



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 28, 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 28, 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-2026-003117 3517 FRANKFORD AVE

Applicant: JOSE VARGAS
Owner of Record: VARGAS JOSE L, VARGAS MABEL D
Status: No Exhibits
Related Permit: ZP-2026-004361
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *EATING AND DRINKING ESTABLISHMENT: SIT-DOWN RESTAURANT* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

2. MI-2026-003118 7488 OXFORD AVE

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: SHAY-MARTIN ANNE D
Status: Withdrawal Requested
Related Permit: ZP-2026-003490
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING DETACHED STRUCTURE.

3. MI-2026-003625 3416 N MARSHALL ST

Applicant: TRENA CLARKE
Owner of Record: FRED LEONI
Status: Missing Exhibits
Related Permit: ZP-2026-006216
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *TWO-FAMILY HOUSEHOLD LIVING* IN AN EXISTING ATTACHED STRUCTURE.

4. MI-2026-003073**6029 TORRESDALE AVE**

Applicant: BETTY MON DBA: MON & ASSOCIATES CONSULTING LLC
Owner of Record: 701 WAYNE LLC
Status: Ready
Related Permit: ZP-2026-003682
Estimated Time: 5:56 PM
Description: PERMIT Proposed change of use for 2nd floor to include office, storage, locker room, & restroom accessory to existing adult cabaret (expansion of existing adult cabaret use (adult oriented services) to the 2nd floor of an existing structure) with other existing uses in the structure as previously approved.