

Notice of: **Refusal** **Referral**

Application Number: ZP-2023-002426	Zoning District(s): RSA5	Date of Refusal: 3/17/2023
Address/Location: 6650 MUSGRAVE ST, Philadelphia, PA 19119-2216 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Henry Clinton ESQ.	Applicant Address: Queen Memorial Building 1313 S. 33rd Street Philadelphia, PA 19146 USA	Civic Design Review? N

APPLICATION IS FOR A MULTI-FAMILY HOUSEHOLD LIVING (FOUR (4) DWELLING UNITS ON THE SAME LOT WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
TABLE 14-602-1	USES ALLOWED IN RESIDENTIAL DISTRICT	THE PROPOSED, MULTI-FAMILY HOUSEHOLD LIVING, IS PROHIBITED, IN THIS ZONING DISTRICT

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

SEE APPLICATION# 15774, CALENDAR# 06-0796; THE CASE WAS DISMISSED ON 10/11/2006 FOR A RETAIL GROCERY STORE WITH PREPARING AND SERVING OF HOT AND COLD FOODS FOR TAKE OUT ON THE 1ST FLOOR, IN THE SAME BUILDING WITH AN EXISTING SINGLE FAMILY DWELLING ON THE 2ND FLOOR AND A VACANT 3RD FLOOR; AND FOR THE ERECTION OF AN ACCESSORY WRAP AROUND AWNING SIGN WITH COPY ON SIDES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION.

SEE APPLICATION# 010521034; CAL# 02-0142, FOR RETAIL GROCERY STORE WITH PREP. AND SERVING OF COLD SANDWICHES FOR TAKE-OUT, AND TWO APARTMENYS . CASE DISMISSED 11/19/04.

Parcel Owner:

TUDAE TORBOH CEMAH F



CHELI DAHAL
PLANS EXAMINER

3/17/2023
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.