



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 23, 2026 at 3:30 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 3:30 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

II. SCHEDULED MATTERS

1. MI-2025-007615 3612 N 5TH ST

Applicant: MICHAEL CHOE
Owner of Record: JOHNSON JERENTON
Status: Dismissal Warning
Related Permit: ZP-2025-010782
Estimated Time: Not Scheduled
Description: Permit for propose retail of Consumer Goods, Convenience Sales, Food, Beverages, and Groceries, and Four (4) family household living in an existing structure.

2. MI-2026-003961 6517 RACE ST

Applicant: CLEMENTA AMAZAN DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAEER, & TODDY P.C.
Owner of Record: TMS SQUARE CLUB INC
Status: Continuance Requested
Related Permit: ZP-2025-002015
Estimated Time: Not Scheduled
Description: Request for reconsideration for MI-2025-002377 Permit for uses, 1) Assembly and Entertainment - Event Assembly Facility and 2) Business and Professional (Real Estate Office), in an existing semi-detached structure.

3. MI-2025-002467 5861 WILLOWS AVE

Applicant: ENID BREAKENRIDGE
Owner of Record: BREAKENRIDGE ENID OLIVER, BREAKENRIDGE KENNETH W
Status: Ready
Related Permit: ZP-2025-002143
Estimated Time: 6:14 PM
Description: Permit for a water ice stand (prepared food shop) in an existing structure with other existing uses in the structure as previously approved

4. MI-2025-005346 58 S 2ND ST

Applicant: HAMZA ALAYAYDAH
Owner of Record: RAJA PROPERTIES LLC
Status: Ready
Related Permit: ZP-2025-007498
Estimated Time: 6:32 PM
Description: SPECIAL EXCEPTION For the proposed use, Sit-Down Restaurant, within an existing structure.

5. MI-2026-002255 7352-82 STATE RD

Applicant: QUINZELLE BETHEA EL
Owner of Record: JOSEPH SANDEL LIFE INSURA
Status: Ready
Related Permit: ZP-2026-002790
Estimated Time: 6:50 PM
Description: SPECIAL EXECEPTION, Propose use of personal vehicle repair and maintenance in existing structure.