Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010568*	**Zoning District(s):** *CMX2*	Date of Refusal: **11/9/2026**
Address/Location: *3141 N 15TH ST, Philadelphia, PA 19132-2307 Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Adam Montalbano DBA: Moto Designshop, Inc.*	**Applicant Address:** *228 Vine Street Philadelphia, PA 19106 USA*	**Civic Design Review?** *N*

Application for:

New construction of a two-story single-family structure on a CMX-2 lot

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:
14-602(4)(a)[3]		*In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, 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. If the property is bounded by two or more streets, only the primary frontages as designated in § 14-701(1)(d)(.4) (Primary Frontage) shall be subject to this requirement.* *Proposed single-family structure does not propose a commercial use to meet the requirement*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

n/a

Parcel Owner:

CITY OF PHILA

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /EDO Eighth District Overlay District

Raymond Corkery
PLANS EXAMINER

11/9/2026
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.