



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 23, 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 23, 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-2026-002567 3701 BARING ST

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

2. MI-2025-006634 3336 N 17TH ST

Applicant: SHAWN WARD DBA: LAW OFFICES OF SHAWN D. WARD
Owner of Record: KOTARJA RUSHDI, KOTARJA LUAN
Status: Add-On
Related Permit: ZP-2025-008365
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOUR DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.

II. SCHEDULED MATTERS

1. MI-2025-007539 5610 LANCASTER AVE

Applicant: ABDULMAJED ALBAHARI
Owner of Record: 5610 ASSOCIATES LLC
Status: Dismissal Warning
Related Permit: ZP-2025-009400
Estimated Time: Not Scheduled
Description: Permit for uses, Retail Sales - Consumer Goods and Retail Sales - Food, Beverages, and Groceries, in an existing structure with all other uses as previously approved. No sign on this permit.

2. MI-2026-002902 5201 LEBANON AVE

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: WRAPPED N LOVE PROPERTY 1 LLC
Status: Continuance Requested
Related Permit: ZP-2026-004916
Estimated Time: Not Scheduled
Description: PERMIT for the uses, Multifamily Household Living (Three (3) Dwelling Units) and Visitor Accommodations, in an existing semi-detached building. No sign on this permit.

3. MI-2026-002929 4283 VIOLA ST

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: HAVERFORD SQUARE VIOLA LLC
Status: Continuance Requested
Related Permit: ZP-2026-002792
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A DETACHED BUILDING TO INCLUDE ROOF DECK, ROOF DECK ACCESS STRUCTURES, AND SIX (6) CLASS 1A BICYCLE PARKING SPACES. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (EIGHTEEN (18) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

4. MI-2025-007631 7635 E ROOSEVELT BLVD

Applicant: SHAWN WARD DBA: LAW OFFICES OF SHAWN D. WARD
Owner of Record: ZAFAR & FAISAL REAL ESTAT
Status: Missing Exhibits
Related Permit: ZP-2025-011020
Estimated Time: 2:15 PM
Description: Permit for the proposed use, Visitor Accommodation, within an existing structure. AP# 403003, CAL# 18158 Granted on 10/09/12: For a Two-Family Dwelling in an existing structure.

5. MI-2025-007852 2167 N 29TH ST

Applicant: SEAN WHALEN DBA: WHALEN LAW GROUP LLC
Owner of Record: 2167 LLC
Status: Missing Exhibits
Related Permit: ZP-2025-011749
Estimated Time: 2:33 PM
Description: PERMIT For a three (3) family (multi-family) household living in an existing structure.

6. MI-2026-000551 3024 W DAUPHIN ST

Applicant: SEAN WHALEN DBA: WHALEN LAW GROUP LLC
Owner of Record: HARLAND GROUP LLC
Status: Missing Exhibits
Related Permit: ZP-2025-012282
Estimated Time: 2:51 PM
Description: PERMIT For the proposed use, Multi-Family Household Living (three units), within an existing structure.

7. MI-2025-007117 1650-60 VANDIKE ST

Applicant: AMY HART
Owner of Record: 1892 BROADWAY ASSOCIATES INC
Status: Missing Exhibits
Related Permit: ZP-2025-009025
Estimated Time: 3:09 PM
Description: PERMIT For the use, Wholesale, Distribution, and Storage - Equipment and Materials Storage Yards and Buildings, in an existing vacant lot. No sign on this permit.

8. MI-2026-002451 896 N 41ST ST

Applicant: MEREDITH L. FERLEGER, ESQ
Owner of Record: 2621 JEFFERSON DEVELOPMENT LLC
Status: Ready
Related Permit: ZP-2026-002002
Estimated Time: 3:27 PM
Description: PERMIT FOR THE ERECTION OF A NEW FIVE-STORY DETACHED STRUCTURE WITH A ROOF DECK AND (2) ROOF DECK ACCESS STRUCTURES FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (30 UNITS); SIZE AND LOCATION AS SHOWN ON THE PLAN.

9. MI-2026-002835 1833 S 18TH ST

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: DITCHEY GABRIELLE N
Status: Ready
Related Permit: ZP-2026-004866
Estimated Time: 3:45 PM
Description: PERMIT For the use, Visitor Accommodations, in an existing attached building. No sign on this permit.

10. MI-2026-002852 9300 ASHTON RD

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: HBF PROPERTIES L P
Status: Ready
Related Permit: ZP-2026-004862
Estimated Time: 4:03 PM
Description: Permit for a commercial driving school (Personal services) in an existing structure with other existing uses in the same structure as previously approved.

11. MI-2026-002856 824-26 S 8TH ST

Applicant: RICHARD DEMARCO DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAEER, & TODDY P.C.
Owner of Record: HARVEY PHILIP E
Status: Ready
Related Permit: ZP-2026-002361
Estimated Time: 4:21 PM
Description: PERMIT FOR COMPLETE DEMOLITION OF THE EXISTING STRUCTURE; AND FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH CELLAR AND REAR DECK AT 2ND, 3RD & 4TH FLOOR; AND ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS. USES – FOR VACANT COMMERCIAL (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY) ON FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING SEVEN (7) FAMILY DWELLING UNITS.

12. MI-2026-002888 5911 RIDGE AVE

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: NG21 LP, TNG MUIR LLC
Status: Ready
Related Permit: ZP-2026-004224
Estimated Time: 4:39 PM
Description: SPECIAL EXCEPTION To create three (3) tenant spaces in an existing structure per key plan (For reference only). Tenant Space #1 (includes both first floor and basement) to be used for proposed Medical, Dental and Health Practitioner (Group Medical Practitioner). Tenant Space #2: to be used for Vacant space as per underlying CMX2.5 zoning (separate use registration permit required). Tenant Space #3: to remain as existing sit-down restaurant with accessory take-out as previously approved.

13. MI-2026-002912 1449 N 75TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: MCDANIEL STANLEY A
Status: Ready
Related Permit: ZP-2026-005010
Estimated Time: 5:02 PM
Description: PERMIT for a three (3) family (Multi-family) household living in an existing structure

14. MI-2026-003151 4712 EDMUND ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: GOODY LLC
Status: Ready
Related Permit: ZP-2026-003873
Estimated Time: 5:20 PM
Description: PERMIT FOR THE LEGALIZATION OF A ROLL UP GATE AND MASONRY WALL AT THE FRONT OF A PROPERTY AND LEGALIZATION OF CHAIN-LINK FENCES ON BOTH SIDES OF PROPERTY LINES AND EXISTING TWO STRUCTURES ON THE SAME LOT. SIZE AND LOCATION AS SHOWN ON APPLICATION / PLAN. **NO SIGN AS PART OF THIS APPLICATION** USES: FOR BUSINESS AND PROFESSIONAL OFFICES AND EQUIPMENT AND MATERIALS STORAGE YARDS AND BUILDINGS AND TWO INTERIOR PARKING SPACES INCLUDING ONE ADA SPACE.

15. MI-2026-003245 1516 DICKINSON ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: WILLIS-WYCHE TAMYA
Status: Ready
Related Permit: ZP-2026-004978
Estimated Time: 5:38 PM
Description: PERMIT FOR THE ERECTION OF AN ADDITION AT THE REAR AND ABOVE EXISTING ATTACHED STRUCTURE WITH RECESSED BALCONIES. FOR USE AS MULIT-FAMILY HOUSEHOLD LIVING (THREE (3) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLAN.

16. MI-2026-003334 24-30 BANK ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: SOUTH BANK STREET PROPERTIES LP
Status: Ready
Related Permit: ZP-2026-004114
Estimated Time: 5:56 PM
Description: Permit for the use, Take-Out Restaurant, in an existing building. No sign on this permit.