

Notice of: Refusal Referral

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|---|--|---------------------------------------|
| Application Number: ZP-2025-011153 | Zoning District(s): RSA3 | Date of Refusal: 11/12/2025 |
| Address/Location: 1517 SOLLY AVE, Philadelphia, PA 19152-2252 Parcel (PWD Record) corner with ALGON AVE | | Page Number Page 1 of 1 |
| Applicant Name: Xhilio Binjaku DBA: Museum Mods, LLC | Applicant Address: 882 North Bailey Street Philadelphia, PA 19130 USA | Civic Design Review? N |

Application for:

For a Hair salon (personal services) on the first floor of an existing structure with previously approved single family dwelling above.

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 | Proposed use, Personal services prohibited in this residential district. |

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

NONE

Parcel Owner:

1517 SOLLY LLC

Zoning Overlay District:

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



Varughese Koithottu
PLANS EXAMINER

11/12/2025
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., 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](#)