Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009857*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/21/2026**
Address/Location: *5006 E ROOSEVELT BLVD, Philadelphia, PA 19124-2432* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Rosa Cruz DBA: FRANKFORD BUS CTR & CONTRACTOR*	**Applicant Address:** *3675 FRANKFORD AVE* *PHILADELPHIA, PA 19134* *USA*	**Civic Design Review?** *N*

Application for:

For the proposed use, Multi-Family Household Living (three 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:

SHALOM REAL ESTATE LLC

Zoning Overlay District:
Use-Specific Standards - Child Care - Family Child Care - Area 3| /NDO Ninth District Overlay District| Accessory Sign Controls - Special Controls for Cobbs Creek, Roosevelt Boulevard, and Department of Parks and Recreation Land| /NIS Narcotics Injection Sites Overlay District

Andrew DiDonato
PLANS EXAMINER

10/21/2026
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.