Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010041*	**Zoning District(s):** *CMX2*	Date of Refusal: **10/30/2026**
Address/Location: *2629 POPLAR ST, Philadelphia, PA 19130-1321* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *John Christinzio*	**Applicant Address:** *2517 S Cleveland Street* *Philadelphia, PA 19145* *USA*	**Civic Design Review?** *N*

Application for:

For the erection of an addition at the rear of an existing attached structure. For use as Single-Family Household Living. Size and location as shown on plans.

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:
Section 14-305(6)(d)	*Nonconforming Structure*	*Where a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific nonconformity, and is not permitted whereas plans propose a vertical extension.*
Section 14-529(6)(a)(.3)	*Roof Deck*	*Roof decks shall be prohibited for lots located within the VDO - Brewerytown-Sharswood/Celestial Community Subarea Overlay.*
Table 14-602-2, Note [3]	*Uses Allowed in Commercial Districts*	*Buildings must contain a use other than residential and other than parking along one hundred percent (100%) of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line whereas plans propose only residential use.*

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

Parcel Owner:

QUICKCASH PROPERTY LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /VDO - Brewerytown-Sharswood/Celestial Community Subarea| /VDO Fifth District Overlay District

Michelle Lieu

Michelle Lieu
PLANS EXAMINER

10/30/2026
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.