Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009238*	**Zoning District(s):** *RSA5*	Date of Refusal: **11/19/2026**
Address/Location: *3029-31 CEDAR ST, Philadelphia, PA 19134-4318* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Vernon Anastasio, Esq. DBA:* *Anastasio Law, LLC*	**Applicant Address:** *2016 Spruce Street* *Philadelphia, PA 19103* *USA*	**Civic Design Review?** *N*

Application for:

For the proposed use, Multi-Family Household Living (6 units), within an existing structure.

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 14-602-1	*Uses Allowed in Residential Districts - Refusal*	*Whereas the proposed use, Multi-Family Household Living, is expressly prohibited in the RSA-5 residential zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

RROBINSON RAYNOR JR, LEE DONNA RAE

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District

Andrew DiDonato
PLANS EXAMINER

11/19/2026
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.