CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 15, 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 15, 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

II. SCHEDULED MATTERS

1. MI-2025-004101 5944 CALLOWHILL ST

Applicant:	ERICA TAYLOR DBA: (TAYLOR'S CARE)
Owner of Record:	TAYLOR ERICA
Status:	Missing Exhibits
Related Permit:	ZP-2025-004272
Estimated Time:	9:30 AM
Description:	Permit for the proposed use, Child Care Center, within an existing structure.

2. MI-2025-006172 413 N 41ST ST

Applicant:	ERIC PLUMMER
Owner of Record:	PLUMMER ERIC
Status:	Missing Exhibits
Related Permit:	ZP-2025-008440
Estimated Time:	9:45 AM
Description:	Permit For a four (4) family (multi-family) household living in an existing structure.

3. MI-2025-005375 2005 S 4TH ST

Applicant:	NAPOLEON GUTIERREZ DBA: GROUP G, LLC
Owner of Record:	JACK INVESTMENT GROUP LLC
Status:	Ready
Related Permit:	ZP-2025-006238
Estimated Time:	10:00 AM
Description:	PERMIT FOR NEW CONSTRUCTION OF TWO (2) ATTACHED BUILDINGS FOR USE AS TWO-FAMILY HOUSEHOLD LIVING (ONE DWELLING UNIT PER BUILDING).

4. MI-2026-000983 10 S 20TH ST

Applicant:	MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:	ANTIPAS PETE
Status:	Ready
Related Permit:	ZP-2026-001104
Estimated Time:	10:15 AM
Description:	SPECIAL EXCEPTION FOR THE LEGALIZATION OF A ROOF DECK (ACCESS VIA STAIRS TO GROUND FLOOR) AND ASSOCIATED CANOPY STRUCTURES. SIZE AND LOCATION AS SHOWN ON THE PLANS. FOR USE AS AN EXISTING SIT-DOWN RESTAURANT.

5. MI-2026-000862 3456 ROSEHILL ST

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	GONZALEZ JULIO
Status:	Ready
Related Permit:	ZP-2026-000079
Estimated Time:	10:30 AM
Description:	PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING. FOR THE REMOVAL OF ONE ACCESSORY INTERIOR OFF STREET PARKING SPACE. SIZE AND LOCATION AS SHOWN IN PLANS.

6. MI-2026-003033 2050 WELSH RD

Applicant:	VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record:	GUTIERREZ MARIA E
Status:	Ready
Related Permit:	ZP-2026-002289
Estimated Time:	10:45 AM
Description:	Appeal against L&I for the denial of a reasonable accommodation to use a property for Business and Professional office and Personal Services.

7. MI-2026-000809 4112 PECHIN ST

Applicant:	ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record:	PINE MANAYUNK DEVELOPMENT LLC
Status:	Ready
Related Permit:	ZP-2025-011634
Estimated Time:	11:00 AM
Description:	Permit for the erection of a detached structure. Size and location as shown on plans. For use as ten (10) dwelling units (multi-family household living) with twenty (20) off-street interior accessory parking spaces (including one (1) electric vehicle parking space). One (1) Zoning Referral Two (2) Use Refusals Two (2) Zoning Refusals

8. MI-2026-001455 6930 ARDLEIGH ST

Applicant:	CHRISTINA CHRISTOU
Owner of Record:	WITH THOUGHT AND CARE LLC
Status:	Ready
Related Permit:	ZP-2025-007104
Estimated Time:	12:00 PM
Description:	Appeal Against L&I for the Issuance of ZP-2025-007104