



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 21, 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 21, 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.

II. SCHEDULED CASES

1. MI-2025-002762 6001 DREXEL RD

Applicant: WILLIAM JOLLY
Owner of Record: JOLLY WILLIAM
Status: Continuance Requested
Related Permit: ZP-2025-002443
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A VERTICAL ADDITION ON AN EXISTING DETACHED STRUCTURE. FOR THE USE AS A MULTI-FAMILY HOUSEHOLD LIVING (THREE DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.

2. MI-2026-002809 649 E ALLEGHENY AVE

Applicant: LEONOR GARCIA
Owner of Record: CABRERA LEONOR GARCIA
Status: Missing Exhibits
Related Permit: ZP-2025-011622
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* & *OFFICE- BUSINESS AND PROFESSIONAL* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

3. MI-2026-002815 2312 S 12TH ST

Applicant: RICHARD VAN DEUSEN DBA: OCF REALTY, LLC
Owner of Record: NESTICO MARIANNA
Status: No Exhibits
Related Permit: ZP-2026-004474
Estimated Time: Not Scheduled
Description: PERMIT For the proposed use, Two-Family Household Living (basement and second floors), within an existing structure. No change to the previously approved use on the first floor level (Group Child Care).

4. MI-2026-002867 263 W RITTENHOUSE ST

Applicant: MICHAEL EGNAL
Owner of Record: WEBSTER JENNIFER A
Status: Missing Exhibits
Related Permit: ZP-2026-004748
Estimated Time: Not Scheduled
Description: PERMIT, For the proposed use, Multi-Family Household Living (4 dwelling units), within an existing structure.

5. MI-2026-002770 2046-50 E LEHIGH AVE

Applicant: DUVANEE LOUIZAIRE
Owner of Record: FRANKFORD LEHIGH OZ LLC
Status: Ready
Related Permit: ZP-2026-003556
Estimated Time: 5:38 PM
Description: SPECIAL EXCEPTION for the proposed use, Animal Services, within an existing structure.

6. MI-2026-002811 419 W GRANGE AVE

Applicant: DARLENE THREATT
Owner of Record: PALAGO LLC
Status: Ready
Related Permit: ZP-2026-003293
Estimated Time: 5:56 PM
Description: PERMIT For the use, Group Child Care, in an existing semi-detached building. No sign on this permit.

7. MI-2026-002844 1801-03 N 19TH ST

Applicant: EILEEN QUIGLEY DBA: BALLARD SPAHR, LLP
Owner of Record: HABITAT FOR HUMANITY, OF GREATER PHILA
Status: Ready
Related Permit: ZP-2025-012774
Estimated Time: 6:14 PM
Description: PERMIT FOR THE LOT LINE ADJUSTMENT TO CREATE NINE (9) LOTS (PROPOSED PARCELS A-I) FROM ONE (1) EXISTING LOT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS. FOR THE ERECTION OF EIGHT (8) ATTACHED STRUCTURES ON PROPOSED PARCELS A-H AND ONE (1) SEMI-DETACHED STRUCTURE ON PROPOSED PARCEL I. FOR USE AS PROFESSIONAL OFFICES ON THE FIRST FLOOR AND MULTI-FAMILY HOUSEHOLD LIVING CONTAINING FIVE (5) DWELLING UNITS ABOVE ON PROPOSED PARCEL I AND TWO-FAMILY HOUSEHOLD LIVING ON PARCELS A-H. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS.