Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009611*	**Zoning District(s):** *CMX2.5*	Date of Refusal: **10/27/2026**
Address/Location: *1607-09 RIDGE AVE, Philadelphia, PA 19130-2118* *Building 1547086 Unsafe*		Page Number Page 1 of 1
Applicant Name: *Xiuju Zhuang*	**Applicant Address:** *3401 Pietro Way* *Philadelphia, PA 19145* *USA*	**Civic Design Review?** *N*

Application for:

For the use, Visitor Accommodations, in an existing semi-detached building.

No sign on this permit

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, Visitor Accommodations, is expressly prohibited in the CMX-2.5 commercial zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /VDO Fifth District Overlay District

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.