Department of Licenses and Inspections
CITY OF PHILADELPHIA

Notice of: ☐ Refusal ☒ Referral

Application Number: *ZP-2026-010118*	**Zoning District(s):** *CMX3| I2*	Date of Refusal: **11/19/2026**
Address/Location: *4503 S BROAD ST, Philadelphia, PA 19112-1201* *Parcel (PWD Record)*		Page Number Page 1 of 1
Applicant Name: *Jenna Dietrich DBA: JAD Development Co LLC*	**Applicant Address:** *916 S 12th St* *Philadelphia, PA 19147* *USA*	**Civic Design Review?** *N*

Application for:

For erection of a one (1) story addition and roof deck for non-residential use.

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:
14-604(5)	Roof decks	Per code section 14-604(5) CMX-3 zoning district require special exception for proposed roof deck for non-residential use.

ONE (1) USE REFERRAL

Fee to File Appeal:

$811 All Other Properties

NOTES TO THE ZBA:

N/A

Parcel Owner:

PHILADELPHIA AUTORITY FOR

Zoning Overlay District:
/AHC Airport Hazard Control Overlay District| Open Space and Natural Resources - Flood Protection - Within the Special Flood Hazard Area| /NIS Narcotics Injection Sites Overlay District

Jian Chen
PLANS EXAMINER

11/19/2026
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.