



CITY OF PHILADELPHIA  
ZONING BOARD OF ADJUSTMENT

## Meeting Agenda for October 14, 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 14, 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](mailto:RCOZBA@phila.gov).

### I. HELD MATTERS AND ADD-ONS

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**1. MI-2025-007690      3301 GRANSBACK ST**

**Applicant:** DARLENE THREATT DBA: DARLENE THREATT ESQ & ASSOCIATES LLC  
**Owner of Record:** CORDERO CRISTIAN  
**Status:** Add-On  
**Related Permit:** ZP-2025-010019  
**Description:** FOR THE ERECTION OF AN ATTACHED BUILDING. FOR USE AS SINGLE-FAMILY HOUSEHOLD-LIVING WITH ACCESSORY USES OF HOME-OFFICE AND PRIVATE RESIDENCE GARAGE FOR STORAGE (NO PARKING). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

**2. 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.

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

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

**4. 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:** Add-On  
**Related Permit:** ZP-2026-003366  
**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.

**5.                                      2030 W ONTARIO ST**

**Applicant:** CANDIS PRESSLEY  
**Owner of Record:** SPILLER TYRONE JR  
**Status:** Add-On  
**Related Permit:** ZP-2026-007594  
**Description:** New construction 19 units

## **II. SCHEDULED CASES**

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**1. MI-2026-002135      854 CORINTHIAN AVE**

**Applicant:** CHRIS FISHER ; SARA POCHEDLY DBA: TONER ARCHITECTURE, INC.  
**Owner of Record:** FISHER CHRISTOPHER, FISHER JENNIFER  
**Status:** No Exhibits  
**Related Permit:** ZP-2026-002168  
**Estimated Time:** Not Scheduled  
**Description:** PERIT FOR THE ERECTION OF A ROOF DECK, ROOF ACCESS STRUCTURE, AND SOLAR COLLECTOR ABOVE AN EXISTING ATTACHED SINGLE-FAMILY STRUCTURE. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.

**2. MI-2026-002593      5024 C ST**

**Applicant:** CUONG LUONG  
**Owner of Record:** LUONG CUONG Q  
**Status:** No Exhibits  
**Related Permit:** ZP-2026-004378  
**Estimated Time:** Not Scheduled  
**Description:** For a two (2) family household living in an existing structure.

**3. MI-2026-000258      459 E WALNUT LN**

**Applicant:** Keasha Hanton  
**Owner of Record:** Keasha Hanton  
**Status:** No Exhibits  
**Related Permit:** Hearing / Appeal 21390  
**Estimated Time:** Not Scheduled  
**Description:** PERMIT FOR A BEAUTY SALON AND BEAUTY SCHOOL (PERSONAL SERVICE) AND RETAIL SALE OF BEAUTY PRODUCTS (RETAIL SALE OF CONSUMER GOODS) IN BASEMENT WITH EXISTING SINGLE FAMILY DWELLING ABOVE IN AN EXISTING STRUCTURE CREATES A CONDITION OF MULTIPLE MAIN USES ON A LOT.

- 4. MI-2026-002639      6402 WOODLAND AVE**
- Applicant:** QUANG LOI  
**Owner of Record:** LOI QUANG, PHAM HOA THI  
**Status:** Continuance Requested  
**Related Permit:** ZP-2026-003587  
**Estimated Time:** Not Scheduled  
**Description:** SPECIAL EXCEPTION for the use, Body Art Service, in an existing attached building. No sign on this permit.
- 5. 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.
- 6. MI-2026-002447      1606 W TIOGA ST**
- Applicant:** VICTORIA ALEXANDER  
**Owner of Record:** ALEXANDER VICTORIA LYNN  
**Status:** Withdrawal Requested  
**Related Permit:** ZP-2026-003248  
**Estimated Time:** Not Scheduled  
**Description:** SPECIAL EXCEPTION For group living in an existing structure.
- 7. MI-2026-002514      4401 SILVERWOOD ST**
- Applicant:** JOHN HUNTER  
**Owner of Record:** HUNTER JOHN  
**Status:** Ready  
**Related Permit:** ZP-2026-001440  
**Estimated Time:** 10:00 AM  
**Description:** PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A SECOND FLOOR BALCONY AND ONE (1) ACCESSORY OFF STREET SURFACE PARKING SPACE. FOR THE USE AS A SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.
- 8. MI-2026-002534      4403 SILVERWOOD ST**
- Applicant:** JOHN HUNTER  
**Owner of Record:** HUNTER JOHN  
**Status:** Ready  
**Related Permit:** ZP-2026-001441  
**Estimated Time:** 10:18 AM  
**Description:** PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A SECOND FLOOR BALCONY AND ONE (1) ACCESSORY OFF STREET INTERIOR PARKING SPACE. FOR THE USE AS A SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLANS.

**9. MI-2025-007219****828 BROOKLYN ST**

**Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC  
**Owner of Record:** FOAC INVESTMENT HOLDINGS LLC  
**Status:** Ready  
**Related Permit:** ZP-2025-008342  
**Estimated Time:** 10:36 AM  
**Description:** PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A CELLAR. SIZE AND LOCATION AS SHOWN IN PLAN. FOR USE AS TWO-FAMILY HOUSEHOLD LIVING

**10. MI-2026-002563****164 E STAFFORD ST**

**Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC  
**Owner of Record:** DEPENDABLE RE LLC  
**Status:** Ready  
**Related Permit:** ZP-2025-011573  
**Estimated Time:** 10:54 AM  
**Description:** PERMIT Application is for a lot adjustment (consolidation) to create one (1) lot [Parcel "A"] from four (4) existing lots [164, 166, 168, & 172 E Stafford St] and legalization of the erection of fences. Sizes and locations as shown on plans. For a change in use from single-family household living with accessory private residence parking garage to Equipment and Materials Storage Yard and Building, Commercial Vehicle Repair and Maintenance, and Business and Professional Office uses. Four (4) Use Refusals Three (3) Zoning Refusals

**11. MI-2026-001087****1635 CHURCH LN**

**Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.  
**Owner of Record:** GERMANTOWN ACQUISITION LL  
**Status:** Ready  
**Related Permit:** ZP-2026-000787  
**Estimated Time:** 11:12 AM  
**Description:** PERMIT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE THREE (3) LOTS (PREMISES A: 1631 CHURCH LANE), (PREMISES B: 1633 CHURCH LANE), (PREMISES C: 1635 CHURCH LANE) INTO A SINGLE LOT (LOT A); SIZE AND LOCATION AS SHOWN ON THE PLAN. FOR THE ERECTION OF A DETACHED FOUR (4) STORY STRUCTURE WITH A ROOF HATCH, GUARDRAIL, AND A MECHANICAL TOWER AS PER SECTION 14-701(6) OF THE PHILADELPHIA ZONING CODE; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING FORTY-TWO (42) DWELLING UNITS; TO INCLUDE OPEN-AIR COVERED ACCESSORY PARKING AT THE GROUND FLOOR WITH TWENTY-ONE (21) ACCESSORY PARKING SPACES, INCLUDING ONE (1) ADA-ACCESSIBLE PARKING SPACE AND ONE (1) ELECTRIC VEHICLE (EV) PARKING SPACE; AND FOURTEEN (14) ACCESSORY CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

**12. MI-2026-002494****6410-14 W GIRARD AVE**

**Applicant:** ZHEN JIN, ESQ  
**Owner of Record:** JIANG LIN JUN, JIANG WAYNE  
**Status:** Ready  
**Related Permit:** ZP-2026-003238  
**Estimated Time:** 11:30 AM  
**Description:** PERMIT FOR THE USE \*MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS)\* IN AN EXISTING STRUCTURE.

**13. MI-2026-002520****3698 KENSINGTON AVE**

**Applicant:** ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.  
**Owner of Record:** ASIS 3698 LLC  
**Status:** Ready  
**Related Permit:** ZP-2026-003604  
**Estimated Time:** 11:48 AM  
**Description:** PERMIT, FOR THE USE \*PERSONAL VEHICLE SALES AND RENTAL\* & \*PERSONAL VEHICLE REPAIR AND MAINTENANCE\* IN AN EXISTING DETACHED STRUCTURE.

**14. MI-2026-002513****5851 WARRINGTON AVE**

**Applicant:** LISA CAPLE  
**Owner of Record:** DAVIS LISA A  
**Status:** Ready  
**Related Permit:** ZP-2026-003986  
**Estimated Time:** 12:06 PM  
**Description:** SPECIAL EXCEPTION For the proposed use, Personal Care Home, within an existing structure.

**15. MI-2026-002595****2153 N 8TH ST**

**Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP  
**Owner of Record:** DEER JOHN A  
**Status:** Ready  
**Related Permit:** ZP-2026-002950  
**Estimated Time:** 12:24 PM  
**Description:** PERMIT, For the erection of an attached structure with roof deck and roof deck access structure. For use as Multi-Family Household Living [three (3) dwelling units]. Size and location as shown on plans.

**16. MI-2026-002652****5821 WAYNE AVE**

**Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP  
**Owner of Record:** MASLENNIKOV SERGEY  
**Status:** Ready  
**Related Permit:** ZP-2026-004218  
**Estimated Time:** 12:42 PM  
**Description:** PERMIT for the erection of an attached structure. Proposed use is a commercial space at basement and ground level & Single family dwelling on second floor. Size and location as shown in plans.