Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☒ Referral

Application Number: *ZP-2026-009946*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/20/2026**
Address/Location: *338 W GIRARD AVE, Philadelphia, PA 19123-1505* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Alexander Duller DBA: Fusa Designs LLC*	**Applicant Address:** *2431 Kensington Ave* *Philadelphia, PA 19125* *USA*	**Civic Design Review?** *N*

Application for:

For Animal service and for Animal service - Boarding and other services in 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 14-602-2	Uses Allowed in Commercial Districts - Referral	Whereas the proposed use, Animal services, requires special exception approval from the Zoning Board of Adjustment in the CMX-2 commercial zoning district.
Table 14-602-2	Uses Allowed in Commercial Districts - Refusal	Whereas the proposed use, Animal services – boarding and other services, is expressly prohibited in the CMX-2 commercial zoning district.

ONE (1) USE REFUSAL

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Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

ZP-2021-016299, MI-2022-001531, ZBA Granted variance for Animal services on the first floor of an existing structure with Proviso: "(1) Temporary special exception expiring July 1, 2027. (2) Commercial trash pickup." June 22, 2022.

ZP-2021-000664, MI-2022-001492, ZBA Granted variance for animal services on the first floor of an existing structure with Proviso: "(1) Temporary special exception expiring July 1, 2027. (2) Commercial trash pickup." June 8, 2022.

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

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Parcel Owner:

SIROCHMAN PAUL, SIROCHMAN CHRISTINA H

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

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