Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-008072*	**Zoning District(s):** *RSA5*	Date of Refusal: **10/20/2026**
Address/Location: *1024 N 3RD ST, Philadelphia, PA 19123-1532* *Parcel (PWD Record) Through to N ORIANNA ST*		Page Number Page 1 of 1
Applicant Name: *Max Weiss*	**Applicant Address:** *1650 Market Street* *Suite 2800* *Philadelphia, PA 19146* *USA*	**Civic Design Review?** *N*

Application for:

For Art gallery to include retail sales of art (retail sales of consumer goods) in suite LW4-A 1024-101 of an existing structure with other existing uses in the structure as previously approved.

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 - Refusal	Whereas the proposed use, Retail sales of consumer goods is expressly prohibited in the RSA-5 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

NONE

Parcel Owner:

LW PARTNERS III LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /NCA Neighborhood Commercial Area Overlay District - North Delaware Avenue

Varughese Koithottu
PLANS EXAMINER

10/20/2026
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.
see link: Appeal a zoning decision to the Zoning Board of Adjustment (ZBA) | Services | City of Philadelphia