



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 21, 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 21, 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.

I. HELD MATTERS AND ADD-ONS

1. MI-2024-006086 7777 STATE RD

Applicant: RICHARD DEMARCO DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAEER, & TODDY P.C.
Owner of Record: MORRIS IRON & STEEL CO IN
Status: Add-On
Related Permit: ZP-2024-003808
Description: SPECIAL EXCEPTION For use, Parking, Non-Accessory - Surface Parking, on the same lot with all other uses as previously approved.

2. MI-2026-002258 549 SELMA ST # A

Applicant: DIMITRI KARTOZIA
Owner of Record: KARTOZIA DIMITRI, PANIASHVILI KHATIA
Status: Add-On
Related Permit: ZP-2026-002865
Description: PERMIT, Proposed garage demolition. For the continued single-family use. Size and location as shown in plans.

3. MI-2026-000228 610-40 HIGH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: HIGH STREET ASSOCIATES LL
Status: Add-On
Related Permit: ZP-2025-008480
Description: Permit for the erection of three detached structures, to include roof decks accessed from the interior (Type A Units only), and 9 interior parking garages (Type D Units only). Site improvements to include surface parking spaces and landscape screening. Size and location per plan. For the proposed use of Multi-Family Household Living (35 units total) with accessory parking (44 spaces total: 35 surface spaces (include 2 accessible) and 9 private garage spaces).

- 4. MI-2026-002415 7029 SPRAGUE ST**
- Applicant:** VERN ANASTASIO
Owner of Record: REAL CROWD HOME LLC
Status: Add-On
Related Permit: ZP-2025-011439
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO PARCELS (PARCEL A & PARCEL B) FROM ONE EXISTING LOT (7029 SPRAGUE ST). FOR THE ERECTION OF A SEMI-DETACHED STRUCTURE TO INCLUDE A ROOF DECK, ROOF DECK ACCESS STRUCTURE AND ONE (1) ACCESSORY OFF STREET INTERIOR PARKING SPACE, ON EACH CREATED PARCEL. FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING ON EACH CREATED PARCEL. SIZE AND LOCATION AS SHOWN IN PLANS.
- 5. MI-2025-007219 828 BROOKLYN ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: FOAC INVESTMENT HOLDINGS LLC
Status: Add-On
Related Permit: ZP-2025-008342
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
- 6. MI-2026-002652 5821 WAYNE AVE**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: MASLENNIKOV SERGEY
Status: Add-On
Related Permit: ZP-2026-004218
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.

II. SCHEDULED CASES

- 1. MI-2025-007519 11080 KNIGHTS RD**
- Applicant:** BRIA KENNEDY DBA: THE PERMIT HAUS LLC
Owner of Record: MUSLIM SOCIETY OF DELAWARE VALLEY
Status: Continuance Requested
Related Permit: ZP-2025-011426
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF AN ADDITION TO AN EXISTING DETACHED BUILDING FOR THE USE OF RELIGIOUS ASSEMBLY. SIZE AND LOCATION AS SHOWN ON PLANS.
- 2. MI-2026-002608 1804 S 13TH ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: MILES SONIA R A
Status: Missing Exhibits
Related Permit: ZP-2025-011438
Estimated Time: Not Scheduled
Description: PERMIT, For the use, Multifamily (Three(3) Dwelling Units) Household Living in an existing attached building.

- 3. MI-2026-002689 1935 S 3RD ST**
- Applicant:** JACK REIMER
Owner of Record: REIMER JOHN
Status: Continuance Requested
Related Permit: ZP-2026-002953
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *COMMISSARIES AND CATERING SERVICES* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.
- 4. MI-2026-002693 2102 N 20TH ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: 2102-2104 N 20TH STREET LLC
Status: Missing Exhibits
Related Permit: ZP-2026-002444
Estimated Time: Not Scheduled
Description: PERMIT New construction of a three story multi-family structure. With three residential units and roof deck proposed.
- 5. MI-2026-002694 2104 N 20TH ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: 2102-2104 N 20TH STREET LLC
Status: Missing Exhibits
Related Permit: ZP-2026-002445
Estimated Time: Not Scheduled
Description: PERMIT three story structure with three residential units with a roof deck
- 6. MI-2026-002713 101 E PASTORIUS ST**
- Applicant:** WILLIAM FORD
Owner of Record: FORD WILLIAM L
Status: Missing Exhibits
Related Permit: ZP-2026-003751
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS)* IN AN EXISTING ATTACHED STRUCTURE.
- 7. MI-2026-002744 7241 COTTAGE ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: GIL JOSHUA
Status: No Exhibits
Related Permit: ZP-2026-003459
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE.

- 8. MI-2026-002688 1903 S 7TH ST**
- Applicant:** JOSEPH CONSOLE, ESQ.
Owner of Record: TOP PHEARAK
Status: Ready
Related Permit: ZP-2026-004807
Estimated Time: 10:00 AM
Description: PERMIT For the use, Personal Services, on the first floor in the same building with all other uses as previously approved. No sign on this permit.
- 9. MI-2026-002772 4861 N HOWARD ST**
- Applicant:** DAVID GARCIA-VILLARREAL
Owner of Record: LORA DEIVY ECHAUTEGUI
Status: Ready
Related Permit: ZP-2026-003349
Estimated Time: 10:18 AM
Description: PERMIT FOR THE ERECTION OF AN ADDITION ON AN EXISTING ATTACHED STRUCTURE. FOR THE USE AS A SINGLE FAMILY HOUSEHOLD LIVING, TAKE-OUT RESTAURANT, AND RETAIL SALES OF FOOD, BEVERAGES AND GROCERIES. SIZE AND LOCATION AS SHOWN IN PLANS.
- 10. MI-2026-001675 1925 E ONTARIO ST**
- Applicant:** CHARLES ALLEN
Owner of Record: ALLEN CHARLES
Status: Ready
Related Permit: ZP-2026-002463
Estimated Time: 10:36 AM
Description: PERMIT For a two family household living in an existing structure
- 11. MI-2026-002659 601 E ANNSBURY ST**
- Applicant:** DIANNA PEREZ/WILLIAM SOTO
Owner of Record: PEREZ DIANNE
Status: Ready
Related Permit: ZP-2026-001599
Estimated Time: 10:54 AM
Description: PERMIT FOR THE ERECTION OF REAR DECK ADDITIONS TO AN EXISTING SEMI-DETACHED STRUCTURE TO INCLUDE ADDITION OF ONE (1) ACCESSORY OFF-STREET PARKING SPACE. NO CHANGE TO EXISTING HOUSEHOLD LIVING SINGLE-FAMILY USE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS
- 12. MI-2026-000339 3710 WALLACE ST**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: OWNER P LLC
Status: Ready
Related Permit: ZP-2025-004218
Estimated Time: 11:12 AM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND A ROOF DECK ACCESS STRUCTURE. FRONT BALCONY ACCESSED FROM THE SECOND FLOOR LEVEL TO BE PROVIDED. SIZE AND LOCATION AS SHOWN ON THE PLAN. FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING FOR FOUR (4) DWELLING UNITS.

13. MI-2026-002881**7372-78 HENRY AVE**

Applicant: CARRIE NASE-POUST DBA: FOX ROTHSCHILD, LLP.
Owner of Record: 7372 HENRY LLC
Status: Ready
Related Permit: ZP-2026-001531
Estimated Time: 11:30 AM
Description: PERMIT FOR THE ERECTION OF TWENTY (20) THREE-STORY DETACHED STRUCTURES ON A SINGLE LOT; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL OF FORTY (40) DWELLING UNITS), WITH TWO (2) INTERIOR OFF-STREET PARKING SPACES PER DWELLING UNIT (TOTAL OF EIGHTY (80) PARKING SPACES) ON THE LOT; SIZE AND LOCATION AS SHOWN ON THE PLANS.

14. MI-2026-003464**18 W EVERGREEN AVE**

Applicant: ADAM E. LAVER, ESQ.
Owner of Record: JAIN PROPERTY HOLDINGS LLC
Status: Ready
Related Permit: ZP-2026-004169
Estimated Time: 11:48 AM
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.

15. MI-2025-004410**500 W DUNCANNON AVE**

Applicant: SONJA DRUMMOND
Owner of Record: DRUMMOND SONJA N
Status: Ready
Related Permit: ZP-2025-005770
Estimated Time: 12:06 PM
Description: Permit For use, Two-Family Household Living, in an existing semi-detached structure.

16. MI-2026-002716**3539-45 N 8TH ST**

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: INGENITO PROPERTIES LLC
Status: Ready
Related Permit: ZP-2026-003631
Estimated Time: 12:24 PM
Description: PERMIT, For the proposed use, Junk and Salvage Yards and Buildings. See ZP-2021-006625, MI-2021-003205 Granted 12/22/2021 For the use as Junk and Salvage Yards and Buildings. With Proviso: Temporary variance to expire on 1-01-2027.