

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2024-010629	Zoning District(s): CMX4	Date of Refusal: 1/29/2025
Address/Location: 1911 WALNUT ST, Philadelphia, PA 19103-4605 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Stephanie Tuccio DBA: Permex LLC	Applicant Address: 116 Ellis Road Havertown, PA 19083 USA	Civic Design Review? N

Application for:

TO PRESERVE THE EXISTING UNITY OF USE TO CREATE ONE (1) PARCEL OF THE CONTIGUOUS THREE (3) PARCELS (1907-15 WALNUT ST, 1917 WALNUT ST AND 1904-40 SANSOM ST) TO PRESERVE THE UNITY OF USE) (SEE APPLICATION# 879407 FOR PERMIT). FOR THE ERECTION OF TWO (2) STATIC ILLUMINATED PROJECTING SIGNS ABOVE THE SECOND FLOOR WINDOWSILL OF AN EXISTING ATTACHED STRUCTURE. SIGNS ACCESSORY TO PERSONAL SERVICES USE AS PREVIOUSLY APPROVED. SIZE/LOCATION AS SHOWN ON THE APPLICATION/PLANS.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-904-1	Accessory Sign Controls for Specific Zoning Districts	Whereas the maximum sign height in the CMX4 zoning district is the lower of the roof line or second floor windowsill, and two (2) projecting signs are proposed above the second-floor windowsill.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

REF: MI-2023-000733 (3-29-2023) GRANTING SPECIAL EXCEPTION APPROVAL FOR A SIT-DOWN RESTAURANT WITH MULTI-FAMILY HOUSEHOLD LIVING (281 DWELLING UNITS), PERSONAL SERVICES AND ALL OTHER USES AS PREVIOUSLY APPROVED. [FOR THE ESTABLISHMENT OF EXISTING UNITY OF USE TO CREATE ONE (1) PARCEL OF THE CONTIGUOUS THREE (3) PARCELS (1907-15 WALNUT ST, 1917 WALNUT ST AND 1904-40 SANSOM ST) TO PRESERVE THE UNITY OF USE) (SEE APPLICATION# 879407 FOR PERMIT)

REF: APP# 991124033, CAL# 99-1389, ZBA DENIED FOR THE RELOCATION OF LOT LINE TO CREATE ONE(1) LOT FROM 11 LOTS WITH A PROPOSED ORDINANCE TO GRANT DEVELOPMENT RIGHTS BELOW MORAVIAN ST AND AT A POINT 16 1.2' ABOVE MORVIAN ST WITH DEMOLITION OF ALL STRUCTURES AND ERECTION OF A 7 STORY GARAGE WITH MEZZANIE PROJECTION FLOOR WITH 625 PARKING SPACES (8'6"X16') OF THOSE 151 ARE COMPACT SPACES (8'X16') 15 ACCESSIBLE SPACE (13'X18') WITH 11 RESERVOIR SPACES (7'X15') AND FOUR(4) LOADING/TRASH STORAGE SPACES WITH RETAIL



HARRY P WILSON
PLANS EXAMINER

1/29/2025
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

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SALES AREA, AN EAT-IN RESTAURANT WHICH EXTENDS INTO THE PROPOSED COURTYARD (COMPLETELY WITHIN THE PROPERTY LINE), 8 THEATRES, 2 STUDIO/PRIVATE VIEWING ROOMS (SIZE AND LOCATION AS SHOWN IN THE APPLICATION).

REF: APPLICATION# 93304, CAL# F-1931, ZBA GRANTED FOR COMMERCIAL OFFICES, RETAIL STORE AND ONE (1) FAMILY ON 10/25/1941

Parcel Owner:

1911 WALNUT STREET LLC

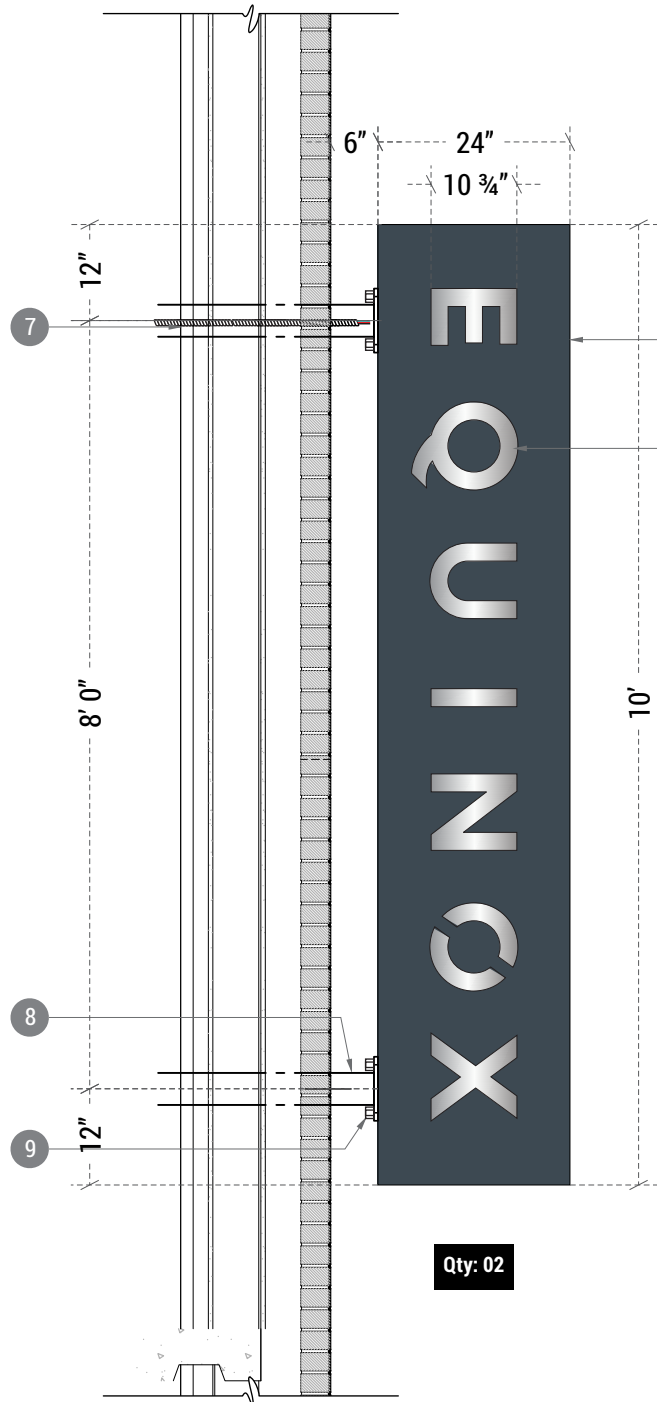
Zoning Overlay District:
/CTR Center City Overlay District - Center City Commercial Area/NIS Narcotics Injection Sites Overlay District/VDO Fifth District Overlay District/CTR Center City Overlay District - Center City Residential District Control Area/CTR Center City Overlay District - Minimum Building Height Area/CTR Center City Overlay District - Parking Garage Ground Floor Use Control Area/CTR Center City Overlay District - Chestnut and Walnut Street Area/CTR Center City Overlay District - Chestnut and Walnut Street Area West/CTR Center City Overlay District - Center City Commercial District Control Area/CTR Center City Overlay District - Residential Parking Control Area/CTR Center City Overlay District - Rittenhouse Square



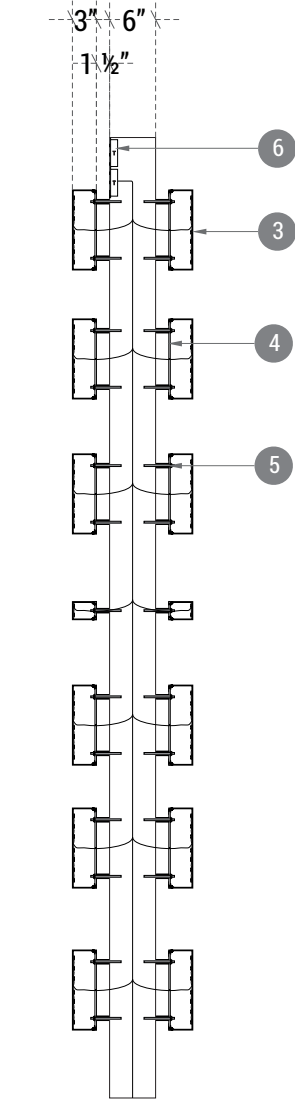
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1/29/2025
DATE SIGNED

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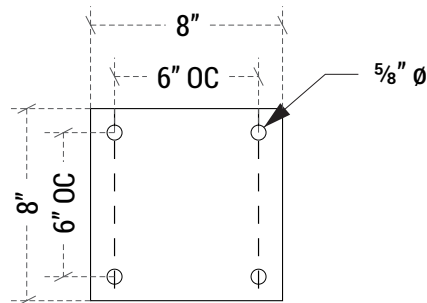
Qty: 02



A.1 Section View
SCALE: 1/2"=1'-0"

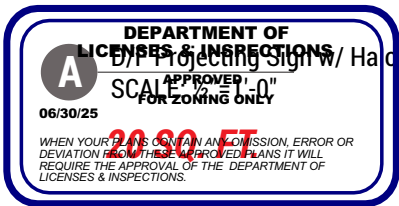


A.2 D/F Sign - Side B
SCALE: 1/4"=1'-0"



B Mounting Plate Detail
SCALE: 1 1/2"=1'-0"

1. D/F ALUMINUM FRAMED & SKINNED PROJECTING BLADE SIGN PAINTED GRAY(P1)
2. 3" DEEP HALO-LIT ALUMINUM CHANNEL LETTERS PAINTED METALLIC SILVER(P2)
3. 3,000 K LED LIGHTING
4. 3/16" WHITE LEXAN BACKS
5. LETTERS MOUNTED TO BLADE SIGN VIA 1/4-20 STUDS & 1-1/2" STAND-OFFS
6. SECONDARY LEADS CARRIED TO INTERNALLY-MOUNTED POWER SUPPLIES
7. 120 OR 277 V PRIMARY ELECTRIC AT BOX LOCATION (PRIMARY BY OTHERS)
8. 4" X 4" X 3/8" GALVANIZED STEEL SQUARE TUBE OUTRIGGERS (BY OTHERS)
9. BLADE SIGN TO BE THRU-BOLTED TO MOUNTING PLATES WITH HARDWARE AS REQUIRED



Applied by L&I: Harry Wilson

APPROVED

Revised plans, 3 pages, stamped
by ZBA on June 4, 2025.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

APPROVED

In accordance with the terms and provisions of the Philadelphia Code,
this application satisfies the requirements of the:

PHILADELPHIA ART COMMISSION

Applied Electronically By: **SYDNEY CONAWAY**

June 30, 2025

Equinox Health Club

1907 Walnut St. (Rittenhouse Square)
Philadelphia, PA

Project: 24-0129

D/F Projecting Blade Sign

Qty: 02

Fabrication Information:

Produce (2) projecting blade signs as shown.

Installation Information:

Electrical Information:

600W Max

120/277V

5A Max Draw

Paint

P1 To Match PMS 432

P2 MP Metallic Satin Silver (951)

Date / Designer 07.16.24 - JHH

X:\SharedFiles\MISC PROPERTIES\Equinox

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Revisions

- R1 08.26.24 - JHH
- R2 11.04.24 - JHH
- R3 11.07.24 - JHH
- R4 00.00.00 -
- R5 00.00.00 -



Interior / Exterior
Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson

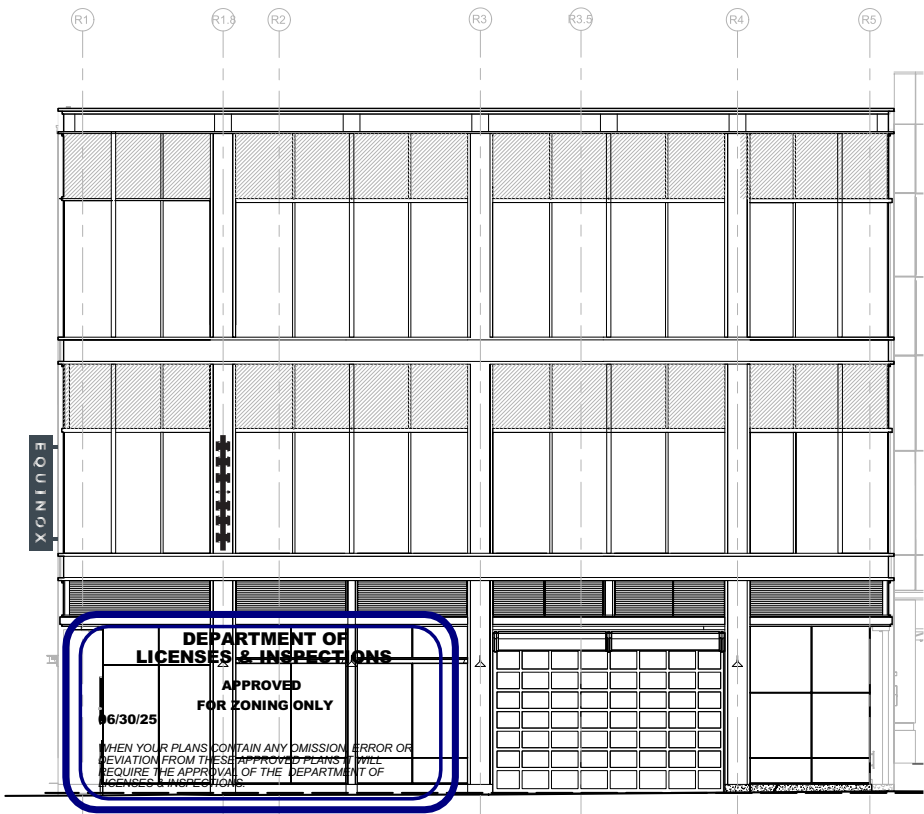


01.1



1 NORTH EXTERIOR ELEVATION AT SANSOM STREET
Scale: NTS

184' FRONTAGE. SIGN IS 20' 6" FROM GRADE TO BOTTOM OF SIGN. REPRESENTS .002 % OF TOTAL WALL FACADE. ONLY SIGN ON BUILDING ELEVATION.



2 WEST EXTERIOR ELEVATION AT 20TH STREET
Scale: NTS

75' FRONTAGE. SIGN IS 20' 6" FROM GRADE TO BOTTOM OF SIGN. REPRESENTS .01 % OF TOTAL WALL FACADE. ONLY SIGN ON BUILDING ELEVATION.

APPROVED

Revised plans, 3 pages, stamped by ZBA
on June 4, 2025.

Hilary J. Emerson

Hilary J. Emerson, Esq.
Counsel for ZBA

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SERVICE
CITY SIGN
INC.

Interior / Exterior
Sign Manufacturers

424 Caredean Dr.
Horsham PA, 19044
T. 215.442.1323
F. 215.442.1328

Sales: Jeff Carson

UL
UNITED STATES
SIGN COUNCIL

Zoning Permit

Permit Number ZP-2024-010629

LOCATION OF WORK 1911 WALNUT ST, Philadelphia, PA 19103-4605 EQUINOX	PERMIT FEE \$1,514.00	DATE ISSUED 6/4/2025
	ZBA CALENDAR MI-2025-000627	ZBA DECISION DATE 6/4/2025
	ZONING DISTRICTS CMX4	

PERMIT HOLDER

OWNER CONTACT 1

OWNER CONTACT 2

TYPE OF WORK

Signs (Accessory / Non-Accessory)

APPROVED DEVELOPMENT

FOR THE ERECTION OF TWO (2) STATIC ILLUMINATED PROJECTING SIGNS ABOVE THE SECOND FLOOR WINDOWSILL OF AN EXISTING ATTACHED STRUCTURE. SIZE/LOCATION AS SHOWN ON THE APPLICATION/PLANS.

APPROVED USE(S)

Personal Services

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISIO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

With proviso: "Revised plans, 3 pages, stamped by ZBA on June 4, 2025." (MI-2025-000627)



CONDITIONS AND LIMITATIONS:

- Permits, including Zoning Permits **not** involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, **six (6) months from the date of issuance** with the following exceptions:
 - 30-days or 10-days** for Permits related to Unsafe or Imminently Dangerous properties respectively.
 - 3-years** from issuance or date of decision by ZBA for Zoning Permits involving development.
 - 60-days** for Plumbing, Electrical or Fire Suppression Rough-In Approvals.
 - Any Permit issued for construction or demolition is valid for no more than **five (5) years**.
- All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code.
- The issuance of this CO/permit does not affirm that the subject property is federally compliant with the Americans with Disabilities Act. Owner remains responsible for ensuring property complies with all local, state and federal requirements.

Zoning Permit

Permit Number ZP-2024-010629

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1904-40 SANSOM ST, Philadelphia, PA 19103-4604

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

SIGNS ACCESSORY TO PERSONAL SERVICES USE AS PREVIOUSLY APPROVED.

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



Tax Exemption(Abatement): Information and applications for Real Estate Tax Abatement for new construction and improvements available from the Office of Property Assessment www.phila.gov/opa, 215-686-4334, 601 Walnut St., 300W, Phila, PA 19106. Applications for new construction and commercial improvements due within 60 days of permit issuance. Residential rehab and builder/developer applications due by Dec 31 of year of permit issuance.