



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 21, 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 21, 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-2026-002245 3916 BROWN ST

Applicant: MICHAEL MATTIONI DBA: MATTIONI, LTD.
Owner of Record: ALPHA ACQUISITIONS LLC
Status: Add-On
Related Permit: ZP-2026-003542
Description: PERMIT, For the erection of an attached structure with a roof deck and access structure. Proposed three (3) family dwelling. Size and location as shown in plans.

2. MI-2025-007410 310 MOORE ST

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: NEW KIANG REALTY LLC
Status: Add-On
Related Permit: ZP-2025-010810
Description: PERMIT for second story addition to an existing attach corner structure to use as Personal service (GYM) one the 1st floor and multi-family (4 units) on the second floor.

3. MI-2026-003791 1311-13 IRVING ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: IRVING STREET LLC
Status: Add-On
Related Permit: ZP-2026-006250
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.

- 4. MI-2026-004175 2230 SPRUCE ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: CENTRA ASSOCIATES LP
Status: Add-On
Related Permit: ZP-2026-007612
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.
- 5. MI-2026-000449 1233 S 58TH ST**
- Applicant:** DAVID ORPHANIDES
Owner of Record: HERBERT J NEWSOME
Status: Add-On
Related Permit: ZP-2025-011913
Description: PERMIT FOR USE, MULTIFAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING, IN AN EXISTING ATTACHED STRUCTURE.

II. SCHEDULED CASES

- 1. MI-2026-002452 3017 GERMANTOWN AVE**
- Applicant:** VERN ANASTASIO
Owner of Record: JNH HOMES LLC
Status: Missing Exhibits
Related Permit: ZP-2026-003326
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *VACANT COMMERCIAL SPACE* & *MULTI-FAMILY HOUSEHOLD LIVING (6 UNITS)* IN AN EXISTING STRUCTURE. NO SIGN ON THIS APPLICATION.
- 2. MI-2026-003894 7511-15 LORETTO AVE**
- Applicant:** KAYSOR KHAN
Owner of Record: AMAN ENTERPRISES LLC
Status: No Exhibits
Related Permit: ZP-2026-003653
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A WALKOUT ROOF DECK ON SECOND FLOOR LEVEL. NO CHANGE TO EXISTING HOUSEHOLD LIVING SINGLE-FAMILY USE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS
- 3. MI-2026-001075 1134 SANSOM ST**
- Applicant:** DANIEL NICKERSON
Owner of Record:
Status: Ready
Related Permit: ZP-2025-010287
Estimated Time: 2:15 PM
Description: Permit For the installation of a statically illuminated single-faced flat wall sign and a double-faced statically illuminated projecting sign. sizes and locations as shown on the plan.

- 4. MI-2026-003714 5100 LANCASTER AVE T-A-515833**
- Applicant:** MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:
Status: Ready
Related Permit: ZP-2026-004947
Estimated Time: 2:33 PM
Description: PERMIT On the same lot as an existing detached structure: For the erection of an attached structure, to include a residential roof deck with pilot houses, off-street loading, and class 1a bicycle parking. Size and location per plan. For the proposed uses of Vacant Commercial on the first floor (use registration required prior to occupancy), and Multi-Family Household Living (45 dwelling units) with one off-street loading space and 15 Class 1a bicycle parking spaces.
- 5. MI-2026-003763 1000 RITNER ST**
- Applicant:** GINA ROMANO
Owner of Record: TAN KACEY K
Status: Ready
Related Permit: ZP-2026-006657
Estimated Time: 2:51 PM
Description: PERMIT FOR THE PARTIAL DEMOLITION AND NEW CONSTRUCTION OF A TWO-STORY STRUCTURE FOR USE AS ANIMAL SERVICES; SIZE AND LOCATION AS SHOWN ON THE PLAN.
- 6. MI-2026-003771 1013 MIFFLIN ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: DONATO SUSAN
Status: Ready
Related Permit: ZP-2026-007006
Estimated Time: 3:09 PM
Description: PERMIT For a two family household living in an existing structure
- 7. MI-2026-003882 3725 N 16TH ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.;
Owner of Record: PHILADELPHIA LAND & BUILD
Status: Ready
Related Permit: ZP-2026-007004
Estimated Time: 3:27 PM
Description: PERMIT For the use, Two-Family Household Living, in an existing attached building.
- 8. MI-2026-003945 1221 PINE ST**
- Applicant:** ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: 1221 PINE 1 LLC
Status: Ready
Related Permit: ZP-2026-007115
Estimated Time: 3:45 PM
Description: Profit for the use, Public, Civil, and Institutional - Library Cultural Exhibits (Art Gallery), on the first-floor of an existing attached single-family dwelling. No sign on this permit. *Existing decks to remain for residential use only*

9. MI-2026-004015**7811 FRANKFORD AVE**

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: IGLESIA CRISTIANA FUENTE
Status: Ready
Related Permit: ZP-2026-007313
Estimated Time: 4:03 PM
Description: PERMIT For the continuation of a temporary variance for the use of Medical Dental and Health Practitioner (Solo Practitioner). No change to other previously approved uses. See ZP-2023-003610, MI-2023-002463 Granted 11/29/2023: For the use of Medical Dental and Health Practitioner (Solo Practitioner). With Proviso: (1) Temporary variance expiring 12/1/26. (2) Use (sole medical practitioner) limited to ultrasound testing.

10. MI-2026-003774**5255 UMBRIA ST**

Applicant: WILLIAM J. O'BRIEN II
Owner of Record: FULGINITTE ANTHONY R JR
Status: Ready
Related Permit: ZP-2026-005423
Estimated Time: 4:21 PM
Description: PERMIT FOR THE ERECTION OF A DETACHED STRUCTURE. FOR THE USE AS WHOLESALE, DISTRIBUTION, AND STORAGE - EQUIPMENT & MATERIAL STORAGE YARD & BUILDING. SIZE AND LOCATION AS SHOWN IN PLANS.

11. MI-2026-003802**100 RITNER ST**

Applicant: RONALD PATTERSON DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: JCD 100 LLC
Status: Ready
Related Permit: ZP-2026-005820
Estimated Time: 4:39 PM
Description: Permit for the use, Two-Family Household Living, in an existing attached building.

12. MI-2026-003885**205-15 CUTHBERT ST # C1**

Applicant: SHAWN D. WARD
Owner of Record: KHAN MOIN U
Status: Ready
Related Permit: ZP-2026-006922
Estimated Time: 5:02 PM
Description: PERMIT For the uses, Eating & Drinking Establishments - Sit Down Restaurant and Eating & Drinking Establishments - Take-Out Restaurant, in an existing attached building. No sign on this permit.

13. MI-2026-003960**7200 STATE RD**

Applicant: STEPHANIE BOGGS-MAGAGNA ESQ DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: LEES DAVID, LEES JOSEPH
Status: Ready
Related Permit: ZP-2026-006522
Estimated Time: 5:20 PM
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CONSOLIDATE THREE (3) EXISTING DEEDED LOTS (200 STATE ROAD, 4953 WELLINGTON STREET, AND 7210R STATE ROAD), ASSOCIATED WITH TWO (2) OPA ACCOUNTS (OPA #651314805 AND OPA #651017500), INTO ONE LOT

(PARCEL "A"). FOR THE LEGALIZATION OF MULTI-FAMILY (THREE (3) DWELLING UNITS) HOUSEHOLD LIVING WITHIN AN EXISTING THREE-STORY STRUCTURE (BUILDING #1); FOR THE CONTINUED USE OF AN EXISTING PERSONAL VEHICLE REPAIR AND MAINTENANCE FACILITY WITHIN BUILDING #2; AND FOR THE LEGALIZATION OF PERSONAL VEHICLE REPAIR AND MAINTENANCE WITHIN BUILDINGS #3 AND #4; WITH SIXTEEN (16) ACCESSORY SURFACE PARKING SPACES; SIZE AND LOCATION AS SHOWN ON THE PLAN.