

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

<b>Application Number:</b> ZP-2025-010715	<b>Zoning District(s):</b> RSA3	<b>Date of Refusal:</b> <b>12/11/2025</b>
<b>Address/Location:</b> 240 E HIGHLAND AVE, Philadelphia, PA 19118-2809 Parcel (PWD Record)		Page Number Page 1 of 1
<b>Applicant Name:</b> Robert Careless DBA: Cozen O'Connor, P.C.	<b>Applicant Address:</b> One Liberty Place 1650 Market St Philadelphia, PA 19102 USA	<b>Civic Design Review?</b> N

**Application for:**

For a massage therapy use (Personal Services) in an existing structure with existing single family dwelling use to remain 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](http://www.phila.gov).)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-401(4) (a)	Multiple Principal Uses and Buildings.	No more than one principal use is allowed per lot in RSA zoning districts
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Personal Services is expressly prohibited in the RSA 3 residential zoning district.

TWO (2) USE REFUSALS

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

NOTES TO THE ZBA:

NONE

Parcel Owner:

SAX RICHARD J, GOMEZ LESLIE M

<b>Zoning Overlay District:</b> Open Space and Natural Resources - Steep Slope Protection   /NIS Narcotics Injection Sites Overlay District   /WWO Wissahickon Watershed Overlay District   /EDO Eighth District Overlay District
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Varughese Koithottu  
PLANS EXAMINER

12/11/2025  
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.

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