



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Disposition Report for October 21, 2026

This is a summary of dispositions rendered on October 21, 2026. This report is provided as a courtesy. You must wait for the formal Notice of Decision to obtain a permit or contest an action of the Board. If you have questions about the information in this report, please contact the Board office at (215) 686-2429 or RCOZBA@phila.gov.

9:30 a.m. Add-Ons

7777 STATE RD (MI-2024-006086) — Held (Vote: 10/28/26 9:30 a.m.)

828 BROOKLYN ST (MI-2025-007219) — Granted

610-40 HIGH ST (MI-2026-000228) — Held (Vote: 10/28/26 9:30 a.m.)

549 SELMA ST (MI-2026-002258) — Held (Vote: 11/04/26 9:30 a.m.)

7029 SPRAGUE ST (MI-2026-002415) — Granted

5821 WAYNE AVE (MI-2026-002652) — Granted

9:30 a.m. Scheduled Cases

11080 KNIGHTS RD (MI-2025-007519) — Continued (Next hearing: 02/17/27 9:30 a.m.)

1804 S 13TH ST (MI-2026-002608) — Continued (Next hearing: 02/17/27 9:30 a.m.)

1935 S 3RD ST (MI-2026-002689) — Continued (Next hearing: 02/17/27 9:30 a.m.)

2102 N 20TH ST (MI-2026-002693) — Continued (Next hearing: 02/17/27 9:30 a.m.)

2104 N 20TH ST (MI-2026-002694) — Continued (Next hearing: 02/17/27 9:30 a.m.)

101 E PASTORIUS ST (MI-2026-002713) — Continued (Next hearing: 02/17/27 9:30 a.m.)

7241 COTTAGE ST (MI-2026-002744) — Continued (Next hearing: 02/17/27 9:30 a.m.)

1903 S 7TH ST (MI-2026-002688) — Granted w Proviso

4861 N HOWARD ST (MI-2026-002772) — To Be Resumed (Next hearing: 02/02/27 9:30 a.m.)

1925 E ONTARIO ST (MI-2026-001675) — Granted w Proviso

601 E ANNSBURY ST (MI-2026-002659) — Held (Vote: 11/04/26 9:30 a.m.)

3710 WALLACE ST (MI-2026-000339) — Granted w Proviso

7372-78 HENRY AVE (MI-2026-002881) — Held (Vote: 11/04/26 9:30 a.m.)

18 W EVERGREEN AVE (MI-2026-003464) — Held (Vote: 11/04/26 9:30 a.m.)

500 W DUNCANNON AVE (MI-2025-004410) — Granted

3539-45 N 8TH ST (MI-2026-002716) — Granted w Proviso

2:00 p.m. Add-Ons

3916 BROWN ST (MI-2026-002245) — Granted w Proviso

310 MOORE ST (MI-2025-007410) — Held (Vote: 11/04/26 2:00 p.m.)

1311-13 IRVING ST (MI-2026-003791) — **Granted**
2230 SPRUCE ST (MI-2026-004175) — **Granted w Proviso**
1233 S 58TH ST (MI-2026-000449) — **No to Reconsideration**

2:00 p.m. Scheduled Cases

3017 GERMANTOWN AVE (MI-2026-002452) — **Continued** (Next hearing: 01/06/27 2:00 p.m.)
7511-15 LORETTO AVE (MI-2026-003894) — **Continued MBH** (Next hearing: 01/06/27 2:00 p.m.)
1134 SANSOM ST (MI-2026-001075) — **Continued** (Next hearing: 01/06/27 2:00 p.m.)
5100 LANCASTER AVE (MI-2026-003714) — **Held** (Vote: 11/04/26 2:00 p.m.)
1000 RITNER ST (MI-2026-003763) — **Held** (Vote: 10/28/26 2:00 p.m.)
1013 MIFFLIN ST (MI-2026-003771) — **Granted**
3725 N 16TH ST (MI-2026-003882) — **Held** (Vote: 10/28/26 2:00 p.m.)
1221 PINE ST (MI-2026-003945) — **Granted w Proviso**
7811 FRANKFORD AVE (MI-2026-004015) — **Granted w Proviso**
5255 UMBRIA ST (MI-2026-003774) — **Granted**
100 RITNER ST (MI-2026-003802) — **Granted**
205-15 CUTHBERT ST (MI-2026-003885) — **Granted w Proviso**
7200 STATE RD (MI-2026-003960) — **Granted**

3:30 p.m. Scheduled Cases

6001 DREXEL RD (MI-2025-002762) — **Continued** (Next hearing: 02/17/27 3:30 p.m.)
649 E ALLEGHENY AVE (MI-2026-002809) — **Continued** (Next hearing: 02/17/27 3:30 p.m.)
2312 S 12TH ST (MI-2026-002815) — **Continued MBH** (Next hearing: 02/17/27 3:30 p.m.)
263 W RITTENHOUSE ST (MI-2026-002867) — **Continued** (Next hearing: 11/04/26 9:30 a.m.)
2046-50 E LEHIGH AVE (MI-2026-002770) — **Granted w Proviso**
419 W GRANGE AVE (MI-2026-002811) — **Granted w Proviso**
1801-03 N 19TH ST (MI-2026-002844) — **Granted**