

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

|                                                                                                 |                                                                              |                                             |
|-------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application Number:</b><br>ZP-2026-006685                                                    | <b>Zoning District(s):</b><br>CMX1                                           | <b>Date of Refusal:</b><br><b>8/12/2026</b> |
| <b>Address/Location:</b><br>7520 CASTOR AVE, Philadelphia, PA 19152-4002<br>Parcel (PWD Record) |                                                                              | <b>Page Number</b><br>Page 1 of 1           |
| <b>Applicant Name:</b><br>Mohammed Jouichate                                                    | <b>Applicant Address:</b><br>3 Cambridge Road<br>Brookhaven, PA 19015<br>USA | <b>Civic Design Review?</b><br>N            |

**Application for:**

For the proposed use, Take-Out Restaurant, within 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).)

| <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 - Refusal | Whereas the proposed use, Take-Out Restaurant, is expressly prohibited in the CMX-1 commercial zoning district. |

ONE (1) USE REFUSAL

**Fee to File Appeal:**

\$811 All Other Properties

N/A

Parcel Owner:

T & S PROPERTY LIMITED PARTNERSHIP

**Zoning Overlay District:**

/FNE Far Northeast Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land| /NIS Narcotics Injection Sites Overlay District| /NE Northeast Overlay District



Andrew DiDonato  
PLANS EXAMINER

8/12/2026  
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.