

**Notice of:**       **Refusal**       **Referral**

<b>Application Number:</b> ZP-2021-002832	<b>Zoning District(s):</b> CMX2.5/RSA5	<b>Date of Refusal:</b> <b>4/8/2021</b>
<b>Address/Location:</b> 5708 RIDGE AVE, Philadelphia, PA 19128-1734 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> Alfred Fuscaldo	<b>Applicant Address:</b> 613 PATRIOT LANE PHOENIXVILLE, PA 19460 USA	

**Application for:**

Change of use to permit an urgent care use ("medical, dental and health practitioner (group practitioner)") in a 3800 sf portion of the proposed retail commercial building currently under construction, as per attached key plan. No change to other approved uses. The applicant also proposes 3 accessory wall mounted signs for proposed urgent care use) consisting of (i) internally illuminated wall sign being 27' 1.5" L x 5' 3.25" W (Sign A) facing Ridge Avenue; (ii) internally illuminated wall sign being 13' 6.75" L x 2' 7 5/8" W (Sign B) facing Shurs Lane; and (iii) internally illuminated wall sign being 13' 6.75" L x 2' 7 5/8" W (Sign C) facing parking lot; all as per attached signage plans.

**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 Section(s):</u></b>	<b><u>Code Section Title(s):</u></b>	<b><u>Reason for Refusal:</u></b>
Per Code Section 14-503.(6)(d).(2)	Signage	States either 40 Sqft or size identified in Table 14-904 for accessory signs. Table provides limit of 25Sqft per street frontage.
Per code section 14-503.(6)(d) (.a)	Signage	Internally illuminated signs are prohibited
Table 14-602-2:	Uses Allowed in Commercial Districts	The proposed use as Group practitioner requires a special exception in the CMX 2.5 zoned district.

ONE (1) USE REFERRAL  
TWO (2) ZONING REFUSAL

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

**NOTES TO THE ZBA:**

Enter notes here...

**Parcel Owner:**

5708 RIDGE HOLDINGS LIMIT



**EXAMINER NAME**  
PLANS EXAMINER

4/8/2021  
DATE SIGNED