Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009632*	**Zoning District(s):** *RSA5*	Date of Refusal: **10/14/2026**
Address/Location: *2209 N 4TH ST, Philadelphia, PA 19133-2908* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Alexander Fiksman DBA: FIALCO*	**Applicant Address:** *208 Alnus Street* *Philadelphia, PA 19116* *USA*	**Civic Design Review?** *N*

Application for:

For the erection of an attached structure with a rear deck, roof deck and roof deck access structure. For the proposed two-family use. Size and location as shown in plans.

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*	*The proposed two-family household living is not permitted in the RSA-5 district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

MILYAVSKY ALEXANDER, MILYAVSKY SVETLANA

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

Mohamad Abouelenein

Mohamad Abouelenein
PLANS EXAMINER

10/14/2026
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.