

Notice of: Refusal Referral

Application Number: ZP-2025-011931	Zoning District(s): CMX1	Date of Refusal: 12/10/2025
Address/Location: 918 N 28TH ST, Philadelphia, PA 19130-1229 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Mattheo Maltepes	Applicant Address: 918 N 28th Street Philadelphia, NJ 19130 USA	Civic Design Review? N

Application for: FOR THE USE *PREPARED FOOD SHOP* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. 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 REQUIRES A REFERRAL FOR THE FOLLOWING:
Table 14-602-2	*Prepared Food Shop* requires a special exception from the ZBA in the CMX-1 zoning district.

ONE (1) USE REFERRAL

Fee to File Appeal: \$ 300

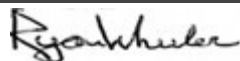
NOTES TO THE ZBA:

NONE

Parcel Owner:

THEOFANIS LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District | /VDO Fifth District Overlay District | /VDO - Brewerytown-Sharswood/Celestial Community Subarea



Ryan Wheeler
PLANS EXAMINER

12/10/2025
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.