Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-008979*	**Zoning District(s):** *CMX2.5*	Date of Refusal: **9/23/2026**
Address/Location: *4928 N 5TH ST, Philadelphia, PA 19120-3810* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Eda Estrada DBA: EK Multiservice Inc*	**Applicant Address:** *2740 N Front St* *Philadelphia, PA 19133* *USA*	**Civic Design Review?** *N*

Application for:

For legalization of a two-story addition to the rear of an existing semi-detached structure with a commercial space on the first-floor front for use as a multi-family residential household living with Three (3) dwelling units. Size and location as shown on 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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-701-3	*Occupied area*	*The maximum occupied area for an intermediate lot in the CMX-2.5 zoning district is 75% (1824.3 sq ft), whereas plans are proposing 77% (1877.05 sq ft).*
14-701-3	*Rear yard*	*In the CMX-2.5 zoning district minimum rear yard shall be greater of 9 ft. or 10% of lot depth (12ft 2in. as the lot depth is 121ft. 7 1/2in.) whereas plans are proposing 4ft 4in.*
14-701-3	*Side yard*	*In the CMX-2.5 zoning district structures shall have a minimum side yard of 5ft if used whereas plans are proposing 4ft.*

THREE (3) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

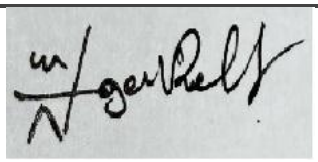
NOTES TO THE ZBA:

N/A

Parcel Owner:

ACOSTA JUAN

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /EDO Eighth District Overlay District



NAGENDRA MAMIDI
PLANS EXAMINER

9/23/2026
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.