=1'-0"
QTY.: ONE (1) w/ BOLT
THRU ATTACHMENT



BLDG. SIDE @
WASHINGTON AVE C.1
SCALE: 1/8"=1'-0"
QTY.: ONE (1) w/ BOLT
THRU ATTACHMENT

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY



KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.
182219-R12
SM - PM
RR/ B.WILLIAMS

DATE
6/3/2020
DRAWN BY
JS

REVIEWED BY
SEG. NO.

SHEET NO.



PROPOSED BLDG. VIEW
SCALE: N.T.S.

8

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.
182219-R12

DATE
6/3/2020

REVIEWED BY

SHEET NO.

SM - PM
RR/ B.WILLIAMS

DRAWN BY
JS

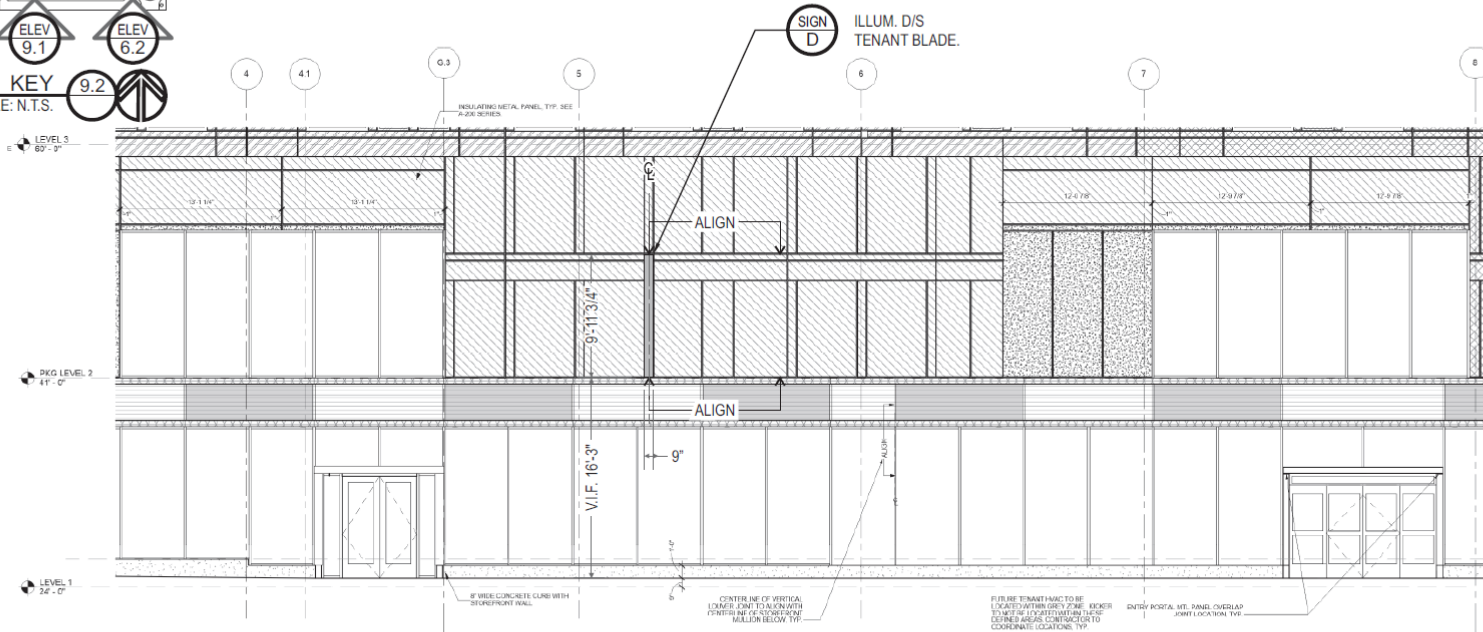
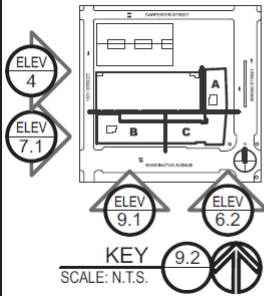
SEG. NO.

111255.00403/123556844v.1

PARTIAL BLDG. ELEVATION @ WASHINGTON AVE

SCALE: NOTED

9



BLDG. ELEVATION

SCALE: 3/32"=1'-0"

9.1

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

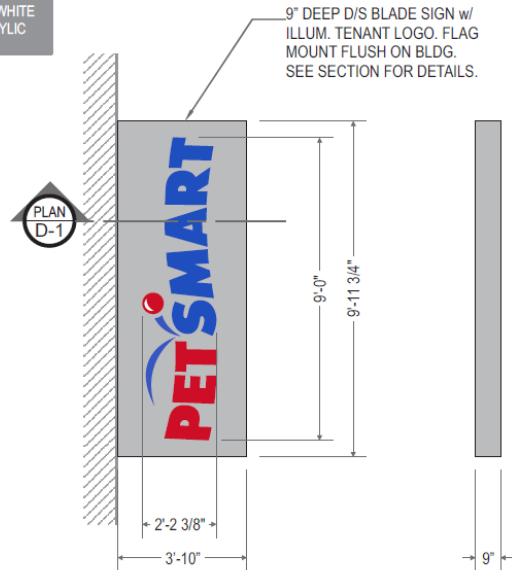
KIMCO
REALTY



KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

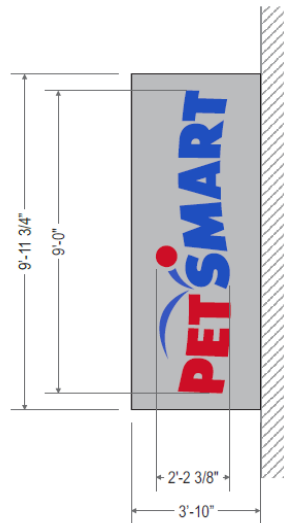
LEAD NO.	DATE	REVIEWED BY	SHEET NO.
182219-R12	6/3/2020		
SM - PM	DRAWN BY	SEG. NO.	
RR/ B.WILLIAMS	JS		

111255.00403/123556844v.1

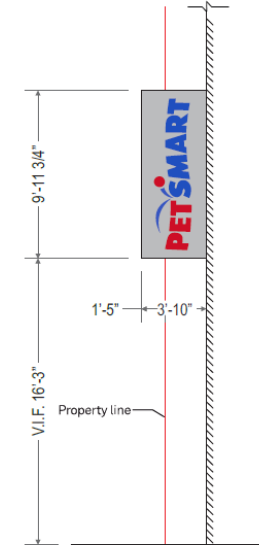


RIGHT SIDE (D.4)
SCALE: 1/4"=1'-0"

END (D.3)
SCALE: 1/4"=1'-0"



LEFT SIDE (D.2)
SCALE: 1/4"=1'-0"



BLDG. SIDE (D.1)
SCALE: 1/8"=1'-0"

ILLUM. D/S TENANT BLADE

SCALE: NOTED

QTY.: ONE (1)

AREA: 119.75' x 46" = 38.25' \square



TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction in Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

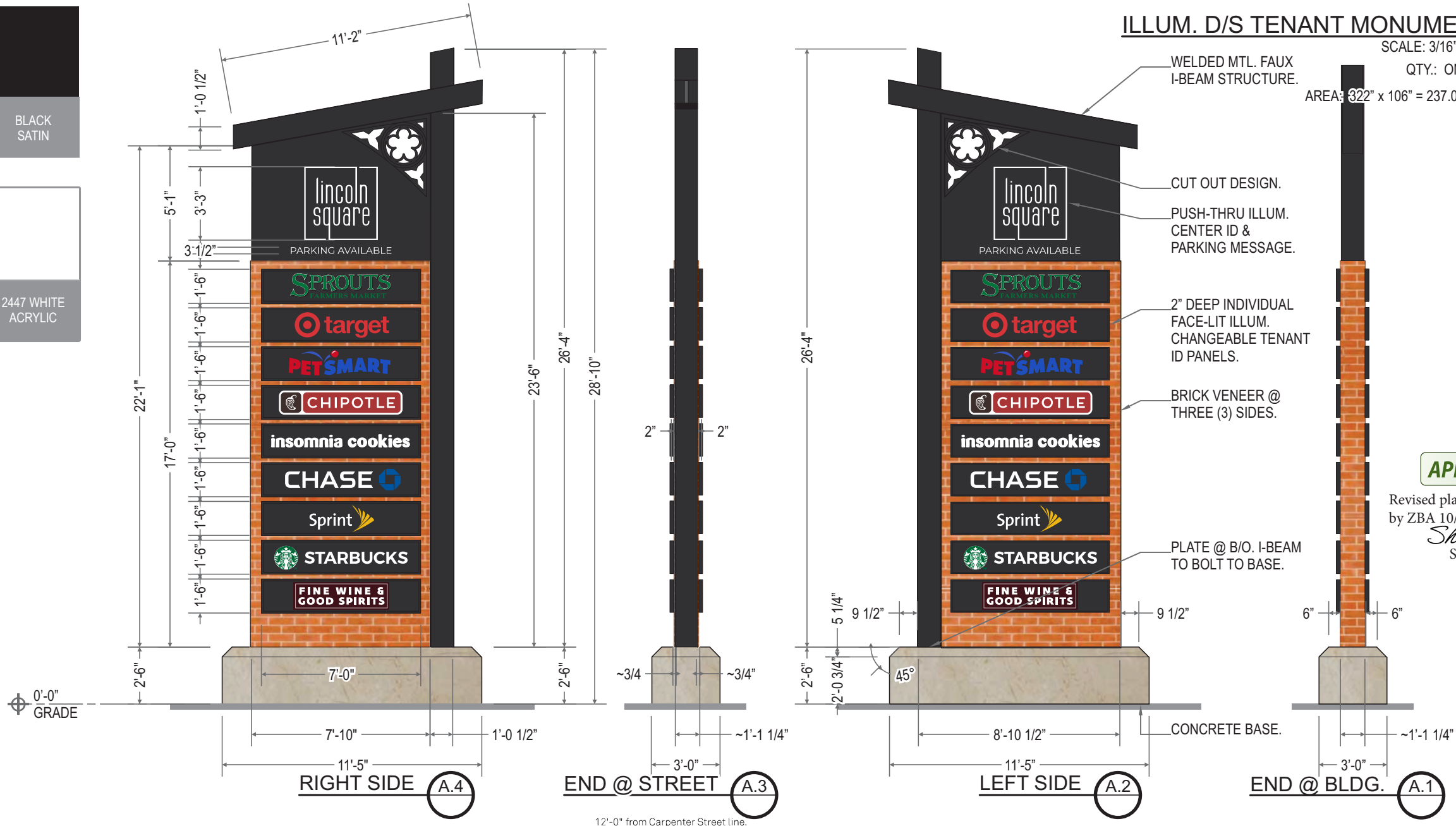
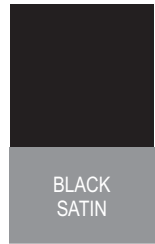
CLIENT & LOCATION

KIMCO
REALTY



KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.	DATE	REVIEWED BY	SHEET NO.
182219-R12	6/3/2020		
SM - PM	DRAWN BY	SEG. NO.	
RR/ B.WILLIAMS	JS		

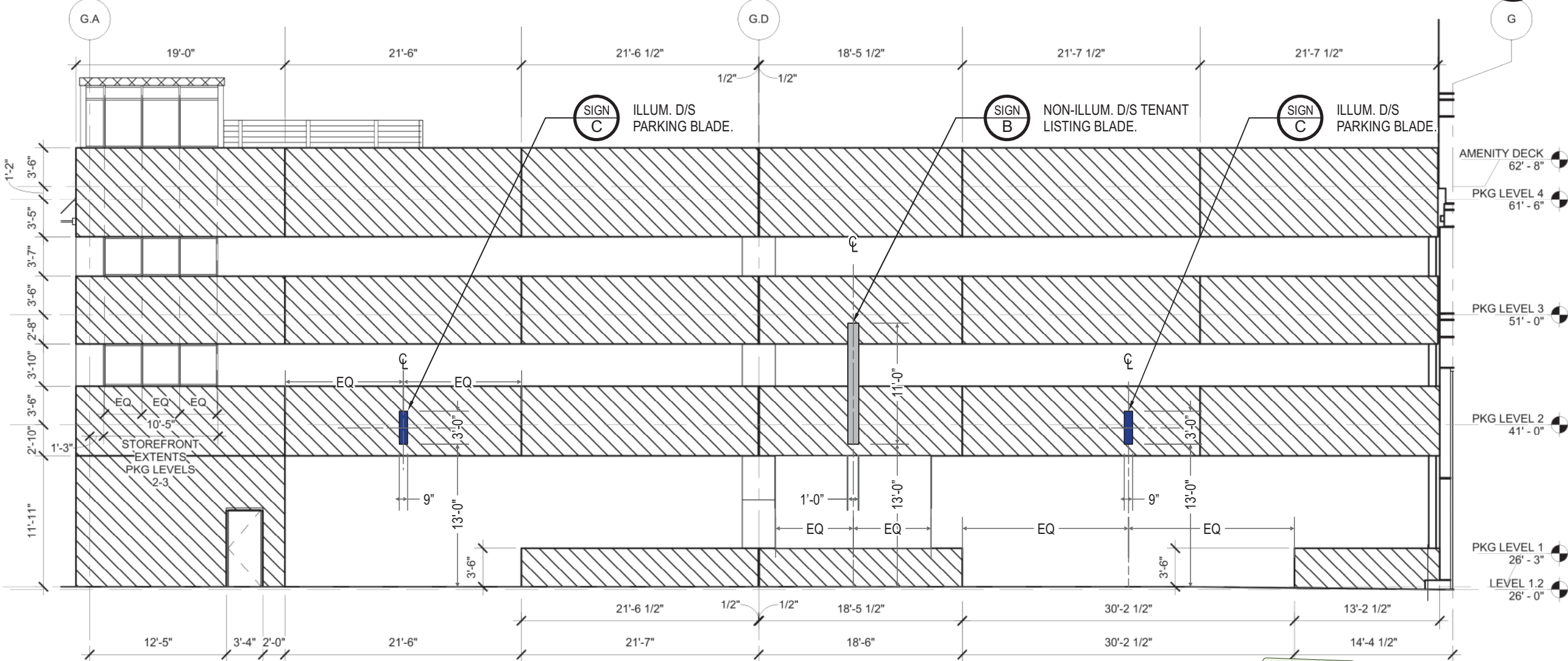


APPROVED
Revised plans, 9 pages, approved by ZBA 10/14/20.
Sharon Suleta
Sharon Suleta, Esq.

WEST GARAGE ELEVATION @ S 15th ST

SCALE: 3/32"=1'-0"

4



APPROVED

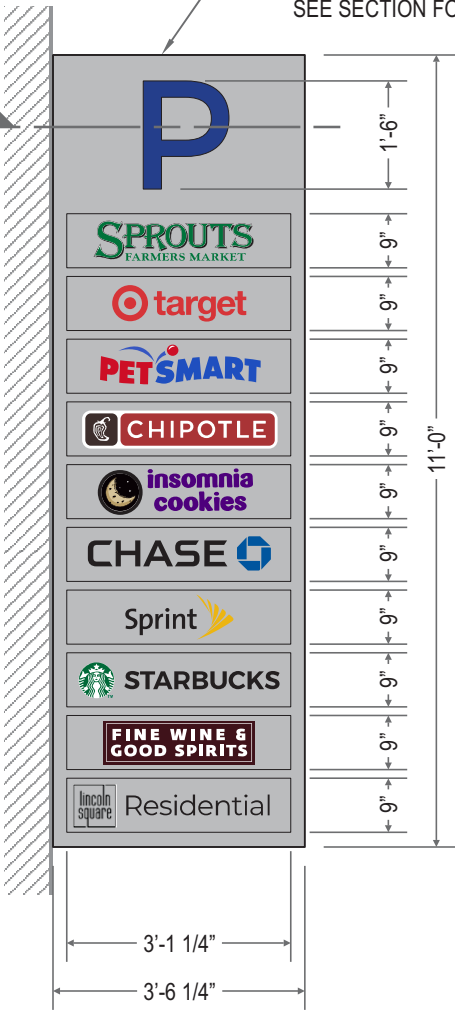
Revised plans, 9 pages, approved by ZBA
10/14/20. Sharon Suleta
Sharon Suleta, Esq.

GGP BRUSHED
ALUM. SILVER

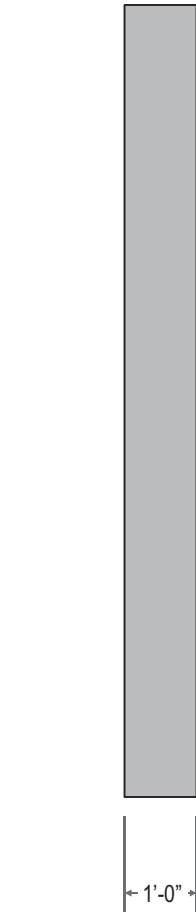
2447 WHITE
ACRYLIC

PLAN
B-1

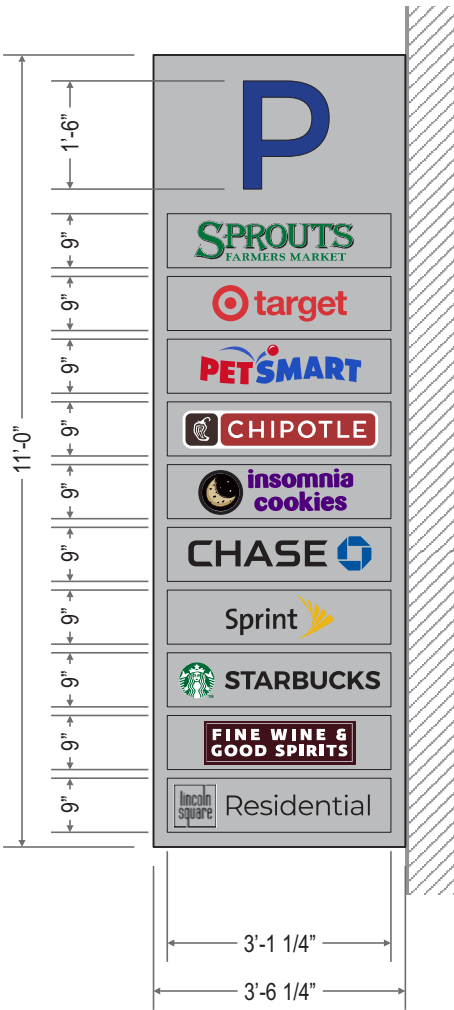
12" DEEP NON-ILLUM. D/S BLADE SIGN
w/ CHANGEABLE TENANT PANEL.
FLAG MOUNT FLUSH ON BLDG.
SEE SECTION FOR DETAILS.



RIGHT SIDE (B.4)
SCALE: 3/8"=1'-0"



END (B.3)
SCALE: 3/8"=1'-0"

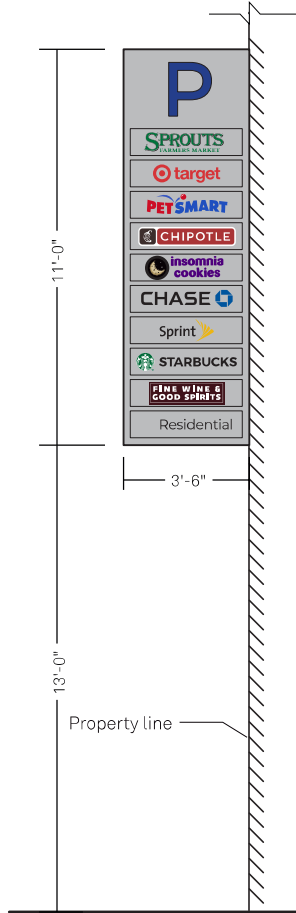


LEFT SIDE (B.2)
SCALE: 3/8"=1'-0"

NON-ILLUM. D/S TENANT LISTING BLADE

S. (B)
SCALE: NOTED
QTY.: ONE (1)

AREA: 132" x 42" = 38.5' ∅



LEFT SIDE @ BLDG. (B.1)
SCALE: 3/16"=1'-0"

Sign affixed to building.
Projects 3'-6" from side of building.
13' from bottom of sign to ground.

APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.

Sharon Suleta
Sharon Suleta, Esq.

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

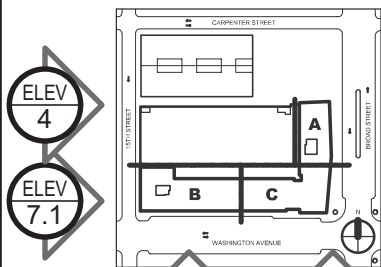
KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.
182219-R12
SM - PM
RR/ B.WILLIAMS

DATE
6/3/2020
DRAWN BY
JS

REVIEWED BY
SEG. NO.

SHEET NO.



PARTIAL BLDG. ELEVATION @ S 15th ST

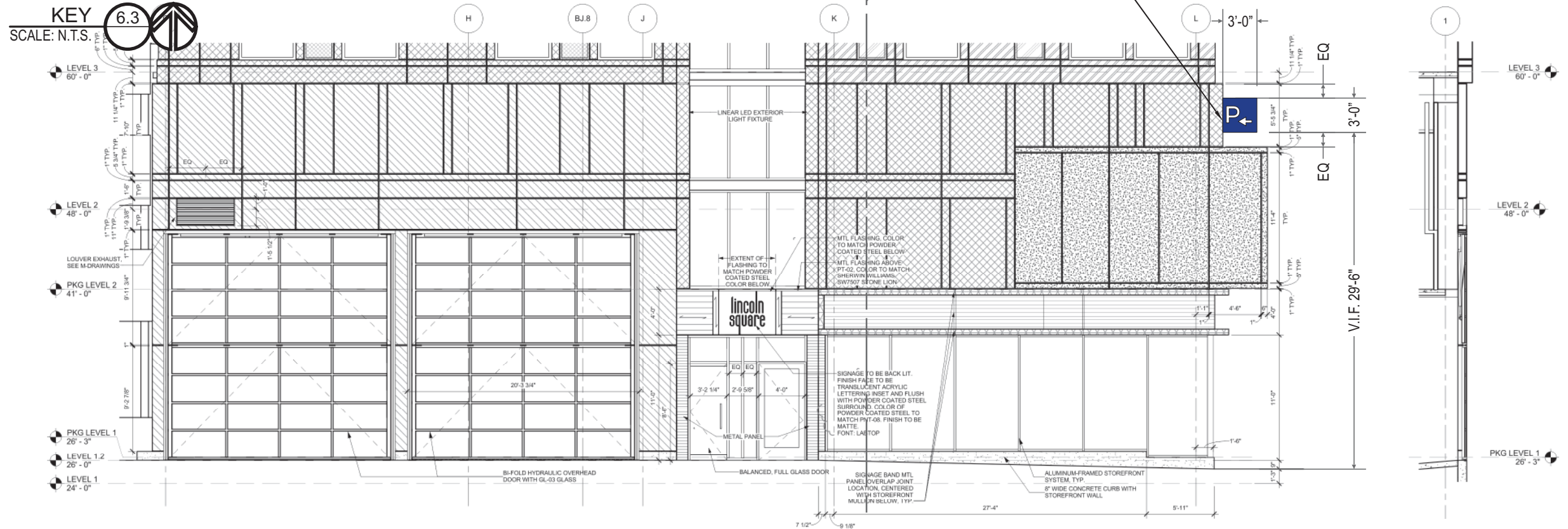
SCALE: NOTED

APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.

Sharon Suleta
Sharon Suleta, Esq.

KEY
SCALE: N.T.S.



BLDG. ELEVATION **6.2**
SCALE: 3/32"=1'-0"

BLDG. SECTION **6.1**
SCALE: 3/32"=1'-0"



11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944
Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION



KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO. 182219-R12	DATE 6/3/2020	REVIEWED BY	SHEET NO.
SM - PM RR/ B.WILLIAMS	DRAWN BY JS	SEG. NO.	

PARTIAL BLDG. ELEVATION @ WASHINGTON AVE

SCALE: NOTED

7

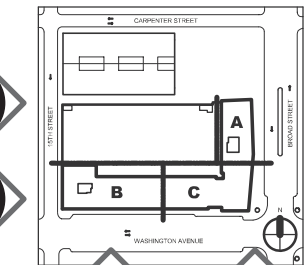
APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.

Sharon Suleta
Sharon Suleta, Esq.

ILLUM. D/S
PARKING BLADE.

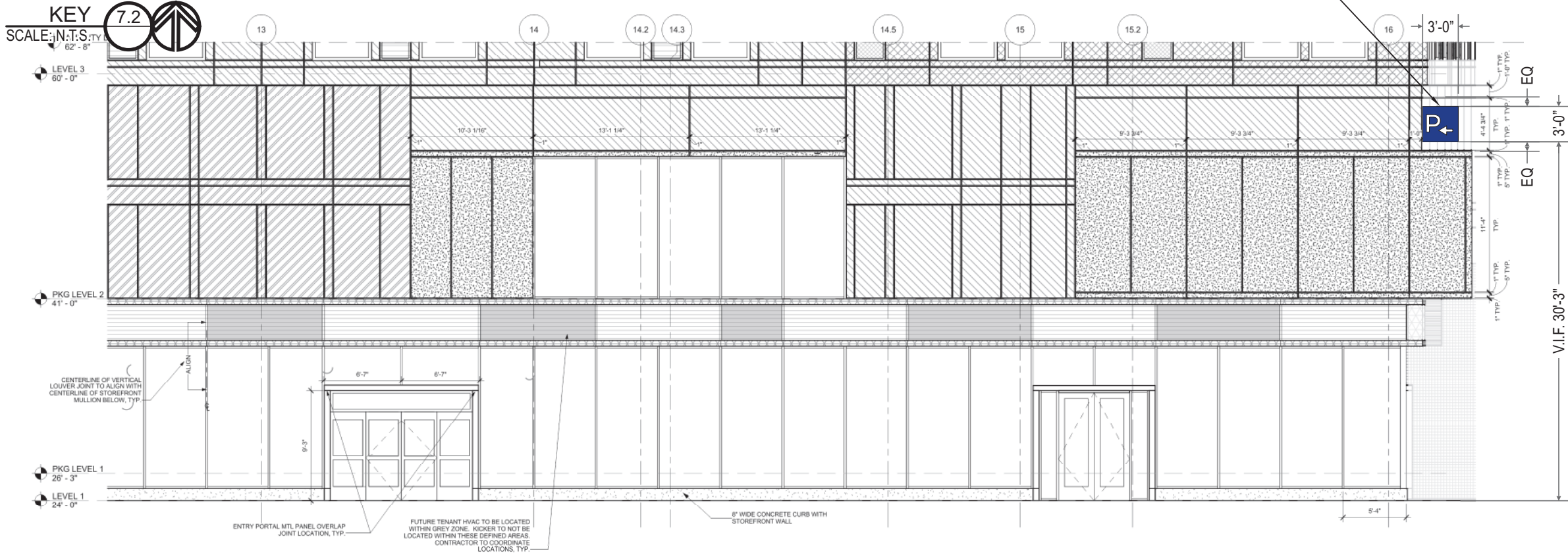
SIGN
C



ELEV
4
ELEV
7.1

ELEV
9.1
ELEV
6.2

KEY
SCALE: N.T.S. TYP
62' - 6"



BLDG. ELEVATION

7.1

SCALE: 3/32"=1'-0"

TRIANGLE
SIGN SERVICES

11 Azar Court • P.O. Box 24186
Baltimore, Maryland 21227
T: 410-247-5300 • F: 410 247-1944

Reproduction In Whole or Part
Prohibited without Express
Permission of Triangle S & S © TSS

CLIENT & LOCATION

KIMCO
REALTY

lincoln
square

KIMCO REALTY
LINCOLN SQUARE
1000 S BROAD ST
PHILADELPHIA, PA 19146

LEAD NO.

182219-R12

DATE

6/3/2020

REVIEWED BY

SEG. NO.

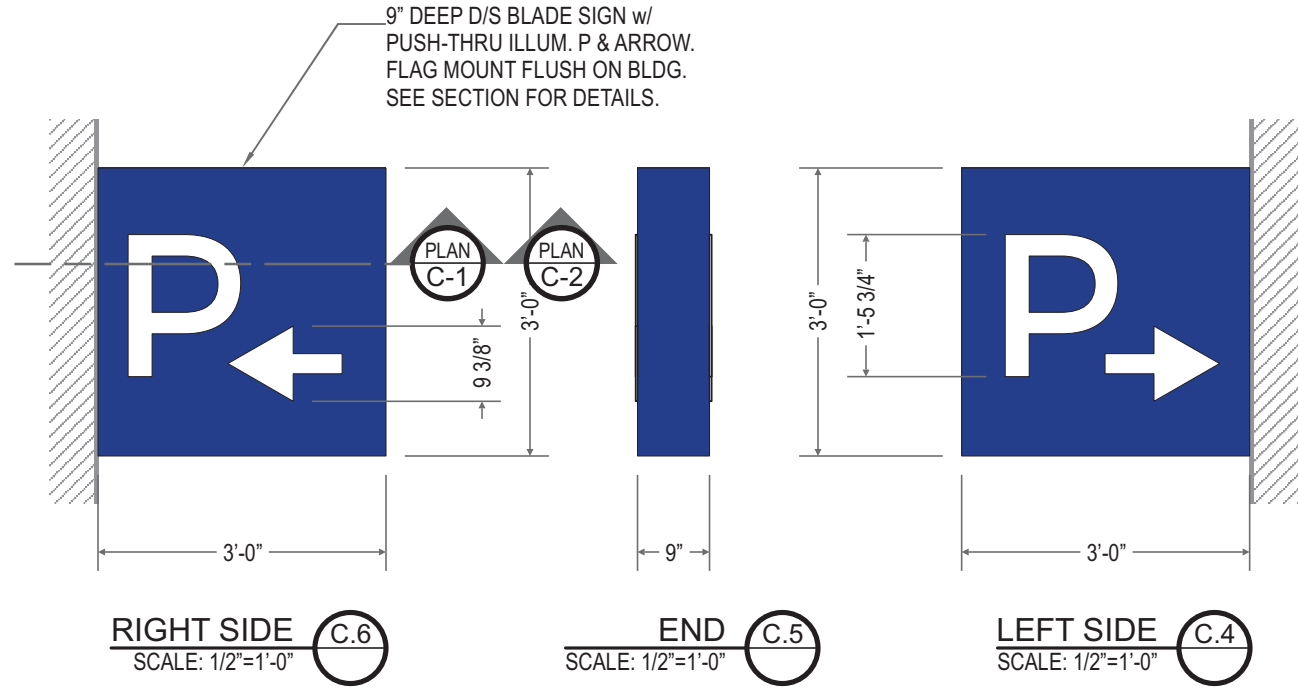
SM - PM

RR/ B.WILLIAMS

DRAWN BY

JS

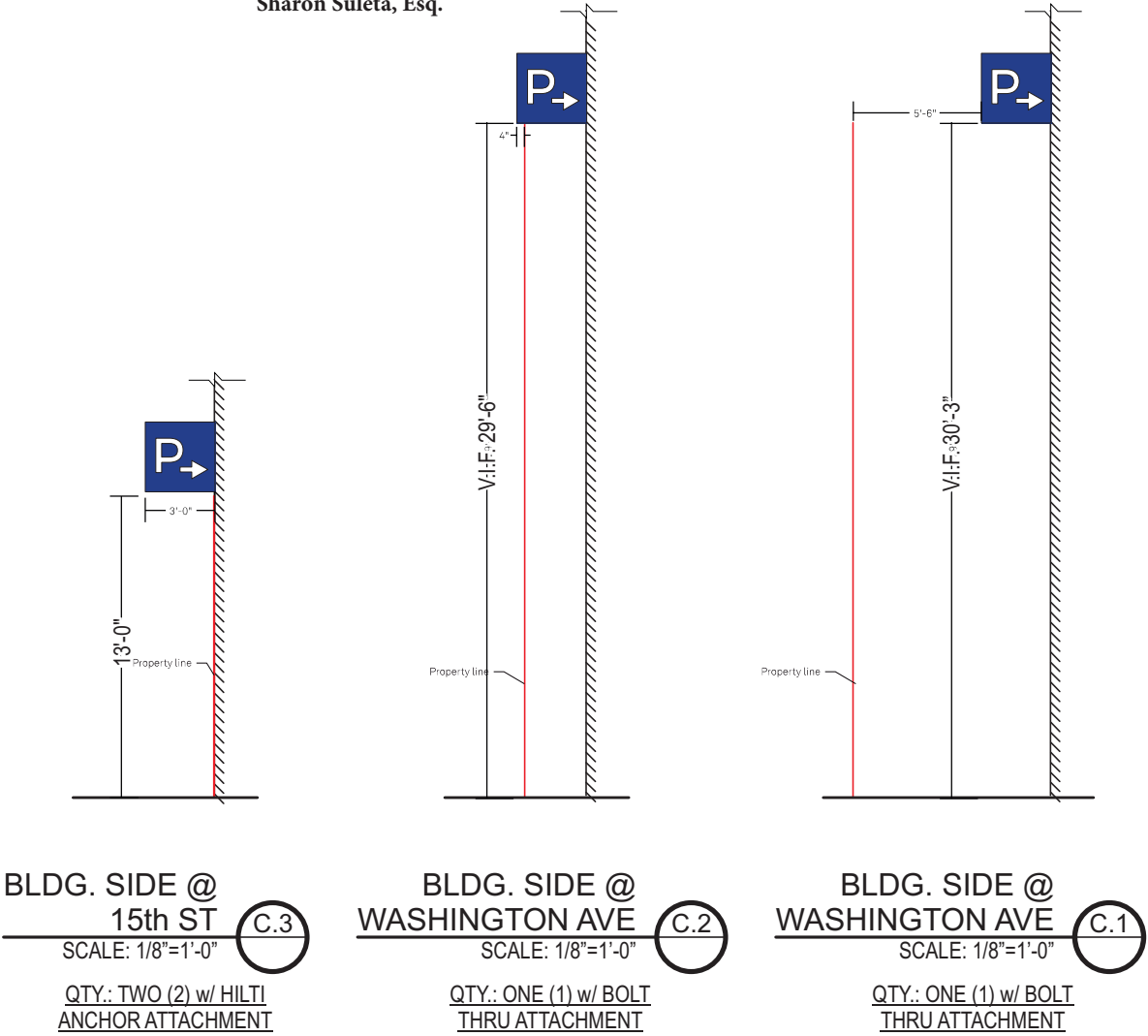
SHEET NO.



APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.
Sharon Suleta
Sharon Suleta, Esq.

ILLUM. D/S PARKING BLADE C
SCALE: NOTED
QTY.: FOUR (4) TOTAL
AREA: 36" x 36" = 9' ∅



PARTIAL BLDG. ELEVATION @ WASHINGTON AVE

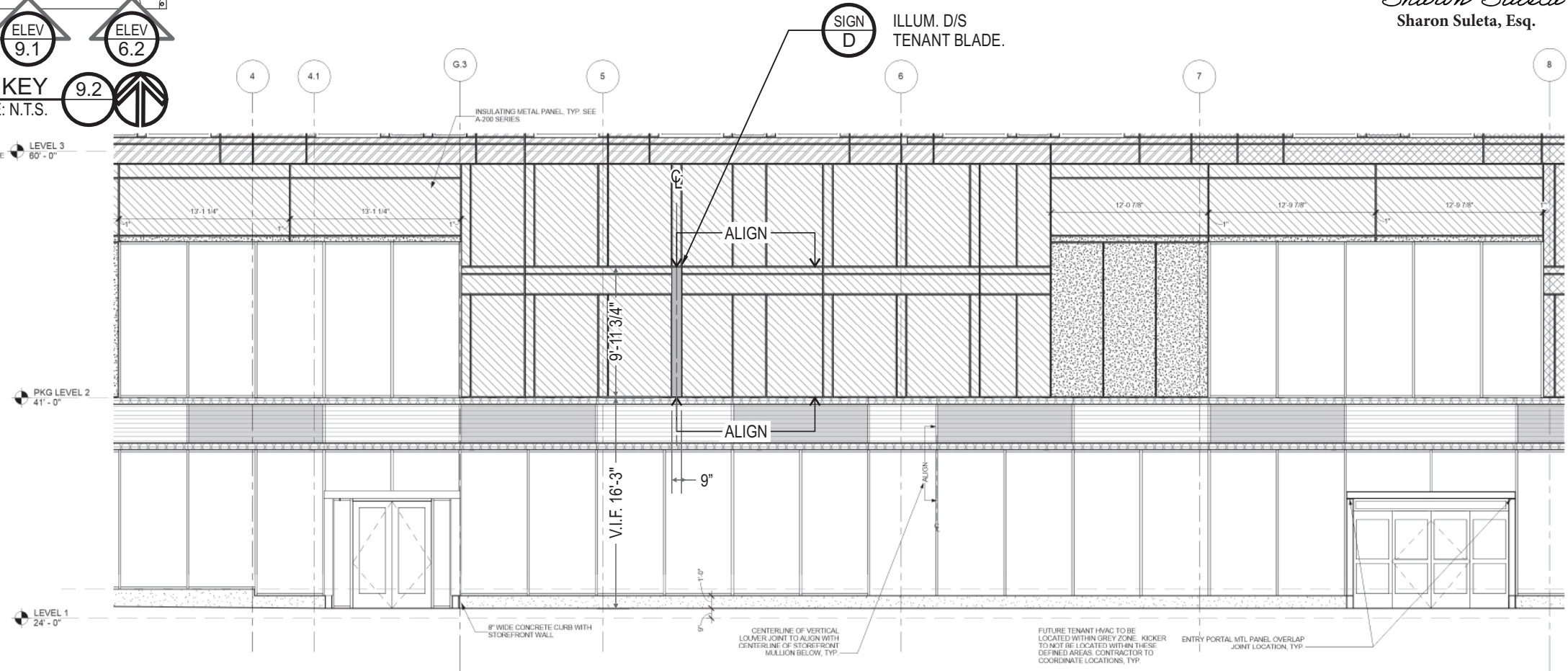
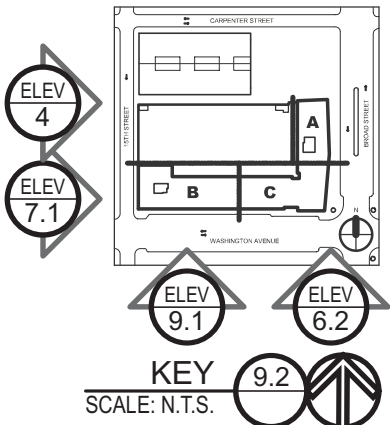
SCALE: NOTED

9

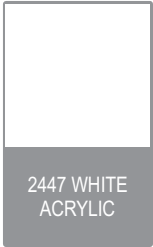
APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.

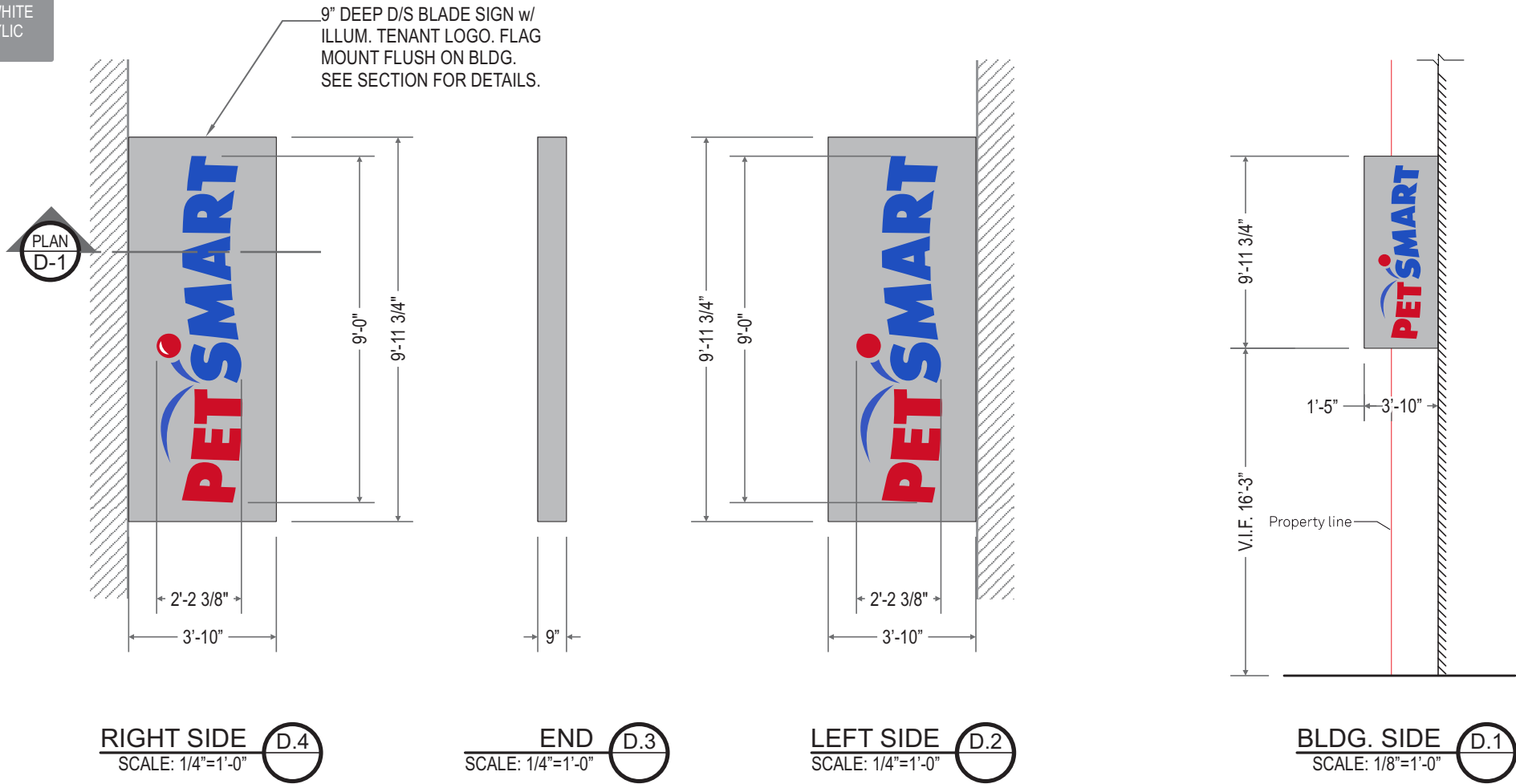
Sharon Suleta
Sharon Suleta, Esq.



BLDG. ELEVATION 9.1
SCALE: 3/32"=1'-0"



ILLUM. D/S TENANT BLADE D
SCALE: NOTED
QTY.: ONE (1)
AREA: 119.75" x 46" = 38.25' ∅



APPROVED

Revised plans, 9 pages, approved
by ZBA 10/14/20.
Sharon Suleta
Sharon Suleta, Esq.



ZONING BOARD OF ADJUSTMENT REVISED PROVISIO PLANS

PROPERTY ADDRESS: 1000 S. Broad St. Philadelphia, PA 19146	APPLICATION NUMBER:	CALENDAR NUMBER: MI-2020-000092
OWNER/OWNERS REPRESENTATIVE (APPELLANT, ATTORNEY, DESIGN PROFESSIONAL):		
PROPOSED CHANGES: ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:		
<p>Sign Type A - Illuminated Pylon at Broad St. and Carpenter Avenue - Base of sign was angled to avoid people sitting or laying across it.</p> <p>Sign Type B - Tenant Blade Sign located at the parking garage - Sign was changed to a non-illuminated sign.</p> <p>Sign Type C - Illuminated Parking Blade Sign - Location: 15th St. at Washington Avenue - Sign to be centered - Increase in height from 29' to 29'6". Location: Broad St. at Washington Avenue - Sign to be centered - Increase in height from 29' to 30'3".</p> <p>Sign Type D - PetSmart Blade Sign on Washinton Avenue - Size of sign reduced from 12' to 10'. Location slightly adjusted west to fit into existing joint and avoid tree.</p>		
INSTRUCTIONS AND PLAN REQUIREMENTS:		
<div style="text-align: right;">APPROVED</div> <div>1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING SCALES: ENGINEER: 1"=10'; 20'; 30'; 40'; 50'; 60'; 100' ARCHITECT: 1/16; 1/8; 1/4; 3/16</div> <div>2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET.</div> <div>3. THE SITE PLAN MUST INCLUDE THE FOLLOWING: IDENTIFICATION OF NORTH POINT; EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLAN; ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STORIES; THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OTHER OPEN AREAS; STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY; LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES; NEW LANDSCAPING AND STREET TREES, HERITAGE STREET WHERE APPLICABLE; <u>THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE;</u></div> <div>NOTE: FOUR (4) COPIES OF PLAN (S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DECISION LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.</div>		
I CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED.		
SIGNATURE OF OWNER/OWNERS REPRESENTATIVE: <i>Jared N. Klein</i> 10-14-20		

BLANK ROME LLP DBA: BLANK ROME LLP
ONE LOGAN SQUARE
130 N. 18TH ST
PHILADELPHIA, PA 19103
USA

Zoning Board of Adjustment Notice – Re: Decision

Calendar Number

MI-2020-000092

Date

11/19/2020

Decision Date

Oct 14, 2020

Premises

1000 S BROAD ST, Philadelphia, PA 19146-2248

Decision

Granted

Proviso:

Proviso: Revised plans, 9 pages, approved today.

NOTE:

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

Zoning Board of Adjustment



Notice of Decision

Zoning Board of Adjustment

SUBJECT PREMISES

1000 S BROAD ST, Philadelphia, PA 19146-2248

CALENDAR NUMBER

MI-2020-000092

DATE OF DECISION

10-14-2020

APPEAL TYPE

ZBA Permit Denial - Variance

PERMIT/LICENSE/CASE NUMBER

39934

APPELLANT**ATTORNEY**

Jared Klein DBA: BLANKROME
130 N. 18th Street
Philadelphia, PA 19103
USA

PREMISES OWNER

LINCOLN SQUARE 1766 ASSOC
1000 S BROAD ST
PHILADELPHIA, PA 19146-

The Zoning Board of Adjustment, having had a hearing in the above indicated matter, has decided that the appeal is:
Granted

The decision above is subject to the following conditions:

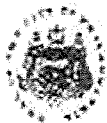
Proviso: Revised plans, 9 pages, approved today.



Appeals from this decision may be filed with the Philadelphia Court of Common Pleas within 30 days from the date of the decision stated above.

If you file an appeal, you must give notice to Boards Administration, the Office of the City Solicitor Code and Public Nuisance Litigation Unit, the Premises Owner stated above, and any other person or organization, and/or their attorney, who appeared before the Board.

Visit the Boards Administration at One Parkway Building 1515 Arch St - 18th Floor Philadelphia, PA 19102



ZONING BOARD OF ADJUSTMENT REVISED PROVISO PLANS

PROPERTY ADDRESS

1000 S. Broad St.
Philadelphia, PA 19146

APPLICATION NUMBER:**CALENDAR NUMBER:**

MI-2020-000092

OWNER/OWNERS REPRESENTATIVE (APPELLENT/ATTORNEY, DESIGN PROFESSIONAL):

PROPOSED CHANGES:

ALL CHANGES TO THE APPLICATION REVIEWED BY THE DEPARTMENT OF LICENSES AND INSPECTIONS MUST BE LISTED (USE ADDITIONAL SHEETS IF NECESSARY) AND HIGHLIGHTED ON REVISED PLAN:

Sign Type A - Illuminated Pylon at Broad St. and Carpenter Avenue - Base of sign was angled to avoid people sitting or laying across it.

Sign Type B - Tenant Blade Sign located at the parking garage - Sign was changed to a non-illuminated sign.

Sign Type C - Illuminated Parking Blade Sign -

Location: 15th St. at Washington Avenue - Sign to be centered - Increase in height from 29' to 29'6".

Location: Broad St. at Washington Avenue - Sign to be centered - Increase in height from 29' to 30'3".

Sign Type D - PelSmart Blade Sign on Washington Avenue - Size of sign reduced

from 12' to 10'. Location slightly adjusted west to fit into existing joint and avoid tree.

INSTRUCTIONS AND PLAN REQUIREMENTS:

APPROVED

1. THE SITE PLAN MUST BE DRAWN TO ONE OF THE FOLLOWING
SCALES: ENGINEER: 1"=10', 20', 30', 40', 50', 60', 100'
ARCHITECT: 1/8", 1/4", 3/16"

Revised plans, 9 pages, approved by
ZBA 10/14/20.

Sharon Suleta
Sharon Suleta, Esq.

2. THE SITE PLAN AND ELEVATION DRAWINGS MUST BE ON A MINIMUM 11" X 17" SIZE SHEET

3. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

IDENTIFICATION OF NORTH POINT,

EXISTING LOT LINES AND DIMENSIONS AS RECORDED IN THE PROPERTY DEED OR ASSOCIATED LOT ADJUSTMENT PLANS; ALL STRUCTURES WITH EXTERIOR DIMENSIONS, BUILDING HEIGHTS, AND NUMBER OF STOREYS;

THE LENGTH AND WIDTH OF ALL FRONT, SIDE, AND REAR YARDS AND DIMENSIONS OF ALL OPEN AREAS, STREETS, ALLEYS, AND/OR DRIVEWAYS BORDERING PROPERTY;

LOCATION AND DIMENSIONS OF ALL OFF-STREET PARKING, BICYCLE SPACES AND LOADING SPACES, INCLUDING AISLES AND DRIVEWAYS, AND THE DISTANCES FROM THE LOT LINES;

NEW LANDSCAPING AND STREET TREES, HERITAGE STREETWHAFF APPLICATIONS

THE EXACT LOCATION, SIZES, TYPES AND ILLUMINATION OF ALL EXISTING AND PROPOSED SIGNS, IF APPLICABLE.

NOTE: FOUR (4) COPIES OF PLAN(S) APPROVED BY THE ZBA WITH ALL REQUIRED PRE-REQUISITE APPROVALS MUST BE PROVIDED WITH THE DECISION LETTER TO THE DEPARTMENT OF LICENSES AND INSPECTIONS.

CERTIFY THAT ALL SIGNIFICANT CHANGES TO THE APPLICATION HAVE BEEN FULLY AND ACCURATELY DOCUMENTED

SIGNATURE OF OWNER/OWNERS REPRESENTATIVE:

Jared M. Klein

10.14.20



City of
Philadelphia

Jared Klein DBA: BLANKROME
130 N. 18th Street
Philadelphia, PA 19103
USA

Zoning Board of Adjustment Notice – Re: Decision

Calendar Number
MI-2020-000092

Date
11/19/2020

Decision Date
Oct 14, 2020

Premises
1000 S BROAD ST, Philadelphia, PA 19146-2248

Decision
Granted

Proviso:

Proviso: Revised plans, 9 pages, approved today.

NOTE:

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

Zoning Board of Adjustment