Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010052*	**Zoning District(s):** *CMX1*	Date of Refusal: **10/29/2026**
Address/Location: *1500 TASKER ST, Philadelphia, PA 19145-1523* *Parcel (PWD Record)*		Page Number Page 1 of 2
Applicant Name: *TOMMY TRAN*	**Applicant Address:** *1105 RIDGE AVE* *PHILADELPHIA, PA 19123* *USA*	**Civic Design Review?** *N*

Application for:

For the uses, Two-Family Household Living on the second and third floors with vacant commercial space on the first floor (use registration permit required prior to occupancy), 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, Two-Family Household Living, is expressly prohibited in the CMX-1 commercial zoning district when adjacent to an RSA-5 residential zoning district.* *(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 attached to a residential district, the household living regulations of the most restrictive attached residential district apply.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

SEE APPLICATION #70406, CALENDAR #91-1295, ZBA GRANTED A RESTAURANT, TAKE-OUT ONLY AND THE ERECTION OF TWO FLATWALL SIGNS (11-19-92).

SEE APPLICATION #66265, CALENDAR#M-1579, ZBA REFUSED AN ADDITION TO GROCERY STORE AND ONE (1) FAMILY (8-20-53).

SEE APPLICATION #41688, CALENDAR #K-1983, ZBA REFUSED ADDITION TO GROCERY STORE AND ONE (1) FAMILY (9-24-51)

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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Parcel Owner:

CHAU HOI YIN, MAI BIN

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District

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