



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 7, 2026 at 2:00 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 October 7, 2026 at 2:00 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.

I. HELD MATTERS AND ADD-ONS

1. MI-2026-002245 3916 BROWN ST

Applicant: MICHAEL MATTIONI DBA: MATTIONI, LTD.
Owner of Record: ALPHA ACQUISITIONS LLC
Status: Add-On
Related Permit: ZP-2026-003542
Description: PERMIT, For the erection of an attached structure with a roof deck and access structure. Proposed three (3) family dwelling. Size and location as shown in plans.

2. MI-2026-002987 200 MONASTERY AVE

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RAMOS ALEX
Status: Add-On
Related Permit: ZP-2026-001717
Description: PERMIT For the erection of a semi-detached structure. For use as Single-Family Household Living. Size and location as shown on plans.

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

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

II. SCHEDULED CASES

1. MI-2026-001104 1510 S LAMBERT ST

Applicant: SAM OLSEN
Owner of Record: CLARK HAYES
Status: Dismissal Warning
Related Permit: ZP-2026-001215
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE, VISITOR ACCOMMODATIONS, IN AN EXISTING ATTACHED BUILDING.

2. MI-2023-002105 5627-41 HEGERMAN ST

Applicant: SHAWN WARD DBA: LAW OFFICES OF SHAWN D. WARD
Owner of Record: BRIONNAHOLDINGS LLC
Status: Continuance Requested
Related Permit: ZP-2023-002954
Estimated Time: Not Scheduled
Description: Permit for an equipment and Material Storage Yard in an existing vacant lot.

3. MI-2026-003464 18 W EVERGREEN AVE

Applicant: MATTHEW MILLAN
Owner of Record: JAIN PROPERTY HOLDINGS LLC
Status: Continuance Requested
Related Permit: ZP-2026-004169
Estimated Time: Not Scheduled
Description: PERMIT for the partial demolition of the existing structure, and the complete demolition of the existing detached accessory structure. For the erection of an addition onto the existing detached structure. Size and location per plan. For the proposed use of Group Medical Practitioner on the first floor level. No change the existing Single-Family Household Living on the second and third floors.

4. MI-2026-003522 2808-12 ALMOND ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: STRAZNIK BELLA M, FRANKLIN CHRISTOPHER E
Status: Continuance Requested
Related Permit: ZP-2026-005176
Estimated Time: Not Scheduled
Description: PERMIT for the creation of a Unity of Use to create one (1) lot for zoning purposes (2808-12 Almond St) with respective covenants, agreements and easements to be recorded by deed to bind current and future owners of the contiguous two (2) parcels (2808-12 Almond St and 2814 Almond St) to preserve the unity of use and the legality of the entire project that stems from single zoning lot treatment. Prior to issuance of building permits and/or certification of occupancy, proof recordation of easements, agreements and restrictive covenants must be supplied. Size and location as shown on plans/application. For legalization of a gate and fence, and the creation of a surface parking space that is accessory to the existing Single-Family Dwelling. Size and location per plans.

- 5. MI-2026-003402 3901 BROWN ST**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: REKR LLC
Status: Ready
Related Permit: ZP-2026-006185
Estimated Time: 2:15 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A ROOF DECK, TWO (2) ROOF DECK ACCESS STRUCTURES, AND TWO (2) REAR DECKS. FOR THE USE AS A MULTI-FAMILY HOUSEHOLD LIVING (SIX (6) DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.
- 6. MI-2026-003456 1678 N 54TH ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RILEY DENISE LLC
Status: Ready
Related Permit: ZP-2026-005865
Estimated Time: 2:33 PM
Description: PERMIT for the erection of an attached structure with two (2) roof deck and roof deck access structure. For use as multi-family household living [four (4) dwelling units]. Size and location as shown on plans.
- 7. MI-2026-003460 3807 CAMBRIDGE ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RILEY DENISE LLC
Status: Ready
Related Permit: ZP-2026-005049
Estimated Time: 2:51 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH PORCH, BALCONY, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE. FOR USE AS TWO-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLAN.
- 8. MI-2026-003614 746 S 6TH ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: 746 6TH & FISH LLC
Status: Ready
Related Permit: ZP-2026-006119
Estimated Time: 3:09 PM
Description: PERMIT FOR THE USE *RETAIL SALES: FOOD, BEVERAGES, AND GROCERIES* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.
- 9. MI-2026-003619 337 N FRONT ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: GEIGER CARL
Status: Ready
Related Permit: ZP-2026-006311
Estimated Time: 3:27 PM
Description: Permit for a four (4) family (multi-family) household living in an existing structure.

10. MI-2026-003482**5416 RISING SUN AVE**

Applicant: ALGEN HOLDING COMPANY
Owner of Record: ALGEN HOLDING COMPANY
Status: Ready
Related Permit: ZP-2026-004049
Estimated Time: 3:45 PM
Description: PERMIT For the proposed use, Event Assembly Facility, within an existing structure.

11. MI-2026-003665**808 CHESTNUT ST**

Applicant: ALBERT ZHENG DBA: JIN & L, INC
Owner of Record: 808 CHESTNUT STREET PARTNERS LLC
Status: Ready
Related Permit: ZP-2026-004599
Estimated Time: 4:03 PM
Description: SPECIAL EXCEPTION FOR THE USE *EATING AND DRINKING ESTABLISHMENT: SIT-DOWN RESTAURANT* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

12. MI-2026-003685**1254 N MYRTLEWOOD ST**

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: MULLIN MICHAEL, MULLIN KATIE
Status: Ready
Related Permit: ZP-2026-003569
Estimated Time: 4:21 PM
Description: Permit for the erection of an attached structure with a roof deck and access structure. For use as single family household living. Size and location as shown in plans.