

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

<b>Application Number:</b> ZP-2025-005288	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>6/5/2025</b>
<b>Address/Location:</b> 1920 SHELMIRE AVE, Philadelphia, PA 19111-3843 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> celia Xiao	<b>Applicant Address:</b>	<b>Civic Design Review?</b> N

**Application for:**

For the proposed use, Two-Family Household Living, 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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Two-Family Household Living, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 125.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

XIAO KAIMING, XIAO KAI MING

**Zoning Overlay District:**  
/FNE Far Northeast Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| /NIS Narcotics Injection Sites Overlay District| /NE Northeast Overlay District - Map B



Andrew DiDonato  
PLANS EXAMINER

6/5/2025  
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.