Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010021*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/23/2026**
Address/Location: *1609 W SUSQUEHANNA AVE, Philadelphia, PA 19121-1619 Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *John Ungar*	**Applicant Address:** *40 East Airy Street Norristown, PA 19041 USA*	**Civic Design Review?** *N*

Application for:

For Group Living with 6 bedrooms and 3 bathrooms in an existing structure.

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 - Refusal	Whereas the proposed use, Group Living is expressly prohibited in the CMX-2 commercial zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

NONE

Parcel Owner:

CAR REALTY PARTNERS LP

Zoning Overlay District:
/NCP North Central Philadelphia Overlay District - Subarea B| /NIS Narcotics Injection Sites Overlay District| /VDO Fifth District Overlay District

Varughese Koithottu
PLANS EXAMINER

10/23/2026
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