



CITY OF PHILADELPHIA  
ZONING BOARD OF ADJUSTMENT

## Meeting Agenda for October 7, 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 October 7, 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](mailto:RCOZBA@phila.gov).

### II. SCHEDULED CASES

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**1. MI-2026-002393      2190 BENNETT RD**

**Applicant:** ZHEN H JIN, ESQ.  
**Owner of Record:** PENNSYLVANIA DIALOGUE FOR  
**Status:** Continuance Requested  
**Related Permit:** ZP-2026-003219  
**Estimated Time:** Not Scheduled  
**Description:** PERMIT FOR THE USE \*EVENT ASSEMBLY FACILITY\* AND \*RELIGIOUS ASSEMBLY\* IN AN EXISTING DETACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

**2. MI-2026-002461      1015 E LUZERNE ST**

**Applicant:** MARA FERRER  
**Owner of Record:** ROSA JOSE R, ESPINAL MARIA J  
**Status:** Continuance Requested  
**Related Permit:** ZP-2026-002498  
**Estimated Time:** Not Scheduled  
**Description:** SPECIAL EXCEPTION FOR THE USE \*GROUP DAYCARE\* IN AN EXISTING SEMI-DETACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

**3. MI-2026-002381      1243 S 8TH ST**

**Applicant:** ROGER PERRY, ESQ.  
**Owner of Record:** CATHERINE LE  
**Status:** Ready  
**Related Permit:** ZP-2026-003189  
**Estimated Time:** 4:39 PM  
**Description:** PERMIT for the proposed use, Multi-Family Household Living (three units), within an existing structure.

**4. MI-2026-002388      544 E GIRARD AVE**

**Applicant:** KEITH RODEMER  
**Owner of Record:** 221 EAST GIRARD LLC  
**Status:** Ready  
**Related Permit:** ZP-2026-000362  
**Estimated Time:** 5:02 PM  
**Description:** SPECIAL EXCEPTION for the proposed use, Eating and Drinking Establishment - Prepared Food Shop, within an existing structure.

**5. MI-2026-002425      191 W ROOSEVELT BLVD**

**Applicant:** JENNIFER A. BAZYDLO, ESQUIRE  
**Owner of Record:** ROOSEVELT INVESTMENT LLC  
**Status:** Ready  
**Related Permit:** ZP-2026-003435  
**Estimated Time:** 5:20 PM  
**Description:** PERMIT for the proposed use, Commissaries and Catering Services, within an existing structure. No change to previously approved uses.