Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010173*	**Zoning District(s):** *RSA5*	Date of Refusal: **10/27/2026**
Address/Location: *2833 W LEHIGH AVE, Philadelphia, PA 19132-3133* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Meredith Ferleger DBA: Dilworth Paxson LLP*	**Applicant Address:** *1650 Market Street* *Suite 1200* *Philadelphia, PA 19103* *USA*	**Civic Design Review?** *N*

Application for:

For a three (3) family (multi-family) household living 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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, multifamily household living 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:

MORANT BENNY J TR, MORANT VERNELLE D TR

Zoning Overlay District:
/FDO Fourth District Overlay District Commercial Review Areas - Allegheny West| /NIS Narcotics Injection Sites Overlay District| /FDO Fourth District Overlay District - Fourth District Area



Varughese Koithottu
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.
see link: Appeal a zoning decision to the Zoning Board of Adjustment (ZBA) | Services | City of Philadelphia