



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 23, 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 23, 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-2025-006074 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

2. MI-2026-002176 3856 FAIRMOUNT AVE

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

II. SCHEDULED MATTERS

1. MI-2025-004525 451-55 E WYOMING AVE

Applicant: LIBIO MATOS: USA REMODELING CONSTRUCTION; LUIGGI REGALADO; NIXON T. KANNAH, ESQ.
Owner of Record: SANTOS AMABLE RAMIREZ
Status: Dismissal Warning
Related Permit: ZP-2025-005064
Estimated Time: Not Scheduled
Description: Special Exception for the proposed use, Assembly and Entertainment, within an existing structure.

2. MI-2025-007847 531-43 S 52ND ST

Applicant: TRACI SMITH
Owner of Record: SBRE LLC
Status: Dismissal Warning
Related Permit: ZP-2025-011249
Estimated Time: Not Scheduled
Description: Permit For use, Event Assembly Facility, in an existing attached structure. No sign on this permit.

3. MI-2026-000971 5152 PARRISH ST

Applicant: SABRINA WISE
Owner of Record: MELVIN N WISE, JOAN
Status: Dismissal Warning
Related Permit: ZP-2026-000013
Estimated Time: Not Scheduled
Description: Permit for group living in an existing structure

4. MI-2026-002037 5726 THOMAS AVE

Applicant: JEROME HENRY DBA: JEROME HENRY
Owner of Record: HAFI IZZA NAIF
Status: No Exhibits
Related Permit: ZP-2026-001887
Estimated Time: Not Scheduled
Description: Permit for use change from single family household living to a three (3) family (multi-family) household living in an existing structure.

5. MI-2026-002104 9966 SANDY RD

Applicant: ALBERTO PEREZ
Owner of Record: HARBAR PAVLO, HARBAR GALYNA
Status: No Exhibits
Related Permit: ZP-2026-001676
Estimated Time: Not Scheduled
Description: Permit for the elimination of the interior parking space. Space to be converted into habitable space within an existing Single-Family Dwelling.

6. MI-2026-002165 1638 S 18TH ST

Applicant: DEISSY GARCIA DBA: ELITE SERVICES & CONSULTING LLC
Owner of Record: SHEK SHING KIT
Status: No Exhibits
Related Permit: ZP-2026-002563
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Child Care Center, on the first floor level of an existing structure. See ZP-2022-004346, MI-2022-003481 Granted 11/16/2022: FOR USE AS A VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON THE FIRST FLOOR WITH A TWO (2) FAMILY DWELLING ABOVE IN AN EXISTING THREE (3) STORY STRUCTURE. No C.O. was issued for the approved use.

7. MI-2026-002167 2053 N 9TH ST

Applicant: SETH JOHNSON
Owner of Record: JOHNSON SETH S
Status: No Exhibits
Related Permit: ZP-2026-002639
Estimated Time: Not Scheduled
Description: SPECIAL EXCEPTION FOR THE USE *GROUP LIVING: SINGLE-ROOM RESIDENCE* IN AN EXISTING ATTACHED STRUCTURE.

8. MI-2025-000686 418 N SALFORD ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: NWOSU ENEFAA N
Status: Continuance Requested
Related Permit: ZP-2024-006472
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (6 DWELLING UNITS).

9. MI-2025-007616 9401 FRANKFORD AVE

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: RACINE ASTRUDE
Status: Continuance Requested
Related Permit: ZP-2025-011468
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A DETACHED BUILDING ON THE SAME LOT WITH OTHER EXISTING BUILDINGS FOR THE USE OF MULTI-FAMILY (THREE DWELLING UNITS) HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON PLANS.

10. MI-2026-001559 5013 N 9TH ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: LING LINDA, PAGAN MARVIN
Status: Continuance Requested
Related Permit: ZP-2025-008398
Estimated Time: Not Scheduled
Description: PERMIT FOR THE INSTALLATION OF A GARAGE AND FOR THE REMOVAL OF ONE (1) OFF STREET ACCESSORY PARKING SPACE. FOR THE USE AS AN EXISTING SINGLE FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.

11. MI-2026-002072 2638 E CLEARFIELD ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: ADAMS BRAD, ADAMS BRAD F
Status: Continuance Requested
Related Permit: ZP-2025-010593
Estimated Time: Not Scheduled
Description: PERMIT FOR A TWO (2) FAMILY HOUSEHOLD LIVING IN AN EXISTING STRUCTURE.

12. MI-2026-002280 2019 N VAN PELT ST

Applicant: MELVIN BROWN DBA: 3RD GENERATION DESIGN & CONSTRUCTION LLC
Owner of Record: DUNBAR STRATEGIC REALTY HOLDINGS LLC
Status: Withdrawal Requested
Related Permit: ZP-2026-001719
Estimated Time: Not Scheduled
Description: PERMIT, FOR THE ERECTION OF A VERTICAL ADDITION IN THE REAR OF AN EXISTING ATTACHED STRUCTURE. FOR THE USE AS A TWO-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.

13. MI-2025-000622 6441 N 20TH ST

Applicant: LUIS CASTILLO DBA: LUIS CASTILLO ACCOUNTING & TAX
Owner of Record: JAQUEZ RAMON M
Status: Missing Exhibits
Related Permit: ZP-2024-009593
Estimated Time: 10:00 AM
Description: PERMIT FOR A TWO (2) HOUSEHOLD LIVING UNITS ON THE 2ND FLOOR THROUGH 3RD FLOOR AND FOOD, BEVERAGES, AND GROCERIES ON 1ST FLOOR OF AN EXISTING STRUCTURE WITH PREVIOUSLY APPROVED DISPENSING WINDOW FOR RETAIL SALE OF WATER ICE ONLY, AND EXISTING ACCESSORY 6'X5' FLATWALL SIGN ON THE 1ST FLOOR

14. MI-2026-002258 549 SELMA ST

Applicant: DIMITRI KARTOZIA
Owner of Record: KARTOZIA DIMITRI, PANIASHVILI KHATIA
Status: Ready
Related Permit: ZP-2026-002865
Estimated Time: 10:18 AM
Description: PERMIT, Proposed garage demolition. For the continued single-family use. Size and location as shown in plans.

15. MI-2026-002169 901 BELMONT AVE

Applicant: LIAM BARRETT
Owner of Record: BARRETT LIAM, BARRETT BARBARA
Status: Ready
Related Permit: ZP-2026-001784
Estimated Time: 10:36 AM
Description: PERMIT FOR THE USE * MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS) IN AN EXISTING ATTACHED STRUCTURE.

16. MI-2025-004483 2169 66TH AVE

Applicant: ZIKIYIA CAVE-SAMPLE DBA: PAPER2PAYPER CONSULTANT SERVICES
Owner of Record: JONES BRITTANY A, JONES CHRISTOPHER A
Status: Missing Exhibits
Related Permit: ZP-2025-005549
Estimated Time: 10:54 AM
Description: Permit for use, Prepared Food Shop, in an existing attached structure. No sign on this permit.

17. MI-2025-007716 4045 SPRING GARDEN ST

Applicant: KEVIN VALENTINE
Owner of Record: LEE SAU CHIN
Status: Ready
Related Permit: ZP-2025-011171
Estimated Time: 11:12 AM
Description: Permit for the proposed use, Multi-Family Household Living (seven dwelling units), within an existing structure.

18. MI-2026-002138 828 RITNER ST

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: DENG CUI ZHEN
Status: Ready
Related Permit: ZP-2026-002765
Estimated Time: 11:30 AM
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE