CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 16, 2026 at 2:00 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 2:00 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

1. MI-2025-001676 601 DEVEREAUX AVE

Applicant:	JOSEPH VACCARO ESQ.
Owner of Record:	NGUYEN MELODY
Status:	Add-On
Related Permit:	ZP-2024-010608
Description:	PERMIT FOR THE REMOVAL OF AN EXISTING REAR YARD DECK ENCLOSURE, REMOVAL OF ONE (1) OFF-STREET PARKING SPACE (GARAGE) AND DRIVEWAY ACCESS, THE CREATION OF ONE (1) OFF-STREET SURFACE PARKING SPACE, THE ERECTION OF A DECK ADDITION AND ONE-STORY ADDITION TO THE SIDE OF AN EXISTING TWO-STORY SEMI-DETACHED STRUCTURE. FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.

2. MI-2026-002206 7110 MOUNT AIRY TER

Applicant:	HAROLD JOHNSON
Owner of Record:	JOHNSON HAROLD ELLIS III, FLYNN SHAYNA MARRAY
Status:	Add-On
Related Permit:	ZP-2025-011031
Description:	Permit proposed 2,063 SF (net) energy efficient home with maximum height = 31'-7". Home is designed to exceed model energy code performance using natural, sustainable, and healthy materials.

3. MI-2025-002819 2922R-24 S FELTON ST

Applicant:	PAULETTE AHMAD DBA: PHILLY PERMIT EXPEDITERS
Owner of Record:	FOSCHINI NICHOLAS, FOSCHINI LARYSSA
Status:	Add-On
Related Permit:	ZP-2024-005754
Description:	PERMIT FOR THE ERECTION OF AN ADDITION AT THE SECOND FLOOR TO AN EXISTING SEMI-DETACHED BUILDING FOR THE USE OF 2 FAMILY DWELLINGS ABOVE EXISTING STORAGE USE ON THE FIRST FLOOR AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN ON PLANS.

4. MI-2026-002535 6860 FORREST AVE

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.

Owner of Record: SIBIU2026 LLC

Status: Add-On

Related Permit: ZP-2026-004285

Description: PERMIT For a vacant commercial space on the first floor with uses as allowed in CMX-1 zoning district (separate use registration permit required) and for a two family household living above in an existing attached structure

5. MI-2026-002245 3916 BROWN ST

Applicant: MICHAEL MATTIONI DBA: MATTIONI, LTD.

Owner of Record: ALPHA ACQUISITIONS LLC

Status: Add-On

Related Permit: ZP-2026-003542

Description: PERMIT, For the erection of an attached structure with a roof deck and access structure. Proposed three (3) family dwelling. Size and location as shown in plans.

6. MI-2026-003733 423-27 E ASHMEAD ST

Applicant: ADAM MONTALBANO DBA: MOTO DESIGNSHOP, INC.

Owner of Record: REDEVELOPMENT AUTHORITY, OF PHILADELPHIA

Status: Add-On

Related Permit: ZP-2026-006348

Description: PERMIT FOR THE RELOCATION OF LOT LINE TO SUBDIVIDE TWO (2) ZONING LOTS (423-27 E ASHMEAD ST. (OPA # 121099025) & 429-39 E ASHMEAD ST. (OPA # 121099030) INTO TWELVE (12) PARCELS (PARCEL A, B, C, D, E, F, G, H, I, J, K, L); SIZE AND LOCATION AS SHOWN ON THE PLAN. ON PARCELS A AND B, FOR THE ERECTION OF A SEMI-DETACHED THREE (3) STORY STRUCTURE, FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING; ON PARCEL C AND L, FOR THE ERECTION OF A SEMI-DETACHED TWO (2) STORY STRUCTURE, FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING; ON PARCELS D, E, F, G, H, I, J, AND K, FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE, FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING; SIZE AND LOCATION AS SHOWN ON THE PLAN.

7. MI-2026-004059 313-15 E BRINGHURST ST

Applicant: JOSEPH CONSOLE, ESQ.

Owner of Record: PHILADELPHIA LAND BANK

Status: Add-On

Related Permit: ZP-2026-006822

Description: Permit for the relocation of lot lines to create nine lots (Parcels A-I) from one lot (deeded 313-15 E Bringhurst St). On Parcels A-H: For the erection of a two-story attached structure. On Parcel I: For the erection of a two-story semi-detached structure with an exterior deck at the ground level. Size and locations per plan.

8. MI-2025-005736 4315 RHAWN ST

Applicant:	TERESA LEGARRETA
Owner of Record:	LEGARRETA TERESA
Status:	Add-On
Related Permit:	ZP-2025-006576
Description:	*** REQUEST FOR RECONSIDERATION *** FOR THE CREATION ONE (1) ACCESSORY SURFACE PARKING SPACE ON REQUIRED SIDE YARD OF AN EXISTING SEMI-DETACHED STRUCTURE, USE AS HOUSEHOLD LIVING SINGLE FAMILY DWELLING. SIZE AND LOCATION AS SHOWN THE APPLICATION / PLAN.

9. MI-2026-001782 1528 S 2ND ST

Applicant:	MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:	SKSK GROUP LLC
Status:	Add-On
Related Permit:	ZP-2026-002583
Description:	*** REQUEST FOR RECONSIDERATION *** PERMIT FOR THE USE *OFFICE- BUSINESS AND PROFESSIONAL* & *MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS)* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

II. SCHEDULED MATTERS

1. MI-2025-001815 2100 PRINCETON AVE

Applicant:	LORENA SEGURA ROMERO DBA: DONA CHALIA LLC
Owner of Record:	NG NG GIP MING
Status:	Dismissal Warning
Related Permit:	ZP-2025-000838
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE USE *PREPARED FOOD SHOP* IN AN EXISTING SEMI-DETACHED STRUCTURE

2. MI-2026-002539 231 LEVICK ST

Applicant:	CUONG LUONG
Owner of Record:	LUONG CUONG Q
Status:	Missing Exhibits
Related Permit:	ZP-2026-002405
Estimated Time:	Not Scheduled
Description:	Permit for the use, Two-Family Household Living, in an existing detached building.

3. MI-2026-002662 1236 POINT BREEZE AVE

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	1236 POINT BREEZE LLC
Status:	Continuance Requested
Related Permit:	ZP-2026-004780
Estimated Time:	Not Scheduled
Description:	PERMIT, For a three (3) family (multi-family) household living in an existing structure.

4. MI-2026-002685 307 S 60TH ST

Applicant:	ALI KHAN
Owner of Record:	RAHMAD TEUKI MALIKUL
Status:	Ready
Related Permit:	ZP-2026-001613
Estimated Time:	2:15 PM
Description:	SPECIAL EXCEPTION FOR THE USE, EATING & DRINKING ESTABLISHMENT - TAKE-OUT RESTAURANT, IN AN EXISTING ATTACHED BUILDING WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS PERMIT.

5. MI-2026-002567 3701 BARING ST

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	YANG CHANG S, LI SIMON
Status:	Ready
Related Permit:	ZP-2026-004618
Estimated Time:	2:33 PM
Description:	PERMIT For the proposed use, Visitor Accommodations, within an existing structure.

6. MI-2026-002660 3652 BELGRADE ST

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	DP PHILLY LLC
Status:	Ready
Related Permit:	ZP-2026-000411
Estimated Time:	2:51 PM
Description:	PERMIT, FOR THE ERECTION OF ONE NEW STORY DETACHED STRUCTURE (STORAGE CONTAINER) ON THE SAME LOT WITH OTHER TWO EXISTING ONE STORY STRUCTURES AS PREVIOUSLY APPROVED. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. USES: FOR MOVING AND STORAGE FACILITIES; EQUIPMENT AND MATERIALS STORAGE YARDS AND BUILDINGS.

7. MI-2026-003316 7093 FORREST AVE

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	WILLIAMS ANITA
Status:	Ready
Related Permit:	ZP-2026-004772
Estimated Time:	3:09 PM
Description:	Permit for the use, Two-Family Household Living, in an existing attached building.

8. MI-2026-003578 811 N 42ND ST

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	ULTIMATE REAL ESTATE LLC
Status:	Ready
Related Permit:	ZP-2026-005615
Estimated Time:	3:27 PM
Description:	PERMIT For the erection of an attached structure with roof deck and roof deck access structure. For use as Multi-Family Household Living [three (3) dwelling units]. Size and location as shown on plans.

9. MI-2026-002680 3601 ARAMINGO AVE

Applicant:	RONALD PATTERSON DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record:	VENANGO STREET REALTY LLC
Status:	Ready
Related Permit:	ZP-2026-002429
Estimated Time:	3:45 PM
Description:	PERMIT FOR USE AS PERSONAL VEHICLE REPAIR AND MAINTENANCE WITHIN AN EXISTING STRUCTURE, WITH A TOTAL OF 37 ACCESSORY OFF-STREET PARKING SPACES, INCLUDING 2 ACCESSIBLE SPACES; AND TWO (2) ACCESSORY CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN. NO SIGN ON THIS APPLICATION.

10. MI-2026-002682 1617-19 SNYDER AVE

Applicant:	HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record:	TRIPODI JOHN L
Status:	Ready
Related Permit:	ZP-2026-004099
Estimated Time:	4:03 PM
Description:	PERMIT FOR THE USE *SINGLE-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

11. MI-2026-002692 7353 OXFORD AVE

Applicant:	JOSEPH CONSOLE, ESQ.
Owner of Record:	ROSARIO TRUCKING LLC
Status:	Ready
Related Permit:	ZP-2024-002948
Estimated Time:	4:21 PM
Description:	PERMIT FOR THE LEGALIZATION OF THE ERECTION OF A DETATCHED STRUCTURE AND FOR THE ERECTION OF AN ADDITION TO AN EXISTING DETATACHED STRUCTURE. FOR THE USES; OFFICE-BUSINESS AND PROFESSIONAL, PERSONAL VEHICLE REPAIR AND MAINTENANCE, AND VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTALS. FOR FIVE (5) ACCESSORY PARKING SPACES INCLUDING ONE (1) VAN ACCESSIBLE SPACE. AS SHOWN ON APPLICATION/PLAN.

12. MI-2026-002741 9996 HALDEMAN AVE

Applicant:	BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record:	COMMERCE BANK PENNA
Status:	Ready
Related Permit:	ZP-2026-004019
Estimated Time:	4:39 PM
Description:	Permit for an eating and drinking establishment - takeout restaurant in an existing structure with existing accessory parking, existing signs and existing drive through lanes to remain as previously approved.

13. MI-2026-003267 1524-26 CHESTNUT ST

Applicant:	ANDREA SALOMON, ESQ DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record:	MAKARIOS-PA LLC
Status:	Ready
Related Permit:	ZP-2026-003027
Estimated Time:	5:02 PM
Description:	Special exception for the proposed use, Eating and Drinking Establishment - Sit-Down Restaurant, within an existing structure.

14. MI-2026-004016 701 CATHEDRAL RD

Applicant:	ANDREA SALOMON, ESQ DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record:	ANDORRA ASSOCIATES
Status:	Ready
Related Permit:	ZP-2026-006031
Estimated Time:	5:20 PM
Description:	PERMIT FOR THE ERECTION OF A 6'-0" HIGH NO MORE THAN 50% OPAQUE FENCE IN FRONT OF AN EXISTING CHILD CARE CENTER TENANT SPACE B; SIZE AND LOCATION AS PER APPLICATION/PLAN.