



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 30, 2026 at 3:30 p.m.

1515 Arch Street, Room 18-002 and [online](#)

The following matters are scheduled to be heard by the Zoning Board of Adjustment on September 30, 2026 at 3:30 p.m. 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.

II. SCHEDULED CASES

1. MI-2024-007246 3043 GERMANTOWN AVE

Applicant: CLAUDETTE PAGE
Owner of Record: PAGE CLAUDETTE R
Status: Dismissal Warning
Related Permit: ZP-2024-010785
Estimated Time: Not Scheduled
Description: PERMIT FOR USE, SINGLE-FAMILY HOUSEHOLD LIVING, IN AN EXISTING ATTACHED STRUCTURE.

2. MI-2025-007892 403 N 41ST ST

Applicant: DONGLEI TIAN
Owner of Record: TIAN DONGLEI
Status: Dismissal Warning
Related Permit: ZP-2025-012397
Estimated Time: Not Scheduled
Description: Permit for visitor accommodations in an existing structure with other existing uses in the structure as previously approved.

3. MI-2025-007961 6058 CASTOR AVE

Applicant: SOBEYDA VELEZ
Owner of Record: CURBIE R L INC, A PENNA CORP
Status: Dismissal Warning
Related Permit: ZP-2025-011058
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Eating and Drinking Establishment - Sit Down Restaurant, within an existing structure.

4. MI-2026-002288 2866 N STILLMAN ST

Applicant: FREDERICK MURRELL
Owner of Record: GREENE TERRELL
Status: No Exhibits
Related Permit: ZP-2026-002193
Estimated Time: Not Scheduled
Description: PERMIT for a two family household living in an exisitng structure.

5. MI-2025-000792 2061 BYBERRY RD

Applicant: SHAWN WARD, ESQ. DBA: LAW OFFICE OF SHAWN D. WARD
Owner of Record: GM BYBERRY LLC
Status: Continuance Requested
Related Permit: ZP-2024-010002
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *PERSONAL VEHICLE REPAIR AND MAINTENANCE* AND *VEHICLE PAINT FINISHING SHOP* IN AN EXISTING STRUCTURE (BUILDING B)