

**Notice of:  Refusal  Referral**

Application Number: <b>ZP-2025-011682</b>	Zoning District(s): <b>CA2</b>	Date of Refusal: <b>12/1/2025</b>
Address/Location: <b>2327-83 COTTMAN AVE, Philadelphia, PA 19149-1002</b> Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: <b>Alfred Fuscaldo</b>	Applicant Address: <b>613 PATRIOT LANE PHOENIXVILLE, PA 19460 USA</b>	Civic Design Review? <b>N</b>

**Application for:**

For use, Group Medical, Dental, and Health Practitioner, in an existing structure. No sign on this permit.

**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>
14-515(2)(a)	/NE Northeast Overlay District	Whereas the use, Group Medical Practitioner, is prohibited in the CA-2 zoning district.

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 300

**NOTES TO THE ZBA:**

N/A

**Parcel Owner:**

**CENTRO NP ROOSEVELT MALL OWNER LLC**

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

Jose Figueiredo  
PLANS EXAMINER

12/1/2025  
DATE SIGNED