

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

<b>Application Number:</b> ZP-2025-003872	<b>Zoning District(s):</b> CMX2.5 RSA5	<b>Date of Refusal:</b> <b>9/11/2025</b>
<b>Address/Location:</b> 6122 LANCASTER AVE, Philadelphia, PA 19151-3229 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Marc Henderson	<b>Applicant Address:</b>	<b>Civic Design Review?</b> N

**Application for:**

FOR THE ERECTION OF TWO (2) ADDITIONS ATTACHED TO AN EXISTING ONE (1)-STORY STRUCTURE; FOR USE AS A COMMUNITY CENTER, LIBRARIES AND CULTURAL EXHIBITS, PASSIVE RECREATION, FARMER'S MARKET, AND COMMUNITY GARDEN, WITH ALL OTHER USES ON THE SAME LOT AS PREVIOUSLY APPROVED; AND FOR THE CREATION OF FOUR (4) ACCESSORY OFF-STREET SURFACE PARKING SPACES, INCLUDING ONE (1) VAN ACCESSIBLE ADA PARKING SPACE, AND FOUR (4) CLASS 1A BICYCLE SPACES LOCATED ALONG AN ACCESSIBLE ROUTE; SIZE AND LOCATION AS SHOWN IN THE PLAN.

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).)

<b><u>CODE REFERENCE</u></b>	<b><u>THE PROPOSED USE IS REFERRED FOR THE FOLLOWING:</u></b>
TABLE 14-602-2	THE PROPOSED USE, COMMUNITY CENTER, REQUIRES A SPECIAL EXCEPTION APPROVAL IN THIS ZONING DISTRICT, CMX-2.5.

ONE (1) USE REFERRAL

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

**NOTES TO THE ZBA:**

N/A

**Parcel Owner:**

JASTECH DEVELOPMENT SERVI

**Zoning Overlay District:**

/AHC Airport Hazard Control Overlay District|/FDO Fourth District Overlay District Commercial Review Areas - Carroll Park-Haddington-Overbrook|/FDO Fourth District Overlay District - Fourth District Area|/NIS Narcotics Injection Sites Overlay District



CHANWOO JUNG  
PLANS EXAMINER

9/11/2025  
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.