

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2026-003653	Zoning District(s): RSA3	Date of Refusal: 6/3/2026
Address/Location: 7511-15 LORETTO AVE, Philadelphia, PA 19111-3832 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Miguel Sanchez	Applicant Address: 1335 Kerper St Philadelphia, PA 19111 USA	Civic Design Review? N

Application for:

FOR THE ERECTION OF A WALKOUT ROOF DECK ON SECOND FLOOR LEVEL. NO CHANGE TO EXISTING HOUSEHOLD LIVING SINGLE-FAMILY USE. SIZE AND LOCATION AS SHOWN IN APPLICATION/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.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-514(3)	FNE, Far Northeast Overlay District	Whereas roof decks and roof deck access structures are prohibited in all residential, CMX-1, and CMX-2 zoning districts.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$125

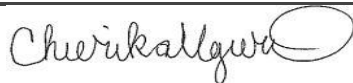
NOTES TO THE ZBA:

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Parcel Owner:

AMAN ENTERPRISES LLC

Zoning Overlay District:
/NIS Narcotics Injection Sites Overlay District| Use-Specific Standards - Child Care - Family Child Care - Area 1 and Area 2| /NE Northeast Overlay District - Map B| /FNE Far Northeast Overlay District



CHIERIKA UGWU
PLANS EXAMINER

6/3/2026
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.