Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☐ Refusal ☒ Referral

Application Number: *ZP-2026-008825*	**Zoning District(s):** *RSA5*	Date of Refusal: **8/24/2026**
Address/Location: *2166 W CHELTENHAM AVE, Philadelphia, PA 19138-2215* *Parcel (PWD Record) corner with E TULPHEOCKEN ST*		Page Number Page 1 of 1
Applicant Name: *Anne Marie Francklin*	**Applicant Address:** *2166 W Cheltenham Ave* *Philadelphia , PA 19138* *USA*	**Civic Design Review?** *N*

Application for:

For a group home (group living) 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
Table 14-602-1	Uses Allowed in Residential Districts - Referral	Where as the proposed use, group living requires special exception approval from the Zoning Board of Adjustment in the RSA-5 residential zoning district.

ONE (1) USE REFERRAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

NONE

Parcel Owner:

FRANCKLIN ANNE MARIE

Zoning Overlay District:
/NDO Ninth District Overlay District| /NIS Narcotics Injection Sites Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 3

Varughese Koithottu
PLANS EXAMINER

8/24/2026
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.
See link: Appeal a zoning decision to the Zoning Board of Adjustment (ZBA) | Services | City of Philadelphia