Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009908*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/27/2026**
Address/Location: *1308 SPRUCE ST, Philadelphia, PA 19107-5812* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *TOMMY TRAN*	**Applicant Address:** *1105 RIDGE AVE* *PHILADELPHIA, PA 19123* *USA*	**Civic Design Review?** *N*

Application for:

For the use, Multifamily Household Living (Four (4) Dwelling Units), in an existing attached building.

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 in the CMX-2 district buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth and a residential use is proposed for this space.* *(a) Notes for Table 14-602-2.* *[3] In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.*

ONE (1) USE REFUSAL

Fee to File Appeal:

Choose an item.

NOTES TO THE ZBA:

N/A

Parcel Owner:

1308 SPRUCE LLC

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

10/27/2026
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.

Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009908*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/27/2026**
Address/Location: *1308 SPRUCE ST, Philadelphia, PA 19107-5812* *Parcel (PWD Record)*		Page Number Page 2 of 2
Applicant Name: *TOMMY TRAN*	**Applicant Address:** *1105 RIDGE AVE* *PHILADELPHIA, PA 19123* *USA*	**Civic Design Review?** *N*

Zoning Overlay District:
/CTR Center City Overlay District - Center City Commercial District Control Area| /CTR Center City Overlay District - Minimum Building Height Area| /CTR Center City Overlay District - Spruce Street Area East| /CTR Center City Overlay District - Parking Garage Ground Floor Use Control Area| /CTR Center City Overlay District - Spruce Street Area| /NIS Narcotics Injection Sites Overlay District| /CTR Center City Overlay District - Residential Parking Control Area| /CTR Center City Overlay District - Center City Residential District Control Area

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

10/27/2026
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.