Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-010036*	**Zoning District(s):** *CMX3*	Date of Refusal: **11/17/2026**
Address/Location: *530 SOUTH ST, Philadelphia, PA 19147-2219* *Parcel (PWD Record) through to KATER ST*		Page Number Page 1 of 2
Applicant Name: *Alan Nochumson DBA:* *Nochumson P.C.*	**Applicant Address:** *1 South Broad St* *Suite 1000* *Philadelphia, PA 19107* *USA*	**Civic Design Review?** *N*

Application for:

For a sit-down restaurant in the basement, first floor, and second floor, and for an assembly and entertainment use on the first floor and second floor with a total of 140 seats in an existing structure with other existing uses in the structure as previously approved.

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 14-502-2	Supplemental Use Controls in the Center City Overlay District	Proposed use, assembly and entertainment is prohibited in the South Street / Head House Square Area overlay district
Table 14-802-2	Required Parking in Commercial Districts	Whereas the proposed use, Assembly and entertainment requires (1/10 seats) a minimum fourteen (14) accessory off-street parking spaces in the CMX-3 and none (0) are proposed.

TWO (2) USE REFUSALS

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

NONE

Parcel Owner:

530 SOUTH STREET OWNER LL

Varughese Koithottu
PLANS EXAMINER

11/17/2026
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.
See link: Appeal a zoning decision to the Zoning Board of Adjustment (ZBA) | Services | City of Philadelphia

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Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /CTR Center City Overlay District - Center City Commercial District Control Area| /CTR Center City Overlay District - Residential Parking Control Area| /CTR Center City Overlay District - Center City Residential District Control Area| /CTR Center City Overlay District - Parking Garage Ground Floor Use Control Area| /CTR Center City Overlay District - South Street/Head House Square| /CTR Center City Overlay District - South Street/Head House Square Central

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