Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-007882*	**Zoning District(s):** *RSA5*	Date of Refusal: **10/19/2026**
Address/Location: *2234 N 2ND ST, Philadelphia, PA 19133-3301* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Thomas Keller DBA: CANNO DESIGN LLC*	**Applicant Address:** *109 S 13th St* *Philadelphia, PA 19107* *USA*	**Civic Design Review?** *N*

Application for:

FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE TWO (2) EXISTING LOTS (2234 N 2ND ST) & (2236 N 2ND ST) INTO A SINGLE LOT (PARCEL "A"); SIZE AND LOCATION AS SHOWN ON THE PLAN.

FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE WITH A DECK ACCESSED FROM THE 3RD FLOOR; FOR USE AS A MULTI-FAMILY (EIGHT (8) DWELLING UNITS) HOUSEHOLD LIVING, WITH EIGHT (8) ACCESSORY CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN ON THE PLAN.

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 REFERENCE	THE PROPOSED USE IS REFUSED FOR THE FOLLOWING:
TABLE 14-602-1	THE PROPOSED USE, MULTI-FAMILY HOUSEHOLD LIVING (EIGHT (8) DWELLING UNITS), IS EXPRESSLY PROHIBITED IN THIS ZONING DISTRICT, RSA-5.

ONE (1) USE REFUSAL,

Fee to File Appeal:
$811 All Other Properties

NOTES TO THE ZBA:
N/A

Parcel Owner:
CNL VENTURES LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /SEV Seventh District Overlay District| /SEV Seventh District Overlay District - North American Street Review Area| /MIN Mixed Income Neighborhoods Overlay District



CHANWOO JUNG
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.