Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☐ Refusal ☒ Referral

Application Number: *ZP-2026-009760*	**Zoning District(s):** *IRMX*	Date of Refusal: **10/19/2026**
Address/Location: *2401 WASHINGTON AVE, Philadelphia, PA 19146-2437* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Center City Construction and Development LLC*	**Applicant Address:** *1915 Lombard St* *PHILADELPHIA, PA 19146* *USA*	**Civic Design Review?** *N*

Application for:

For the use, Assembly and Entertainment, in the same building with all other uses as previously approved.

No sign on this permit

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 14-602-3	*Uses Allowed in Industrial Districts - Referral*	*Whereas the proposed use, Assembly and Entertainment, requires special exception approval from the Zoning Board of Adjustment in the IRMX industrial zoning district.*

ONE (1) USE REFERRAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

FITLER ESTATES LLC

Zoning Overlay District:
/CTR Center City Overlay District - Residential Parking Control Area| /WWA West Washington Avenue Overlay District| /NIS Narcotics Injection Sites Overlay District| /CTR Center City Overlay District - Center City Residential District Control Area

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.