Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☐ Refusal ☒ Referral

Application Number: *ZP-2026-008964*	**Zoning District(s):** *CMX3*	Date of Refusal: **10/6/2026**
Address/Location: *4246-48 N BROAD ST, Philadelphia, PA 19140-1942* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *JOEL GUTIERREZ CUNILLERA*	**Applicant Address:** *4246 N Broad St* *Philadelphia, PA 19140* *USA*	**Civic Design Review?** *N*

Application for:

For the proposed uses, Personal Vehicle Sales and Rental & Personal Vehicle Repair and Maintenance.

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:
Table 14-602-2	*Uses Allowed in Commercial Districts - Referral*	*Whereas the proposed uses, Personal Vehicle Sales and Rental & Personal Vehicle Repair and Maintenance, require special exception approval from the Zoning Board of Adjustment in the CMX-3 commercial zoning district.*

TWO (2) USE REFERRALS

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

CORTEZ CHEUNG ENTERPRISES LLC

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

Andrew DiDonato
PLANS EXAMINER

10/6/2026
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.