Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009887*	**Zoning District(s):** *RSA3*	Date of Refusal: **10/22/2026**
Address/Location: *5329 RACE ST, Philadelphia, PA 19139-2610* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Joseph Console, Esq.*	**Applicant Address:** *215 S Broad St* *Fl 5* *Philadephia, PA 19107* *USA*	**Civic Design Review?** *N*

Application for:

For the change of use to an existing semi-detached structure. Size and location as shown on plans. For use as multi-family household living [three (3) dwelling units].

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	*Multi-Family Use*	*Per Table 14-602-1 of the Philadelphia Zoning Code, the proposed use of the property, multi-family [three (3) dwelling units], is prohibited in RSA-3 zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$811 All Other Properties

Parcel Owner:

BUCK KNUCKLES CONTRUCTORS LLC

Zoning Overlay District:

Michelle Lieu

Michelle Lieu
PLANS EXAMINER

10/22/2026
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.