



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for September 30, 2026 at 9:30 a.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 9:30 a.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.

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

3. 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.

4. MI-2026-000809 4112 PECHIN ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: PINE MANAYUNK DEVELOPMENT LLC
Status: Add-On
Related Permit: ZP-2025-011634
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

5. MI-2025-007322 4841 FAIRMOUNT AVE

Applicant: DEVIN UQDAH DBA: LEGIS GROUP, LLC
Owner of Record: MC FADDEN TONY, MC FADDEN EUGENIA
Status: Add-On
Related Permit: ZP-2025-010425
Description: PERMIT For use, Two-Family Household Living, in an existing attached structure.

6. MI-2024-006086 7777 STATE RD

Applicant: RICHARD DEMARCO DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAEER, & TODDY P.C.
Owner of Record: MORRIS IRON & STEEL CO IN
Status: Add-On
Related Permit: ZP-2024-003808
Description: SPECIAL EXCEPTION For use, Parking, Non-Accessory - Surface Parking, on the same lot with all other uses as previously approved.

II. SCHEDULED CASES

1. MI-2025-001315 2704-06 W ALLEGHENY AVE

Applicant: MOHAMED WEDAD
Owner of Record: PHILADELPHIA WEST ALLEGHENY PROPERTIES L
Status: Dismissal Warning
Related Permit: ZP-2025-000673
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *RETAIL SALES OF FOOD BEVERAGES AND GROCERIES* IN AN EXISTING STRUCTURE.

2. MI-2025-004106 5330 N PENN ST

Applicant: MICHAEL LAMBERT
Owner of Record: LAMBERT MICHAEL
Status: Dismissal Warning
Related Permit: ZP-2025-004434
Estimated Time: Not Scheduled
Description: Permit for use, Single-Room Residence, in an existing attached structure.

3. MI-2025-004109 1930 SPARKS ST

Applicant: MICHAEL LAMBERT
Owner of Record: GODS HELP LLC
Status: Dismissal Warning
Related Permit: ZP-2025-003661
Estimated Time: Not Scheduled
Description: Permit for use, Personal Care Home, in an existing attached structure. No sign on this permit.

- 4. MI-2025-004110 2736 N DOVER ST**
- Applicant:** MICHAEL LAMBERT
Owner of Record: LAMBERT MICHAEL
Status: Dismissal Warning
Related Permit: ZP-2025-003663
Estimated Time: Not Scheduled
Description: Special Exception for a personal care home in an existing structure with other existing uses in the structure as previously approved
- 5. MI-2025-004801 3344-52 N 10TH ST**
- Applicant:** YOSEF MEIR
Owner of Record: DY PROPERTIES LLC
Status: Dismissal Warning
Related Permit: ZP-2025-005767
Estimated Time: Not Scheduled
Description: PERMIT For use, Wholesale, Distribution, and Storage Use Category - Equipment and Materials Storage Yards and Buildings, on an existing lot. No sign on this permit.
- 6. MI-2025-007529 6249 HAVERFORD AVE**
- Applicant:** YOUM FESSEHA DBA: MILLENIUM INVESTMENTS LLC
Owner of Record: MILLENNIUM INVESTMENTS LL
Status: Withdrawal Requested
Related Permit: ZP-2025-010876
Estimated Time: Not Scheduled
Description: Permit for a four (4) family (multi-family) household living in an existing structure.
- 7. MI-2026-003446 223 DURAND ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: CLANCY JENNIFER, CLANCY TIMOTHY
Status: Withdrawal Requested
Related Permit: ZP-2026-005083
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A REAR ADDITION ON AN EXISTING SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLANS.
- 8. MI-2025-001198 6610 HASBROOK AVE**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: UNIVERSAL BUILDING AND CO
Status: Missing Exhibits
Related Permit: ZP-2025-000013
Estimated Time: Not Scheduled
Description: Permit for the proposed uses, Personal Vehicle Repair and Maintenance & Vehicle Paint Finishing Shop, within an existing structure.

- 9. MI-2025-006729 4255 MAIN ST**
- Applicant:** ANGELO PARKER
Owner of Record: 4255 MAIN STREET LLC
Status: Dismissal Warning
Related Permit: ZP-2025-008363
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Eating and Drinking Establishment - Smoking Lounge, within an existing structure.
- 10. MI-2026-002283 8036 FRANKFORD AVE**
- Applicant:** ESTHER FONTALUS
Owner of Record: FONTALUS ESTHER
Status: Missing Exhibits
Related Permit: ZP-2026-002781
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *EVENT ASSEMBLY FACILITY* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION.
- 11. MI-2026-003148 4308 FRANKFORD AVE**
- Applicant:** CAROLINA PENA DBA: PARALLEL ARCHITECTURE STUDIO LLC
Owner of Record: KENAN LLC
Status: No Exhibits
Related Permit: ZP-2026-003019
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A VERTICAL ADDITION ON AN EXISTING ATTACHED STRUCTURE TO INCLUDE A ROOF DECK. FOR THE USE AS A MUTLI-FAMILY HOUSEHOLD LIVING (FIVE DWELLING UNITS) AND A VACANT GROUND FLOOR COMMERCIAL SPACE. SIZE AND LOCATION AS SHOWN IN PLANS.
- 12. MI-2026-002172 390 MONASTERY AVE**
- Applicant:** ISAAC SLEPNER DBA: ISAAC F SLEPNER ESQ
Owner of Record: ZAFA & FAISAL, REAL ESTATE INC
Status: Continuance Requested
Related Permit: ZP-2026-002328
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS) IN AN EXISTING ATTACHED STRUCTURE.
- 13. MI-2026-002178 1255 S 22ND ST**
- Applicant:** CAROLINE SHEN
Owner of Record: LEE SHEN CAROLINE
Status: Continuance Requested
Related Permit: ZP-2026-002406
Estimated Time: Not Scheduled
Description: Permit for the erection of an addition to the rear of an existing attached structure. For continued use as single-family household living. Size and location as shown in plans.

14. MI-2026-003331**704 CHRISTIAN ST**

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: GIANNOTTO JEFFREY, LEACH EMMA
Status: Continuance Requested
Related Permit: ZP-2026-003651
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A REAR CARPORT FOR AN EXISTING ATTACHED STRUCTURE TO INCLUDE ONE (1) ACCESSORY COMPACT PARKING SPACE AND A ROOF DECK. FOR THE USE TO REMAIN AS A SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.

15. MI-2026-003332**3331 OAKMONT ST**

Applicant: ALBERTO PEREZ
Owner of Record: URENA ELIEZER A
Status: No Exhibits
Related Permit: ZP-2026-005447
Estimated Time: Not Scheduled
Description: Permit for a three (3) family (multi-family) household living in an existing structure

16. MI-2026-002179**2601 N 12TH ST**

Applicant: MICHAEL MATTIONI DBA: MATTIONI, LTD.
Owner of Record: ALPHA ACQUISITION LLC
Status: Ready
Related Permit: ZP-2026-003439
Estimated Time: 10:00 AM
Description: Permit application is for the erection of an attached structure with roof deck and roof deck access structure. Size and location as shown on plans. For use as two-family household living. Two (2) Use Refusals

17. MI-2025-006455**1251 LEVICK ST**

Applicant: HECTOR TIRADO VALLES
Owner of Record: VALLES HECTOR X TIRADO
Status: Ready
Related Permit: ZP-2025-008859
Estimated Time: 10:18 AM
Description: Permit for the proposed use, Visitor Accommodations, within an existing structure.

18. MI-2026-002284**4063 N 6TH ST**

Applicant: ROSA CRUZ DBA: FRANKFORD BUS CTR & CONTRACTOR
Owner of Record: POUERIET ADA N
Status: Ready
Related Permit: ZP-2026-003105
Estimated Time: 10:36 AM
Description: PERMIT for the proposed uses, Vacant Commercial (use registration required prior to occupancy) and Multi-Family Household Living (three units), within an existing structure.

19. MI-2026-002177**4744-46 N BROAD ST**

Applicant: SAFIYYAH PARK
Owner of Record: CHENS FAMILY INVESTMENT L
Status: Ready
Related Permit: ZP-2026-002878
Estimated Time: 10:54 AM
Description: Permit for the proposed use, Event Assembly Facility, within an existing structure.

20. MI-2026-002180**3954 PARRISH ST**

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: REKR LLC
Status: Ready
Related Permit: ZP-2026-003258
Estimated Time: 11:12 AM
Description: Permit for the erection of an attached building with roof deck and roof deck access structure. Size and location as shown in application/plans. For use as multi-family household living [three (3) dwelling units].

21. MI-2026-002878**317-19 DICKINSON ST**

Applicant: JUSTIN KRIK DBA: ASTOR WEISS KAPLAN & MANDEL, LLP
Owner of Record: 317 DICKINSON LLC
Status: Ready
Related Permit: ZP-2026-003755
Estimated Time: 11:30 AM
Description: PERMIT, For a business and professional office and for a Building services use in an existing structure with other existing uses in the structure as previously approved.