Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010014*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/28/2026**
Address/Location: *1014-18 S 48TH ST, Philadelphia, PA 19143-3528 Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Alexander Duller DBA: Fusa Designs LLC*	**Applicant Address:** *2431 Kensington Ave Philadelphia, PA 19125 USA*	**Civic Design Review?** *N*

Application for:

For the expansion of the existing use, Multi-Family Household Living, to occupy the entire structure and increase the unit count from 11 to 15.

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, Multi-Family Household Living (15 units), is expressly prohibited in the RSA-3 residential zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

See AP#69399, CAL# 91-1251 Granted 10/29/91 Classrooms and Offices for the Center for Adult Learning and 12 dwelling units.

See AP# 66884, CAL# 83-1148 Granted 10/26/82 For a Twelve Family Dwelling

Parcel Owner:

SQUIRRELL HILL REALTY CO

Zoning Overlay District:

Andrew DiDonato
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.