Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-007211*	**Zoning District(s):** *RSA5*	Date of Refusal: **9/24/2026**
Address/Location: *2227 N 2ND ST, Philadelphia, PA 19133-3302 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Jovanny Ramos DBA: Supreme Architects, LLC*	**Applicant Address:** *3421 Richmond Street Unit 101 Philadelphia, PA 19134 USA*	**Civic Design Review?** *N*

Application for:

FOR PARTIAL DEMOLITION OF ONE STORY REAR PORTION AND ERECTION OF THREE STORY REAR ADDITION AND ONE STORY ADDITION ABOVE THE EXISTING REAR SECOND FLOOR AND ERECTION OF ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE ON EXISTING AND NEW THIRD FLOOR ALL AS PART OF AN EXISTING ATTACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN.

USES: FOR VACANT COMMERCIAL SPACE (USES ALLOWED IN CMX-2) ON FIRST FLOOR (MUST OCCUPY 100% OF THE GROUND FLOOR FRONTAGE WITH A MINIMUM DEPTH OF 30') (USES ONLY PERMITTED IN CMX-2 THAT NOT TO REQUIRE OFF STREET PARKING AS PER TABLE 14-802-2, USE REGISTRATION PERMIT IS REQUIRED PRIOR TO OCCUPANCY) AND FOR HOUSEHOLD LIVING TWO (2) FAMILY DWELLING UNIT.

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.)

<table>
<tr><th>Code Section(s):</th><th>Code Section Title(s):</th><th>Reason for Refusal:</th></tr>
<tr><td>Table 14-602-1</td><td>USES ALLOWED IN RESIDENTIAL DISTRICTS - REFUSAL</td><td>WHEREAS THE PROPOSED USE, VACANT COMMERCIAL SPACE (USES ALLOWED IN CMX-2),IS EXPRESSLY PROHIBITED IN THE RSA-5 RESIDENTIAL ZONING DISTRICT.</td></tr>
<tr><td>Table 14-602-1</td><td>USES ALLOWED IN RESIDENTIAL DISTRICTS - REFUSAL</td><td>WHEREAS THE PROPOSED USE, HOUSEHOLD LIVING TWO (2) FAMILY DWELLING, IS EXPRESSLY PROHIBITED IN THE RSA-5 RESIDENTIAL ZONING DISTRICT.</td></tr>
<tr><td>Table 14-701-1

Table 14-701-1</td><td>DIMENSIONAL STANDARDS FOR LOWER DENSITY RESIDENTIAL DISTRICTS - REFUSAL

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<table>
<tr><th></th><th>ALLOWED</th><th>PROPOSED</th></tr>
<tr><td>MAX. OCCUPIED AREA (% OF LOT)</td><td>75%</td><td>82.25%</td></tr>
<tr><td>REAR YARD DEPTH (FT)</td><td>9.00 FT</td><td>5.83 FT</td></tr>
</table>
</td></tr>
</table>

PAULOSE ISSAC
PLANS EXAMINATION ENGINEER

9/24/2026
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.

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TWO (2) USE REFUSALS
TWO (2) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

Parcel Owner:

PEREZ JUAN, JOAQUINA H/W

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /SEV Seventh District Overlay District| /MIN Mixed Income Neighborhoods Overlay District

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