CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 16, 2026 at 9:30 AM

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 9:30 AM. 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-2025-007690 3301 GRANSBACK ST

Applicant:	DARLENE THREATT DBA: DARLENE THREATT ESQ & ASSOCIATES LLC
Owner of Record:	CORDERO CRISTIAN
Status:	Add-On
Related Permit:	ZP-2025-010019
Description:	FOR THE ERECTION OF AN ATTACHED BUILDING. FOR USE AS SINGLE-FAMILY HOUSEHOLD-LIVING WITH ACCESSORY USES OF HOME-OFFICE AND PRIVATE RESIDENCE GARAGE FOR STORAGE (NO PARKING). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

2. MI-2026-000480 3251 FOX ST

Applicant:	ISAAC SLEPNER DBA: ISAAC F SLEPNER ESQ
Owner of Record:	3251 FOX ST LIMITED LIABILITY COMPANY
Status:	Add-On
Related Permit:	ZP-2025-012254
Description:	Permit For the proposed use, Child Care Center, within an existing structure (Unit 103). AP# 1004189, CAL# 38633 Granted 12/18/2019: FOR CHILD CARE CENTER, BARBER SHOP, EATING AND DRINKING ESTABLISHMENT RETAIL SALE OF WEARING APPAREL AND ACCESSORIES AND GYM IN AN EXISTING STRUCTURE (SIZE AND ?OCATION AS SHOWN IN THE APPLICATION). NO SIGN ON THIS PERMIT. A Certificate of Occupancy was not issued for this use.

3. MI-2025-006074 222 HARTEL AVE

Applicant:	ISAAC SLEPNER DBA: ISAAC F SLEPNER ESQ
Owner of Record:	TRIPLE DEUCE REAL ESTATE LLC
Status:	Add-On
Related Permit:	ZP-2025-008196
Description:	PERMIT For the elimination of the accessory off-street parking space within an existing accessory garage structure. The space is to be used as accessory storage to the existing Retail Sales, which is located on the first floor of the existing primary structure. No change to the existing Household Living use on the second floor of the primary structure

4. MI-2026-001699 109 HILLTOP RD

Applicant: ALFRED FUSCALDO
Owner of Record: HILLTOP CHESTNUT LLC
Status: Add-On
Related Permit: ZP-2026-000745
Description: Appeal against L&I for the Issuance of ZP-2026-000745.

5. MI-2026-001701 109 HILLTOP RD

Applicant: STEVE MASTERS, ESQ. DBA: JUSTLAWS
Owner of Record: HILLTOP CHESTNUT LLC
Status: Add-On
Related Permit: ZP-2026-000745
Description: Appeal against L&I for the Issuance of ZP-2026-000745.

6. MI-2025-007322 4841 FAIRMOUNT AVE

Applicant: DEVIN UQDAH DBA: LEGIS GROUP, LLC
Owner of Record: MC FADDEN TONY, MC FADDEN EUGENIA
Status: Add-On
Related Permit: ZP-2025-010425
Description: PERMIT For use, Two-Family Household Living, in an existing attached structure.

7. 541 E WISTER ST

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: WISTER DEVELOPMENT LLC
Status: Add-On
Related Permit: ZP-2026-000509
Description: NUNC PRO TUNC HEARING

8. MI-2024-002120 963 N LAWRENCE ST

Applicant: Richard DeMarco DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.
Owner of Record: KEEN PROPERTY GROUP LLC
Status: Add-On
Related Permit: ZP-2024-000629
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO LOTS (PREMISES C AND PREMISES D) FROM TWO EXISTING LOTS (963 N LAWRENCE ST AND 961-1/2 N LAWRENCE ST). FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE FOR THE USE OF SINGLE-FAMILY HOUSEHOLD LIVING AND TO INCLUDE ONE (1) INTERIOR ACCESSORY PARKING SPACE ON PREMISES C; FOR THE ERECTION OF AN ATTACHED BUILDING WITH A ROOF DECK ACCESSED BY REAR INTERIOR STAIRWAYS FOR THE USE OF SINGLEFAMILY HOUSEHOLD LIVING ON PREMISES D. SIZE AND LOCATION AS SHOWN ON PLANS.

II. SCHEDULED MATTERS

1. MI-2025-001562 1315 S 47TH ST

Applicant:	DREW BENNISON
Owner of Record:	UPPER DARBY CONSTRUCTION CO LLC
Status:	Dismissal Warning
Related Permit:	ZP-2024-012806
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (3) UNITS* IN AN EXISTING SEMI-DETACHED STRUCTURE

2. MI-2025-003579 918 E CHELTEN AVE

Applicant:	LIBIO MATOS DBA: USA REMODELING CONSTRUCTION
Owner of Record:	LAKESHORE REAL ESTATE LLC
Status:	Withdrawal Requested
Related Permit:	ZP-2025-002133
Estimated Time:	Not Scheduled
Description:	Permit for use, Two-Family Household Living, in an existing semi-detached structure.

3. MI-2025-004190 3445 MELVALE ST

Applicant:	EYAL GREENBERG DBA: PH APARTMENT RENTALS LLC
Owner of Record:	PORT RICHMOND WAREHOUSING LLC
Status:	Dismissal Warning
Related Permit:	ZP-2025-003486
Estimated Time:	Not Scheduled
Description:	Permit for the use, Event Assembly Facility, in an existing attached structure.

4. MI-2025-007237 6300 N PARK AVE

Applicant:	JOSEPH CONSOLE, ESQ.
Owner of Record:	BOXERS POUND LLC
Status:	Missing Exhibits
Related Permit:	ZP-2025-011082
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING DETACHED STRUCTURE.

5. MI-2025-007525 6341 WALKER ST

Applicant:	ROBERT KLEIN
Owner of Record:	KLEIN ROBERT G JR, KLEIN AMANDA
Status:	Withdrawal Requested
Related Permit:	ZP-2025-011725
Estimated Time:	Not Scheduled
Description:	Permit for the proposed use, Visitor Accommodations, within an existing structure.

6. MI-2026-000849 9212 LANSFORD ST

Applicant:	LULZIM MYRTAJ
Owner of Record:	MYRTAJ ARBENITA, MYRTAJ LULZIM
Status:	No Exhibits
Related Permit:	ZP-2026-000906
Estimated Time:	Not Scheduled
Description:	Permit For a two (2) family household living in an existing structure.

7. MI-2026-001694 1260 N DOVER ST

Applicant:	KEVIN WRIGHT
Owner of Record:	WRIGHT KEVIN J
Status:	No Exhibits
Related Permit:	ZP-2026-000829
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE.

8. MI-2026-002008 948 N LEITHGOW ST

Applicant:	JANICE WOODCOCK DBA: WOODCOCK DESIGN, INC.
Owner of Record:	945 LLC
Status:	No Exhibits
Related Permit:	ZP-2025-012722
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE TWO (2) ROOF DECKS, A ROOF DECK ACCESS STRUCTURE, AND ONE (1) OFF STREET INTERIOR PARKING SPACE. FOR THE USE AS A SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.

9. MI-2026-002011 1820 E SEDGLEY AVE

Applicant:	JOVITA DAVIS
Owner of Record:	SEDGLEY INVESTMENT INC
Status:	No Exhibits
Related Permit:	ZP-2025-010588
Estimated Time:	Not Scheduled
Description:	Refusal For a personal vehicle repair and maintenance shop (total of 3 repair bays with 5000 sq. feet area) and for a personal vehicle sales and rental use (15000 sq. ft area) in an existing structure with other existing uses in the structure as previously approved.

10. MI-2026-002064 4917-21 N 6TH ST

Applicant:	ANTONIO D HERNANDEZ NUNEZ
Owner of Record:	CINTRON MIGUEL PEREZ
Status:	Ready
Related Permit:	ZP-2026-001650
Estimated Time:	10:00 AM
Description:	PERMIT FOR THE USE * PERSONAL VEHICLE SALES AND RENTALS* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

11. MI-2025-003639 843 N 42ND ST

Applicant:	SARKIS DOVLATYAN
Owner of Record:	DOVLATYAN SARKIS
Status:	Ready
Related Permit:	ZP-2025-001632
Estimated Time:	10:18 AM
Description:	PERMIT FOR THE USE * TWO-FAMILY HOUSEHOLD LIVING * IN AN EXISTING STRUCTURE

12. MI-2026-001737 4293 MANTUA AVE

Applicant:	TANIYAH SATCHELL
Owner of Record:	SATCHELL TANIYAH
Status:	Ready
Related Permit:	ZP-2026-001122
Estimated Time:	10:36 AM
Description:	PERMIT for a personal care home in an existing structure

13. MI-2026-002058 4725 WINGATE ST

Applicant:	ROSA CRUZ DBA: FRANKFORD BUS CTR & CONTRACTOR
Owner of Record:	TAN YONG DONG, ZHEN WEI CI
Status:	Ready
Related Permit:	ZP-2026-002115
Estimated Time:	10:54 AM
Description:	SPECIAL EXCEPTION FOR THE USE *PERSONAL VEHICLE REPAIR & MAINTENANCE* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION

14. MI-2026-001885 3238 EDGEMONT ST

Applicant:	HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record:	ALLARAJ BEDRI
Status:	Ready
Related Permit:	ZP-2026-002456
Estimated Time:	11:12 AM
Description:	PERMIT FOR THE USE *EATING & DRINKING ESTABLISHMENT: SIT-DOWN RESTAURANT* AND *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

15. MI-2024-006086 7777 STATE RD

Applicant:	RICHARD DEMARCO DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.
Owner of Record:	MORRIS IRON & STEEL CO IN
Status:	Ready
Related Permit:	ZP-2024-003808
Estimated Time:	11:30 AM
Description:	SPECIAL EXCEPTION For use, Parking, Non-Accessory - Surface Parking, on the same lot with all other uses as previously approved.

16. MI-2026-002176 3856 FAIRMOUNT AVE

Applicant:	ALVAIR DESOUSA
Owner of Record:	JUNIORS PROPERTIES INC
Status:	Ready
Related Permit:	ZP-2026-002701
Estimated Time:	11:48 AM
Description:	Permit for a two (2) family household living in an existing structure.

17. MI-2025-003596 4556 WAYNE AVE

Applicant:	ANTHONY INVERS
Owner of Record:	SMALLZ INVESTMENT GROUP LLC
Status:	Ready
Related Permit:	ZP-2025-002695
Estimated Time:	12:06 PM
Description:	PERMIT FOR THE USE * MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS) IN AN EXISTING SEMI-DETACHED STRUCTURE.

18. MI-2026-000299 1300 N FRONT ST

Applicant:	VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record:	DANN GARY A, DANN EDWARD M
Status:	Ready
Related Permit:	ZP-2025-012105
Estimated Time:	12:24 PM
Description:	Special Exception For the proposed use, Event Assembly Facility, within an existing structure.