

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

Application Number: ZP-2025-011941	Zoning District(s): RSA5	Date of Refusal: 1/8/2026
Address/Location: 4001 RIDGE AVE, Philadelphia, PA 19129-1846 Parcel (PWD Record) Corner with SCOTTS LN and W ALLEGHENY AVE		Page Number Page 1 of 1
Applicant Name: Richard DeMarco DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.	Applicant Address: 2005 Market Street 16th Floor Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

For a Business and professional office on the 1st floor of an existing structure with other existing uses in the structure as previously approved.

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>
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Business and Professional Office is expressly prohibited in the RSA-5 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

See AP # 879827, Cal # 32716, ZBA granted variance for the erection of an attached structure with vacant commercial space on the 1st floor with multi-family (27 dwelling units) from 2nd to 4th floor with total 22 accessory parking spaces (including 2 accessible spaces with 1 van accessible, and 1 electric) and 15 bicycle spaces, (20 spaces in cellar and 2 spaces on ground level), 04/04/2018.

Parcel Owner:

PAVE ROX DEVELOPMENT LLC

Zoning Overlay District:
/FDO Fourth District Overlay District - Fourth District Area| /NIS Narcotics Injection Sites Overlay District| /FDO Fourth District Overlay District Commercial Review Areas - Allegheny West



Varughese Koithottu
PLANS EXAMINER

1/8/2026
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.

See Link: [Appeal a zoning decision to the Zoning Board of Adjustment \(ZBA\) | Services | City of Philadelphia](#)