Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009662*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/19/2026**
Address/Location: *734 N 63RD ST, Philadelphia, PA 19151-3803* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Magdalis Melo*	**Applicant Address:** *5100-02 N 5th Street* *Philadelphia, PA 19120* *USA*	**Civic Design Review?** *N*

Application for:

For the proposed use, Multi-Family Household Living (four dwelling units), within an existing structure.

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 14-602-1	*Uses Allowed in Residential Districts - Refusal*	*Whereas the proposed use, Multi-Family Household Living, is expressly prohibited in the RSA-3 residential zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

LINDA L JOHNSON S/W

Zoning Overlay District:
/AHC Airport Hazard Control Overlay District| /NIS Narcotics Injection Sites Overlay District| /FDO Fourth District Overlay District - Fourth District Area

Andrew DiDonato
PLANS EXAMINER

10/19/2026
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.