

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

Application Number: ZP-2025-009647	Zoning District(s): CMX1	Date of Refusal: 10/14/2025
Address/Location: 8310 BUSTLETON AVE, Philadelphia, PA 19152-1909 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Sau Chin Lee DBA: DR BUILDERS	Applicant Address: 2555 E THOMPSON ST Philadelphia, PA 19125 USA	Civic Design Review? N

Application for:

For a banquet and catering hall (Assembly and entertainment - Event Assembly Facility) in 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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>						
Table 14-602-2	Uses Allowed in Commercial Districts	Proposed use Assembly and Entertainment - Event Assembly Facility prohibited in this zoning district.						
Table 14-802-5	Motor Vehicle Parking Ratios - CMX-1 adjacent to CA-1 zoning district.	Required accessory off-street parking spaces not provided and is refused. <table border="1"> <tr> <td>Accessory parking</td><td>Required</td><td>Proposed</td></tr> <tr> <td>4/1000 sq. ft. for a total of 2400 sq. ft area</td><td>10 (Ten)</td><td>0 (Zero)</td></tr> </table>	Accessory parking	Required	Proposed	4/1000 sq. ft. for a total of 2400 sq. ft area	10 (Ten)	0 (Zero)
Accessory parking	Required	Proposed						
4/1000 sq. ft. for a total of 2400 sq. ft area	10 (Ten)	0 (Zero)						

TWO (2) USE REFUSALS

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

None

Parcel Owner:

PIATIGORSKY EDWARD, PIATIGORSKY RACHEL

Zoning Overlay District:

/NIS Narcotics Injection Sites Overlay District\ /AHC Airport Hazard Control Overlay District\ /FNE Far Northeast Overlay District\ Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2\ /NE Northeast Overlay District - Map B



Varughese Koithottu
PLANS EXAMINER

10/14/2025
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., 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](#)