

**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2025-000915	<b>Zoning District(s):</b> CMX2.5	<b>Date of Refusal:</b> <b>2/12/2025</b>
<b>Address/Location:</b> 3712 MIDVALE AVE, Philadelphia, PA 19129-1715 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Alan Nochumson DBA: Nochumson P.C.	<b>Applicant Address:</b> 1 South Broad St Suite 1000 Philadelphia, PA 19107 USA	<b>Civic Design Review?</b> N

Application for: FOR THE USE \*MULTI-FAMILY HOUSEHOLD LIVING (4) UNITS IN AN EXISTING DETACHED 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](http://www.phila.gov).)

CODE REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
Table 14-602-2[3]	The proposed use *Multi-Family Household Living (4) units eliminating (1) required ground floor commercial space* is expressly prohibited in the CMX-2.5 zoning district per Table 14-602-2[3].

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

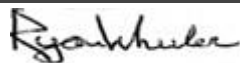
NOTES TO THE ZBA:

Table 14-602-2[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.

Parcel Owner:

RK REAL ESTATE SERVICES LLC

<b>Zoning Overlay District:</b>  /FDO Fourth District Overlay District - Fourth District Area /NCA Neighborhood Commercial Area Overlay District - East Falls Neighborhood DORMismatchReview /NIS Narcotics Injection Sites Overlay District
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Ryan Wheeler  
PLANS EXAMINER

2/12/2025  
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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.