Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009688*	**Zoning District(s):** *CMX1*	Date of Refusal: **10/28/2026**
Address/Location: *260 S 11TH ST, Philadelphia, PA 19107-6735* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Adam Laver, Esq. DBA: Blank Rome LLP*	**Applicant Address:** *130 N 18th Street* *One Logan Square* *Philadelphia, PA 19103* *USA*	**Civic Design Review?** *N*

Application for:

For the use, Multifamily Household Living (Three (3) 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 the proposed use, Multifamily Household Living (Three (3) Dwelling Units), is expressly prohibited in the CM-1 commercial zoning district when adjacent to a RSA-5 residential zoning district.* *(4)(a) Notes for Table 14-602-2.* *[1] In the CMX-1 district, household living use regulations are as follows:* *(.a) If the lot is adjacent to a residential district, the household living regulations of the most restrictive adjacent residential district apply, except if the household living use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

10/28/2026
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.

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PMC 260 SOUTH 11TH STREET

Zoning Overlay District:
/HHC Heliport Hazard Control Overlay District - Maximum Height 290 ft| /CTR Center City Overlay District - Residential Parking Control Area| /CTR Center City Overlay District - Center City Residential District Control Area| /CTR Center City Overlay District - Center City Commercial District Control Area| /NIS Narcotics Injection Sites Overlay District

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