



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 6, 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 October 6, 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.

II. SCHEDULED CASES

1. MI-2025-004680 5830 WHITBY AVE

Applicant: HENRY DORVAL; KENNETH JOHNSON DBA: ARCHITECTURE, URBAN DESIGN, AND POLICY LLC
Owner of Record: DORVAL HENRY
Status: Missing Exhibits
Related Permit: ZP-2025-004215
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A SEMI-DETACHED BUILDING FOR THE USE AS MULTI-FAMILY (4 UNITS) HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON PLANS.

2. MI-2025-003648 1000 N 48TH ST

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record:
Status: Continuance Requested
Related Permit: ZP-2025-000814
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH ROOF DECK AND ROOF DECK ACCESS STRUCTURES (ACCESSORY TO RESIDENTIAL USE). FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (SIXTEEN (16) DWELLING UNITS) AND TWO (2) VACANT COMMERCIAL SPACES. SIZE AND LOCATION AS SHOWN IN PLAN.

3. MI-2026-000272 118 HILLCREST AVE

Applicant: DAWN TANCREDI DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.
Owner of Record: CAMAPLAN ADMINSTRATOR FBO, BLATNEY CHRISTOPHER
Status: Continuance Requested
Related Permit:
Estimated Time: Not Scheduled
Description: Appeal Against L&I for the Issuance of ZP-2021-013581 REMAND OF MI-2022-006535

- 4. MI-2026-002609 3737 N 15TH ST**
- Applicant:** JOSEPH CONSOLE, ESQ.
Owner of Record: RK ACQUISITIONS LLC
Status: Ready
Related Permit: ZP-2026-004428
Estimated Time: 9:30 AM
Description: PERMIT, FOR THE USE, MULTIFAMILY (THREE(3) DWELLING UNITS) HOUSEHOLD LIVING IN AN EXISTING ATTACHED BUILDING.
- 5. MI-2026-001018 148 W SPENCER AVE**
- Applicant:** OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: SEALS LATASCHA
Status: Ready
Related Permit: ZP-2026-001561
Estimated Time: 9:45 AM
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE.
- 6. MI-2025-006975 2015 FRANKFORD AVE**
- Applicant:** RACHAEL PRITZKER, ESQ
Owner of Record: XL2 LLC
Status: Ready
Related Permit: ZP-2025-009099
Estimated Time: 10:00 AM
Description: PERMIT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE SEVEN (7) LOTS INTO TWO (2) LOTS (; SIZE AND LOCATION AS SHOWN ON THE PLAN. ON PARCEL 1, FOR THE ERECTION OF A FOUR-STORY ATTACHED STRUCTURE WITH MULTIPLE ROOF DECKS (RESIDENTIAL USE ONLY) ACCESSED FROM THREE (3) INDIVIDUAL OPEN STAIRWELLS, A ROOF DECK ACCESSED FROM THE THIRD STORY FRONT, FOR USE AS AN OFFICE OF MEDICAL, DENTAL, HEALTH GROUP PRACTITIONER AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A MINIMUM OF 30 FEET AND MULTI-FAMILY (TEN (10) DWELLING UNITS) HOUSEHOLD LIVING; WITH THREE (3) ACCESSORY OFF-STREET PARKING SPACES; INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE. ON PARCEL 2, FOR THE ERECTION OF A FOUR-STORY ATTACHED STRUCTURE WITH MULTIPLE ROOF DECKS (RESIDENTIAL USE ONLY) ACCESSED FROM THREE (3) INDIVIDUAL OPEN STAIRWELLS, A ROOF DECK ACCESSED FROM THE THIRD STORY FRONT, FOR USE AS AN OFFICE OF MEDICAL, DENTAL, HEALTH GROUP PRACTITIONER OR ANY USE ALLOWED IN CMX-2 DISTRICT THAT COMPLIES W/ NCA OVERLAY DISTRICT- NORTH DELAWARE AVENUE AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A MINIMUM OF 30 FEET AND MULTI-FAMILY (TEN (10) DWELLING UNITS) HOUSEHOLD LIVING; WITH TWO (2) ACCESSORY OFF-STREET PARKING SPACES; INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE. SIZE AND LOCATION AS SHOWN ON THE PLAN.

7. MI-2026-000228 610-40 HIGH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: HIGH STREET ASSOCIATES LL
Status: Ready
Related Permit: ZP-2025-008480
Estimated Time: 11:00 AM
Description: Permit for the erection of three detached structures, to include roof decks accessed from the interior (Type A Units only), and 9 interior parking garages (Type D Units only). Site improvements to include surface parking spaces and landscape screening. Size and location per plan. For the proposed use of Multi-Family Household Living (35 units total) with accessory parking (44 spaces total: 35 surface spaces (include 2 accessible) and 9 private garage spaces).