

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

Application Number: ZP-2026-004230	Zoning District(s): CMX1	Date of Refusal: 5/5/2026
Address/Location: 6780 GERMANTOWN AVE, Philadelphia, PA 19119-2194 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Jessica Liddell DBA: Bella Mosaic Art	Applicant Address: 6780 Germantown Ave Philadelphia, PA 19119 USA	Civic Design Review? N

Application for: FOR THE USE *ARTIST STUDIOS AND ARTISAN INDUSTRIAL* & *PERSONAL SERVICES* 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 IS REFUSED FOR THE FOLLOWING:
Table 14-602-2	*Artist Studios and Artisan Industrial* is expressly prohibited in the CMX-1 zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300

NOTES TO THE ZBA:

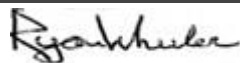
NONE

Parcel Owner:

LIDDELL JESSICA GORLIN

Zoning Overlay District:

/NIS Narcotics Injection Sites Overlay District| /NCA Neighborhood Commercial Area Overlay District - Germantown Avenue| /NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Mount Airy and Germantown North Subarea| Open Space and Natural Resources - Steep Slope Protection| /WWO Wissahickon Watershed Overlay District| /EDO Eighth District Overlay District



Ryan Wheeler
PLANS EXAMINER

5/5/2026
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.