Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009448*	**Zoning District(s):** *RSA5*	Date of Refusal: **11/12/2026**
Address/Location: *2116 E STELLA ST, Philadelphia, PA 19134-4119* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Luz Mery Inoa DBA: IB Contractors LLC*	**Applicant Address:** *4732 N 2ND ST* *PHILADELPHIA, PA 19120* *USA*	**Civic Design Review?** *N*

Application for: For the erection of an attached structure. For use as an equipment and materials storage yard and building. Size and location as shown in plans.

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*	*The proposed use, Equipment and Materials Storage Yards and Buildings, is not permitted in the RSA-5 district.*
Table 14-701-1	*Rear Yard Depth*	*The minimum rear yard depth is 9 ft, whereas plan has no rear yard.*
Table 14-701-1, Note [5](.a)	*Front Yard Depth*	*The distance between the front facade and the front lot line shall be no greater than the distance between the front facade and the front lot line of the principal building on the immediately adjacent lot. The adjacent property at 2114 E Stella St has a front setback of 0 ft, whereas plans are proposing a 19.75 ft. setback and is not permitted.*

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

SAURIS OTHET

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District

Mohamad Abouelenein

Mohamad Abouelenein
PLANS EXAMINER

11/12/2026
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.