CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 16, 2026 at 3:30 PM

1515 Arch Street, Room 18-002 and online

The following matters are scheduled to be heard by the Zoning Board of Adjustment on September 16, 2026 at 3:30 PM. Scheduled matters with missing exhibits may be continued or dismissed. The case order and estimated times are subject to change. Please arrive early. For questions about this agenda, please contact the Board office at (215) 686-2429 or RCOZBA@phila.gov.

I. HELD MATTERS AND ADD-ONS

II. SCHEDULED MATTERS

1. MI-2026-002021 115 W 65TH AVE

Applicant:	ALONZO MIMS
Owner of Record:	MIMS ALONZO, MIMS DAISY
Status:	Missing Exhibits
Related Permit:	ZP-2026-002967
Estimated Time:	Not Scheduled
Description:	Permit for visitor accommodations in an existing structure

2. MI-2026-002023 2443 E CLEARFIELD ST

Applicant:	SHAWN WARD DBA: LAW OFFICES OF SHAWN D. WARD
Owner of Record:	SUNRISE A & I LLC
Status:	No Exhibits
Related Permit:	ZP-2026-001524
Estimated Time:	Not Scheduled
Description:	Permit for the partial demolition and erection of an addition to an existing attached structure with roof deck and access structure. First floor vacant use not to occupy more than 2,000 sq. ft. of gross floor area and one (1) unit at the first-floor rear. Total of three (3) dwelling units. Size and location as shown in plans.

3. MI-2025-007183 2435-37 E VENANGO ST

Applicant:	DANIEL DEL COLLO; JOSEPH FRANCANO III
Owner of Record:	FRANCANO MARGARET E
Status:	Ready
Related Permit:	ZP-2025-008054
Estimated Time:	5:38 PM
Description:	SPECIAL EXCEPTION For use, Vehicle Equipment and Supplies Sales and Rentals, in an existing semi-detached structure. No sign on this permit.

4. MI-2025-007410 310 MOORE ST

Applicant:	ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record:	NEW KIANG REALTY LLC
Status:	Ready
Related Permit:	ZP-2025-010810
Estimated Time:	5:56 PM
Description:	PERMIT for second story addition to an existing attach corner structure to use as Personal service (GYM) one the 1st floor and multi-family (4 units) on the second floor.

5. MI-2026-002020 2709 LATONA ST

Applicant:	HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record:	GERMANTOWN D & E LLC
Status:	Ready
Related Permit:	ZP-2026-002003
Estimated Time:	6:14 PM
Description:	Permit for the erection of an attached structure with roof deck and roof deck access structure. For use as two-family household living. Size and location as shown on plans.

6. MI-2026-002035 5025 COTTMAN AVE

Applicant:	GIORGIO CASTAGNA
Owner of Record:	5025 COTTMAN ACQUISITION
Status:	Ready
Related Permit:	ZP-2026-000949
Estimated Time:	6:32 PM
Description:	PERMIT FOR THE USE *FRATERNAL ORGANIZATION* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

7. MI-2026-002036 473 EVERGREEN AVE

Applicant:	KAITLYN BOYER
Owner of Record:	BOYER KAITLYN
Status:	Ready
Related Permit:	ZP-2025-012550
Estimated Time:	6:50 PM
Description:	PERMIT FOR THE ENCLOSURE OF A FRONT PORCH AND ERECTION OF A REAR ADDITION TO AN EXISTING DETACHED STRUCTURE. FOR USE TO REMAIN EXISTING HOUSEHOLD LIVING SINGLE-FAMILY. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS