Department of
Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☒ Refusal ☐ Referral

Application Number: *ZP-2026-009594*	**Zoning District(s):** *RSA5*	Date of Refusal: **11/17/2026**
Address/Location: *4500 SHELMIRE AVE, Philadelphia, PA 19136-3708* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Robert Cocco*	**Applicant Address:** *1500 Walnut Street* *Suite 900* *Philadelphia, PA 19102* *USA*	**Civic Design Review?** *N*

Application for:

For the use, Two Family Household Living, in an existing semi-detached 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, Two Family Household Living, is expressly prohibited in the RSA-5 residential zoning district.*

ONE (1) USE REFUSAL

Fee to File Appeal:

$125 Existing One- Or Two-Family Dwellings

NOTES TO THE ZBA:

N/A

Parcel Owner:

JOHN LIJO T

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

Jose Figueiredo

Jose Figueiredo
PLANS EXAMINER

11/17/2026
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.