

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

Application Number: ZP-2022-006403	Zoning District(s): CMX2, CMX2	Date of Refusal: 7/23/2022
Address/Location: 300-02 SOUTH ST, Philadelphia, PA 19147 Parcel (PWD Record)(SWC 3 RD ST)		Page Number Page 1 of 1
Applicant Name: David Gest DBA: Ballard Spahr, LLP	Applicant Address: 1735 Market Street 51st Floor Philadelphia, PA 19103 USA	

FOR THE LOT ADJUSTMENT TO CREATE ONE (1) LOT FROM TWO (2) OPA ACCOUNTS (300 SOUTH ST AND 302 SOUTH STREET) FOR AN ATRIST STUDIO AND ARTISAN INDUSTRIES, ASSEMBLY AND ENTERTAINMENT, SIT-DOWN RESTAURANT AND PERSONAL SERVICES WITH TWO(2) BICYCLE SPACES AND ON THE SAME LOT WITH ALL OTHER USES AS PERMITTED AS IN CMX-2 ZONING DISTRICT . SIZE AND LOCATION AS SHOWN IN THE 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
TABLE 14-502-2	Supplemental Use Controls in the Center City Overlay District	THE PROPOSED, ASSEMBLY AND ENTERTAINMENT, IS PROHIBITED, IN SOUTH ST/HEAD HOUSE SQUARE AREA

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

NOTES TO THE ZBA:

SEE APPLICATION# 010821089; CALENDAR# 01-1251, ZBA GRANTED FOR A ERECTION OF D/F SIGN PANELS ONLY FOR A PROJECTING SIGN ON 2/12/2002

Parcel Owner:

SARKISIAN HOLDINGS LLC



CHELI DAHAL
PLANS EXAMINER

7/23/2022
DATE SIGNED