

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

<b>Application Number:</b> ZP-2022-003656	<b>Zoning District(s):</b> RM1 CMX1 CMX-1	<b>Date of Refusal:</b> <b>4/20/2022</b>
<b>Address/Location:</b> 780 S 2ND ST, Philadelphia, PA 19147-3428 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Ronald Patterson	<b>Applicant Address:</b> 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA	

**Application for:**

For a window opening on one story portion (see plan for size and location) and for a take-out restaurant on first floor with existing sit-down restaurant on the first floor with accessory office and storage on the second floor and an existing single family dwelling on third floor in an existing structure.

**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](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-303 (6) (d)	Zoning Permits	Proposed removal of the proviso, Windows on the one-story side addition will be inoperable and will not be open during operating hours requires additional ZBA Variance.
Table 14-602-2	Uses allowed in Commercial Districts	Proposed use, Take-Out Restaurant is expressly prohibited in the CMX-1 Zoning District

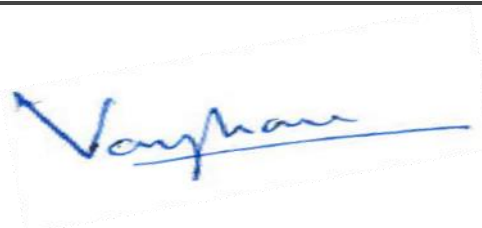
TWO (2) USE REFUSALS

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA: See AP # 495104, Cal # 21652, ZBA granted a building addition on first floor with a sit-down restaurant on the first floor with accessory office and storage on second floor with single family dwelling on third floor, with Proviso: letter dated 12/4/13 and signed by Ron A. Patterson, Esq., Dated 12/11/2013

Parcel Owner:

**BRIDE OF FRANKENSIMONS LL**



Varughese Koithottu  
PLANS EXAMINER

4/20/2022  
DATE SIGNED