



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 7, 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 7, 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-2026-001455 6930 ARDLEIGH ST

Applicant: CHRISTINA CHRISTOU
Owner of Record: WITH THOUGHT AND CARE LLC
Status: Add-On
Related Permit: ZP-2025-007104
Description: Appeal Against L&I for the Issuance of ZP-2025-007104

2. 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.

3. MI-2026-002064 4917-21 N 6TH ST

Applicant: ANTONIO D HERNANDEZ NUNEZ
Owner of Record: CINTRON MIGUEL PEREZ
Status: Add-On
Related Permit: ZP-2026-001650
Description: PERMIT FOR THE USE * PERSONAL VEHICLE SALES AND RENTALS* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

- 4. MI-2025-000622 6441 N 20TH ST**
- Applicant:** LUIS CASTILLO DBA: LUIS CASTILLO ACCOUNTING & TAX
Owner of Record: JAQUEZ RAMON M
Status: Add-On
Related Permit: ZP-2024-009593
Description: PERMIT FOR A TWO (2) HOUSEHOLD LIVING UNITS ON THE 2ND FLOOR THROUGH 3RD FLOOR AND FOOD, BEVERAGES, AND GROCERIES ON 1ST FLOOR OF AN EXISTING STRUCTURE WITH PREVIOUSLY APPROVED DISPENSING WINDOW FOR RETAIL SALE OF WATER ICE ONLY, AND EXISTING ACCESSORY 6'X5' FLATWALL SIGN ON THE 1ST FLOOR
- 5. MI-2026-002258 549 SELMA ST # A**
- Applicant:** DIMITRI KARTOZIA
Owner of Record: KARTOZIA DIMITRI, PANIASHVILI KHATIA
Status: Add-On
Related Permit: ZP-2026-002865
Description: PERMIT, Proposed garage demolition. For the continued single-family use. Size and location as shown in plans.
- 6. MI-2026-002284 4063 N 6TH ST**
- Applicant:** ROSA CRUZ DBA: FRANKFORD BUS CTR & CONTRACTOR
Owner of Record: POUERIET ADA N
Status: Add-On
Related Permit: ZP-2026-003105
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.
- 7. MI-2026-002180 3954 PARRISH ST**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: REKR LLC
Status: Add-On
Related Permit: ZP-2026-003258
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].
- 8. MI-2025-006455 1251 LEVICK ST**
- Applicant:** HECTOR TIRADO VALLES
Owner of Record: VALLES HECTOR X TIRADO
Status: Add-On
Related Permit: ZP-2025-008859
Description: Permit for the proposed use, Visitor Accommodations, within an existing structure.

II. SCHEDULED CASES

1. MI-2026-002363 2817 W ALLEGHENY AVE

Applicant: JERMAINE HARRIS DBA: JERMAINE HARRIS, ESQUIRE
Owner of Record: DORSEY DARELL
Status: No Exhibits
Related Permit: ZP-2026-003374
Estimated Time: Not Scheduled
Description: PERMIT, For the proposed use, Two-Family Household Living, within an existing structure.

2. MI-2026-002471 2407 N BANCROFT ST

Applicant: TERRELL PARLIN
Owner of Record: SMITH RASHEEDAH, PARLIN TERRELL
Status: No Exhibits
Related Permit: ZP-2026-002660
Estimated Time: Not Scheduled
Description: SPECIAL EXCEPTION, Residential home care facility number of people is 4 (personal care home) in an existing structure.

3. MI-2025-004033 1608-14 WALNUT ST

Applicant: EILEEN QUIGLEY DBA: BALLARD SPAHR, LLP
Owner of Record:
Status: Withdrawal Requested
Related Permit: ZP-2025-004340
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Moving and Storage Facilities, within an existing structure.

4. MI-2026-000549 7343 LIMEKILN PIKE

Applicant: ENESE RICHARDSON ; MECOL HONORE
Owner of Record: RICHARDSON ANTHONY, HONORE SANDY
Status: Continuance Requested
Related Permit:
Estimated Time: Not Scheduled
Description: PERMIT FOR USE OF ONE (1) ACCESSORY SURFACE PARKING SPACE, ACCESSED FROM THE FRONT (LIMEKILN PK), FOR A SINGLE-FAMILY DWELLING WITHIN AN EXISTING SEMI-DETACHED STRUCTURE, SIZE AND LOCATION AS SHOWN ON PLAN/APPLICATION; NO CHANGE IN HEIGHT OR AREA OF EXISTING BUILDING.

5. MI-2026-002365 2644 N 22ND ST

Applicant: JERMAINE HARRIS DBA: JERMAINE HARRIS, ESQUIRE
Owner of Record: CONSTRUCTION CONSTRUCTION LLC
Status: Continuance Requested
Related Permit: ZP-2026-004192
Estimated Time: Not Scheduled
Description: PERMIT, For a Hair salon (personal services) use in the first floor front with continued two family use in the upper floor

- 6. MI-2026-002463 1325 W LIPPINCOTT ST**
- Applicant:** IBI REYES
Owner of Record: COLON OLGA I
Status: Ready
Related Permit: ZP-2026-002067
Estimated Time: 10:00 AM
Description: PERMIT FOR THE ERECTION OF A REAR ADDITION TO AN EXISTING ATTACHED STRUCTURE. NO CHANGE IN EXISTING HOUSEHOLD LIVING SINGLE-FAMILY USE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS
- 7. MI-2025-004101 5944 CALLOWHILL ST**
- Applicant:** ERICA TAYLOR DBA: (TAYLOR'S CARE)
Owner of Record: TAYLOR ERICA
Status: Ready
Related Permit: ZP-2025-004272
Estimated Time: 10:18 AM
Description: Permit for the proposed use, Child Care Center, within an existing structure.
- 8. MI-2026-002282 2208 N 29TH ST**
- Applicant:** RAJAA LEBON DBA: THE PERMIT PRO
Owner of Record: MACONPROSPERITY LLC
Status: Ready
Related Permit: ZP-2026-002261
Estimated Time: 10:36 AM
Description: PERMIT, For a three (3) family (multi-family) household living in an existing structure.
- 9. MI-2026-002352 2523 W LEHIGH AVE**
- Applicant:** ELIJAH JOHNSON
Owner of Record: 2523 ENT LIMITED
Status: Ready
Related Permit: ZP-2026-003194
Estimated Time: 10:54 AM
Description: PERMIT for a two (2) family household living in an existing structure.
- 10. MI-2026-002367 6219 HAVERFORD AVE**
- Applicant:** TERRANCE HILL
Owner of Record: HILL ENTERPRISE LLC
Status: Ready
Related Permit: ZP-2026-003383
Estimated Time: 11:12 AM
Description: SPECIAL EXCEPTION, FOR THE USE *GROUP LIVING- PERSONAL CARE HOME* IN AN EXISTING ATTACHED STRUCTURE.

11. MI-2026-002311**1439 N HOWARD ST**

Applicant: CHRISTOPHER DEAN, ESQ
Owner of Record: FRANKIEMARCO LLC
Status: Ready
Related Permit: ZP-2026-002999
Estimated Time: 11:30 AM
Description: PERMIT, For subdivision of existing parcel 1439 N Howard Street into two parcels - Parcel A and Parcel B, per Subdivision Plan and Legal descriptions.

12. MI-2026-002323**1733 W BUTLER ST**

Applicant: SHERMAN TOPPIN DBA: TOPPIN LAW PC
Owner of Record: BRIQ HOUSE LLC
Status: Ready
Related Permit: ZP-2026-002300
Estimated Time: 11:48 AM
Description: PERMIT, For a three (3) family (multi-family) household living in an existing structure

13. MI-2026-002415**7029 SPRAGUE ST**

Applicant: VERN ANASTASIO
Owner of Record: REAL CROWD HOME LLC
Status: Ready
Related Permit: ZP-2025-011439
Estimated Time: 12:06 PM
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO PARCELS (PARCEL A & PARCEL B) FROM ONE EXISTING LOT (7029 SPRAGUE ST). FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE TO INCLUDE A ROOF DECK, ROOF DECK ACCESS STRUCTURE AND ONE (1) ACCESSORY OFF STREET INTERIOR PARKING SPACE, ON EACH CREATED PARCEL. FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING ON EACH CREATED PARCEL. SIZE AND LOCATION AS SHOWN IN PLANS.

14. MI-2026-002416**2426 WATERLOO ST**

Applicant: VERN ANASTASIO
Owner of Record: 2429 N MASCHER LLC
Status: Ready
Related Permit: ZP-2026-001738
Estimated Time: 12:24 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED NEW STRUCTURE WITH A CELLAR AND AN ACCESSORY ROOF DECK (FOR RESIDENTIAL USE ONLY) WITH ROOF ACCESS STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLAN. USE: FOR HOUSEHOLD LIVING TWO (2) FAMILY DWELLING UNITS.

15. MI-2026-002485**1505 W GIRARD AVE**

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: 1505 W GIRARD AVENUE LLC
Status: Ready
Related Permit: ZP-2026-003366
Estimated Time: 12:42 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED BUILDING TO INCLUDE ROOF DECK, TWO (2) ROOF DECK ACCESS STRUCTURES, AND EIGHT (8) ACCESSORY CLASS IA BICYCLE PARKING

SPACES . FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (8 DWELLING UNITS). SIZE AND LOCATION AS SHOWN ON PLANS.