Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-008145*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/29/2026**
Address/Location: *3950 FRANKFORD AVE, Philadelphia, PA 19124-4430 Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *Lan Tran DBA: Italia Family Company*	**Applicant Address:** *6204 W Passyunk ave Phila, PA 19153 USA*	**Civic Design Review?** *N*

Application for:

For the uses, Personal Vehicle Repair and Maintenance on the first floor (space "D") and Office-Business and Professional on the second floor (Space "E"), in the same semi-detached building with all other uses as previously approved.

§14-513(4) /TOC Transit-Oriented Communities Overlay District - MFL Erie-Torresdale Station

Primary Frontage is Frankford Avenue.

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, Personal Vehicle Repair and Maintenance, is expressly prohibited in the CMX-2 commercial zoning district.*
Table 14-802-2	*Required Parking in Commercial Districts (Except CMX-1, CA-1, and CA-2)*	*Whereas two (2) parking spaces per repair bay, or 300 sq. ft. of repair space—whichever is greater—are required, and none (0) are proposed.*

TWO (2) USE REFUSALS

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

SEE AP # 256486, DATE OF DECISION: 02/17/10, CAL #: 11026, FOR USE AS AUTOMOTIVE REPAIR (NOT TO INCLUDE BODY AND FENDER WORK OR PAINTING) WITH RETAIL SALES AND INSTALLATION OF TIRES WITH ACCESSORY OFFICE IN SPACE "A". FOR USE AS AUTOMOTIVE REPAİR (NOT TO INCLUDE BODY AND FENDER WORK OR PAINTING) IN SPACE "B" WITH ACCESSORY OFFICE LOCATED IN SPACE "A". FOR USE AS A SELF-SERVICE LAUNDROMAT IN SPACE "C". FOR USE AS AUTOMOTIVE DETAILING (NO AUTOMOTIVE REPAIR) IN SPACE "D" WITH ACCESSORY OFFICE IN SPACE "E". FOR USE

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

10/29/2026
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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Address/Location: *3950 FRANKFORD AVE, Philadelphia, PA 19124-4430* *Parcel (PWD Record)*		Page Number Page 2 of 2
Applicant Name: *Lan Tran DBA: Italia Family Company*	**Applicant Address:** *6204 W Passyunk ave* *Phila, PA 19153* *USA*	**Civic Design Review?** *N*

AS AUTOMOTIVE REPAIR TO INCLUDE BODY/FENDER WORK AND PAINTING IN AN ENCLOSED SPRAY BOOTH WITH ACCESSORY OFFICE IN SPACE "F". NO SIGNS THIS PERMIT.

***PROVISO -NO PARKING ON SIDEWALK, ALL WORK DONE INSIDE THE BUILDING, ALL PREVIOUS PROVISOS

SEE AP # 109271, CAL #4311, ZBA DISMISSED/ENFORCEMENT ON 8/6/2008, APPLICATION FOR RETAIL SALES OF NEW/USED TIRES, AUTO BODY AND FENDER WORK AND PAINTING ACCESSORY TO AN AUTO REPAIR SHOP AND ACCESSORY OFFICE.

SEE AP # 030227040, PERMIT#458803 DATED 5/14/2004, CAL # 03-0456, ZBA GRANTED AUTO REPAIR (NO BODY AND FENDER WORK - NO PAINTING) ON 8/21/2003, WITH PROVISOS: MUST MEET FIRE CODE; COMMERCIAL TASH PICK-UP; HAZARDOUS WASTE PICK-UP

Parcel Owner:

ITALIA FAMILY COMPANY

Zoning Overlay District:
/TOC Transit-Oriented Communities - MFL Erie-Torresdale| /SIX Sixth District Overlay District| /NIS Narcotics Injection Sites Overlay District

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