Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☐ Refusal ☒ Referral

Application Number: *ZP-2026-009264*	**Zoning District(s):** *CMX2.5*	Date of Refusal: **10/27/2026**
Address/Location: *7153-61 FRANKFORD AVE, Philadelphia, PA 19135-1008* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Rossalba Molina DBA: Iglesia Cristiana Sion*	**Applicant Address:** *7157 Frankford avenue* *Philadelphia, PA 19135* *USA*	**Civic Design Review?** *N*

Application for:

For the proposed use, Religious Assembly, 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 14-602-2	*Uses Allowed in Commercial Districts - Referral*	*Whereas the proposed use, Religious Assembly, requires special exception approval from the Zoning Board of Adjustment in the CMX-2.5 commercial zoning district.*

ONE (1) USE REFERRAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

VS88 INVESTMENTS LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| /SIX Sixth District Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2

Andrew DiDonato
PLANS EXAMINER

10/27/2026
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.