

**Notice of:**      ☒ **Refusal**      ☐ **Referral**

<b>Application Number:</b> ZP-2025-002642	<b>Zoning District(s):</b> CMX1	<b>Date of Refusal:</b> <b>8/25/2025</b>
<b>Address/Location:</b> 1729 COTTMAN AVE, Philadelphia, PA 19111-3802 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Ruth Brown DBA: Brown Expediting Services	<b>Applicant Address:</b> 101 LIBERTY DRIVE BENSALEM, PA 19020 USA	<b>Civic Design Review?</b> N

**Application for:**

FOR THE ERECTION OF THREE (3) STATICALLY ILLUMINATED FLAT WALL SIGNS, ONE (1) STATICALLY ILLUMINATED CABINET WALL SIGN, AND ONE (1) STATICALLY ILLUMINATED FREESTANDING SIGN. SIGNS ACCESSORY TO PROPOSED USES TAKE-OUT RESTAURANT, RETAIL SALE OF FOOD BEVERAGE AND GROCERIES, TWO (2) SOLE MEDICAL, DENTAL, HEALTH PRACTITIONER OFFICES, BUSINESS AND PROFESSIONAL OFFICES, AND PERSONAL SERVICES.

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).)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Table 14-602-2	Uses	Whereas the proposed use, Take-Out Restaurant, is expressly prohibited in the CMX-1 commercial zoning district.
Table 14-602-2 Note [5]	Uses	Office, retail, and commercial service uses located on the first floor may not occupy more than 2,000 sq. ft. of gross floor area, nor may any office, retail, or commercial service uses be located on or above the second floor. Whereas the proposed Retail Sales occupies 2955 sq. ft., and the proposed Personal Services, Sole Medical, Dental, Health Practitioner, and Business and Professional Office uses are located on or above the second-floor level.
Table 14-904-1	Freestanding Sign	Freestanding signs are not permitted in the CMX-1 zoning district.
Table 14-904-1	Wall Signs (Short Side)	On the short side 1 SF of signage per lineal foot of building frontage is allowed, thus 58SF of signage is allowed. Proposed signs are 46 SF & 21.67SF total (67.67 SF) exceeding the allowable 58SF.
Table 14-904-1	Wall signs (Long Side)	On the long side 0.5 SF of signage per lineal foot of building frontage is allowed, thus 30SF of signage is allowed. Proposed signs are 46 SF & 43SF with total (89 SF) exceeding the allowable 30SF.

EIGHT (8) USE REFUSALS

**Fee to File Appeal:** \$300

Parcel Owner:

VATSAL LLC

**Zoning Overlay District:**

Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2/NE Northeast Overlay District - Map B/FNE Far Northeast Overlay District/NIS Narcotics Injection Sites Overlay District/NDO Ninth District Overlay District - Cottman Avenue Commercial Review Area



Shakir Cohen  
PLANS EXAMINER

8/25/2025  
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.