

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

Application Number: ZP-2025-006699	Zoning District(s): CMX1	Date of Refusal: 7/16/2025
Address/Location: 7308 CASTOR AVE, Philadelphia, PA 19152-4205 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: John Higgins DBA: Higgins Consulting Services LLC	Applicant Address: 1122 WAKELING ST PHILADELPHIA, PA 19124 USA	Civic Design Review? N

Application for: FOR THE USE *RETAIL SALES-FOOD BEVERAGES AND GROCERIES* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION

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 REFERENCE	PROPOSED USE IS REFUSED FOR THE FOLLOWING:
Table 14-602-2[5]	The proposed use * Retail Sales- Food, Beverages and Groceries* will result in a refusal for occupying over 2,000Sq Ft (4,585 Sq Ft) of GFA on the first floor.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

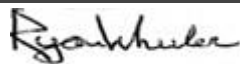
NONE

Parcel Owner:

AWAD JAMAL

Zoning Overlay District:

Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2 | /FNE Far Northeast Overlay District | /NIS Narcotics Injection Sites Overlay District | /NDO Ninth District Overlay District - Cottman Avenue Commercial Review Area | /NE Northeast Overlay District - Map B



Ryan Wheeler
PLANS EXAMINER

7/16/2025
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.