Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009813*	**Zoning District(s):** *CMX2.5*	Date of Refusal: **10/19/2026**
Address/Location: *1818 S 13TH ST, Philadelphia, PA 19148-2136* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Jeffrey Toussaint*	**Applicant Address:** *1818 13th Street* *APT#2* *Philadelphia, PA 19148* *USA*	**Civic Design Review?** *N*

Application for:

For the use, two-family dwelling unit, in an existing attached building.

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:
§14-602(4)	*Commercial Districts*	*Whereas buildings in the CMX-2.5 commercial zoning district must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.* *(a) Notes for Table 14-602-2.* *[3] In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$125 Existing One- Or Two-Family Dwellings

NOTES TO THE ZBA:

Enter notes here…

Parcel Owner:

TOUSSAINT JEFFREY M

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

10/19/2026
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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Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District

Jose Figueiredo

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PLANS EXAMINER

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