

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

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

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.)

<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

Zoning Overlay District:
/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

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

12/1/2025
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.