



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 14, 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 14, 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-2026-003150 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Add-On
Related Permit: ZP-2026-003818
Description: No change to existing take out restaurant use. PERMIT for complete demolition of all existing structures and the erection of a new take-out restaurant (McDonalds' - same use as is existing) with drive thru service lanes and 16 accessory parking spaces (including 1 ADA space) with landscaping and new structures all as per submitted plans. Existing Free-Standing Sign to remain. Other accessory signs to be submitted on separate zoning application.

2. MI-2026-003576 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Add-On
Related Permit: ZP-2026-005242
Description: PERMIT FOR THE ERECTION OF (31) NEW SIGNS (4 MENU BOARD SIGNS, (2) 10 S/F & (2) 20 S/F TOTAL 60 S/F), (3 CLEARANCE SIGNS, (1) 3.1 S/F & (1) 1.2 S/F TOTAL 5.5 SF), (1 PROJECTING SIGN NON-ILLUMINATED 2.2 S/F), (18 DIRECTIONAL SIGNS TOTAL 50.7 S/F), (5 WALL SIGNS (2) 32.8 S/F ILLUMINATED & (3) 14 S/F ILLUMINATED, WITH EXISTING SIGNS AS PREVIOUSLY APPROVED FOR A PROPOSED TAKE OUT RESTAURANT; SIZE AND LOCATION AS PER APPLICATION/PLAN.

3. MI-2026-003404 7601-51 LINDBERGH BLVD

Applicant: RONALD PATTERSON DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: RS REALTY PARTNERS L P, OAKFORD REALTY LLC
Status: Add-On
Related Permit: ZP-2026-003221
Description: SPECIAL EXCEPTION FOR THE USE *VEHICLE EQUIPMENT AND SUPPLIES SALES AND RENTALS* IN AN EXISTING STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

II. SCHEDULED CASES

- 1. MI-2026-003684 4094 OLIVE ST**

Applicant:	REDON VELIU DBA: PNR GENERAL CONTRACTOR LLC
Owner of Record:	VELIU REDON, VELIU PETRIT
Status:	No Exhibits
Related Permit:	ZP-2026-002502
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE ERECTION OF A REAR ADDITION ON AN EXISTING ATTACHED STRUCTURE. FOR THE USE AS A MULTI-FAMILY HOUSEHOLD LIVING (THREE DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.

- 2. MI-2024-006090 2038 HAINES ST**

Applicant:	JENNIFER BAZYDLO
Owner of Record:	VMSPA LLC
Status:	Missing Exhibits
Related Permit:	ZP-2024-004340
Estimated Time:	Not Scheduled
Description:	PERMIT For the proposed use, Trucking and Transportation Terminal, within the existing structure and lot.

- 3. MI-2025-007533 7000 CASTOR AVE**

Applicant:	HENRY CLINTON, ESQ. DBA: ECKERT SEAMANS CHERIN & MELLOTT, LLC
Owner of Record:	MIRROW JERALD E TR
Status:	Dismissal Warning
Related Permit:	ZP-2025-010745
Estimated Time:	Not Scheduled
Description:	PERMIT FOR THE ERECTION OF A 2ND STORY ADDITION TO AN EXISTING SEMI-DETACHED STRUCTURE. SIZE AND LOCATION AS SHOWN IN PLANS. FOR THE CREATION OF TWO (2) COMMERCIAL SPACES FROM ONE EXISTING COMMERCIAL SPACE AT THE FIRST STORY. ONE SPACE TO REMAIN VACANT (SEPARATE USE PERMIT REQUIRED) AND ONE SPACE FOR USE AS A BUSINESS AND PROFESSIONAL OFFICE. FOR USE OF THE 2ND STORY AS A TWO-FAMILY HOUSEHOLD LIVING. NO CHANGE TO EXISTING SURFACE PARKING LOT ACCESSORY TO COMMERCIAL USES.

- 4. MI-2026-002112 4058 W GIRARD AVE**

Applicant:	JOSEPH VACCARO, ESQ.
Owner of Record:	JOSE VARGAS PROPERTIES INC
Status:	Ready
Related Permit:	ZP-2026-002135
Estimated Time:	2:15 PM
Description:	Special Exception for an eating and drinking establishment - takeout restaurant in an existing structure with other existing uses in the structure as previously approved.

- 5. MI-2026-003679 16 SNYDER AVE**
- Applicant:** RONALD PATTERSON DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: INOLEX CHEMICAL CO
Status: Ready
Related Permit: ZP-2026-005082
Estimated Time: 2:33 PM
Description: Permit for erection of three (3) freestanding double-face accessory sign.
- 6. MI-2026-003735 230 LEVERINGTON AVE T-I-536090**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:
Status: Ready
Related Permit: ZP-2026-001233
Estimated Time: 2:51 PM
Description: Permit for the erection of an attached structure, to include a roof deck and pilot house, and one accessory off-street parking space accessed from the primary street. Size and location per plan. For the use as Single Family Household Living.
- 7. MI-2026-003758 230 LEVERINGTON AVE T-E-536090**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:
Status: Ready
Related Permit: ZP-2026-000853
Estimated Time: 3:09 PM
Description: PERMIT For the erection of an attached structure, to include a roof deck and roof access structure. Accessory parking to be accessed via a new curb cut at the primary street frontage. For the proposed use of Single Family Household Living with two accessory off-street parking spaces.
- 8. MI-2026-003794 230 LEVERINGTON AVE T-J-536090**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:
Status: Ready
Related Permit: ZP-2026-001232
Estimated Time: 3:27 PM
Description: Permit for the erection of an attached structure, to include a roof deck and pilot house, and one accessory off-street parking space accessed from the primary street. Size and location per plan. For the use as Single Family Household Living.
- 9. MI-2026-003736 2119 SAINT ALBANS ST**
- Applicant:** DAVID ORPHANIDES, ESQ. DBA: ORPHANIDES LAW
Owner of Record: CHARLES ROBERT S, CHARLES ALLISON K
Status: Ready
Related Permit: ZP-2026-006281
Estimated Time: 3:45 PM
Description: Permit for the erection of an addition to an existing attached structure with a roof deck and access point. For continued single family use. Size and location as shown in plans.

10. MI-2026-003791**1311-13 IRVING ST**

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: IRVING STREET LLC
Status: Ready
Related Permit: ZP-2026-006250
Estimated Time: 4:03 PM
Description: Permit for creation of one (1) accessory interior parking space and erection of a roof deck to the existing attached structure. For use as Single-Family household living. Size and location as shown on plans.

11. MI-2026-003877**6901 WOODLAND AVE**

Applicant: DENNIS LEE DBA: THE CONSULTING GROUP, LLC.
Owner of Record: 6901 WOODLAND TIC LLC
Status: Ready
Related Permit: ZP-2026-006594
Estimated Time: 4:21 PM
Description: SPECIAL EXCEPTION FOR THE USE *EDUCATIONAL FACILITIES* IN AN EXISTING STRUCTURE WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

12. MI-2026-004174**1221 W WINGOHOCKING ST**

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: REDUCED PRICE REAL ESTATE LLC
Status: Ready
Related Permit: ZP-2026-007018
Estimated Time: 4:39 PM
Description: PERMIT For the erection of an attached structure. For use as Multi-Family Household Living [five (5) dwelling units]. Size and location as shown on plans.

13. MI-2026-004175**2230 SPRUCE ST**

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: CENTRA ASSOCIATES LP
Status: Ready
Related Permit: ZP-2026-007612
Estimated Time: 5:02 PM
Description: PERMIT For a Take-out restaurant on a portion of the first floor of an existing structure with other existing uses in the structure as previously approved.

14. MI-2026-004461**149 WRIGHT ST**

Applicant: ERIC BODZIN, ESQ. DBA: BLANK ROME LLP
Owner of Record: KORY & ALEK L P
Status: Ready
Related Permit: ZP-2026-002282
Estimated Time: 5:20 PM
Description: Permit for the erection of a detached structure for planned unit development. Each unit is to include an interior parking space, and a roof deck with a pilot house. Size and locations per plan. For the proposed use of Multi-Family Household Living (ten units) with accessory parking (one per unit).