

**Notice of:  Refusal  Referral**

Application Number: ZP-2025-009647	Zoning District(s): CMX1	Date of Refusal: <b>10/14/2025</b>
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? <b>N</b>

**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](http://www.phila.gov).)**

Code Section(s):	Code Section Title(s):	Reason for Refusal:						
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" data-bbox="677 960 1525 1034"> <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)
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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:**

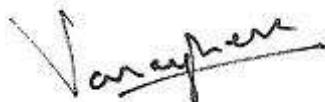
None

**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., 18<sup>th</sup> 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](#)