



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 28, 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 28, 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-2026-003736 2119 SAINT ALBANS ST

Applicant: DAVID ORPHANIDES, ESQ. DBA: ORPHANIDES LAW
Owner of Record: CHARLES ROBERT S, CHARLES ALLISON K
Status: Add-On
Related Permit: ZP-2026-006281
Description: Permit for the erection of an addition to an existing attached structure with a roof deck and access point. For continued single family use. Size and location as shown in plans.

2. MI-2026-004461 149 WRIGHT ST

Applicant: ERIC BODZIN, ESQ. DBA: BLANK ROME LLP
Owner of Record: KORY & ALEK L P
Status: Add-On
Related Permit: ZP-2026-002282
Description: Permit for the erection of a detached structure for planned unit development. Each unit is to include an interior parking space, and a roof deck with a pilot house. Size and locations per plan. For the proposed use of Multi-Family Household Living (ten units) with accessory parking (one per unit).

3. MI-2026-003763 1000 RITNER ST

Applicant: GINA ROMANO
Owner of Record: TAN KACEY K
Status: Add-On
Related Permit: ZP-2026-006657
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.

4. MI-2026-003882 3725 N 16TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.;
Owner of Record: PHILADELPHIA LAND & BUILD
Status: Add-On
Related Permit: ZP-2026-007004
Description: PERMIT For the use, Two-Family Household Living, in an existing attached building.

5. MI-2026-000862 3456 ROSEHILL ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: GONZALEZ JULIO
Status: Add-On
Related Permit: ZP-2026-000079
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE. FOR USE AS A SINGLE-FAMILY HOUSEHOLD LIVING. FOR THE REMOVAL OF ONE ACCESSORY INTERIOR OFF STREET PARKING SPACE. SIZE AND LOCATION AS SHOWN IN PLANS.

II. SCHEDULED CASES

1. MI-2026-004041 6103 LANSLOWNE AVE

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: 6103 LANSLOWNE PROPERTY LLC
Status: Withdrawal Requested
Related Permit: ZP-2026-007053
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Two-Family Household Living, within an existing structure.

2. MI-2026-004502 1233-35 HAMILTON ST

Applicant: ALEXANDRA GULIEVA
Owner of Record: SH 1233-35 HAMILTON ST LLC
Status: Ready
Related Permit:
Estimated Time: 2:15 PM
Description: Permit for the proposed use, Personal Services, on the first and second floor levels of an existing attached structure. No change to the Single-Family Dwelling on the third-floor level.

3. MI-2026-004032 4133 W GIRARD AVE

Applicant: ANDRE DUNBAR; JONES ALFRED
Owner of Record: JONES ALFRED, DUNBAR ANDRE
Status: Ready
Related Permit: ZP-2026-006927
Estimated Time: 2:33 PM
Description: Permit for a three (3) family (multi-family) household living in an existing structure

4. MI-2026-003522 2808-12 ALMOND ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: STRAZNIK BELLA M, FRANKLIN CHRISTOPHER E
Status: Ready
Related Permit: ZP-2026-005176
Estimated Time: 2:51 PM
Description: PERMIT for the creation of a Unity of Use to create one (1) lot for zoning purposes (2808-12 Almond St) with respective covenants, agreements and easements to be recorded by deed to bind current and future owners of the contiguous two (2) parcels (2808-12 Almond St and 2814 Almond St) to preserve the unity of use and the legality of the entire project that stems from single zoning lot treatment. Prior to issuance of building permits and/or certification of occupancy, proof recordation of easements, agreements and restrictive covenants must be supplied. Size and location as shown on plans/application. For legalization of a gate and fence, and the creation of a surface parking space that is accessory to the existing Single-Family Dwelling. Size and location per plans.

5. MI-2026-003792 148 N 2ND ST

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: URBAN FUND INC
Status: Ready
Related Permit: ZP-2026-000121
Estimated Time: 3:09 PM
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE THREE (3) PARCELS (PARCEL A, PARCEL B & PARCEL C) FROM FIVE (5) EXISTING LOTS (148 N 2ND ST, 150 N 2ND ST, 152 N 2ND ST, 154 N 2ND ST & 156 N 2ND ST). FOR THE ERECTION OF A VERTICAL ADDITION ON AN EXISTING ATTACHED STRUCTURE, FOR THE USE AS TWO FAMILY HOUSEHOLD LIVING WITH A VACANT GROUND FLOOR COMMERCIAL SPACE ON PARCEL A. EXISTING ATTACHED STRUCTURE FOR THE USE AS SINGLE FAMILY HOUSEHOLD LIVING WITH A VACANT GROUND FLOOR COMMERCIAL SPACE ON PARCEL B. FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE TWO (2) ROOF DECKS, ONE (1) ROOF DECK ACCESS STRUCTURE, FOURTEEN (14) ACCESSORY OFF STREET PARKING SPACES INCLUDING ONE (1) ACCESSIBLE PARKING SPACE AND FIFTEEN (15) CLASS 1A BICYCLE PARKING SPACES, FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (FOURTY-THREE (43) DWELLING UNITS) AND A VACANT GROUND FLOOR COMMERCIAL SPACE ON PARCEL C. SIZE AND LOCATION AS SHOWN IN PLANS.

6. MI-2026-003820 10650 BUSTLETON AVE

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: ARC CBPHLPA004 LLC
Status: Ready
Related Permit: ZP-2026-005317
Estimated Time: 3:27 PM
Description: PERMIT For the replacement of one (1) statically-illuminated freestanding sign. Sign and location as shown on plans.

7. MI-2026-003842 1550 N 26TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RIDER MAT
Status: Ready
Related Permit: ZP-2026-005710
Estimated Time: 3:45 PM
Description: PERMIT For the erection of an attached structure with basement for use as Two-Family household living. Size and location as shown on plans.

8. MI-2026-004010 2013 E ORLEANS ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: FOCUSED CONSTRUCTION LLC
Status: Ready
Related Permit: ZP-2026-007394
Estimated Time: 4:03 PM
Description: Permit for a two family household living in an existing structure.

9. MI-2026-003997 3200 RED LION RD

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record: ACADEMY PLAZA L L C 1
Status: Ready
Related Permit: ZP-2026-006692
Estimated Time: 4:21 PM
Description: SPECIAL EXCEPTION FOR THE USE *EATING AND DRINKING ESTABLISHMENT: TAKE-OUT RESTAURANT* IN AN EXISTING STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

10. MI-2026-003998 1101-33 S 9TH ST

Applicant: EILEEN QUIGLEY DBA: BALLARD SPAHR, LLP
Owner of Record: ECU STEWART LLC
Status: Ready
Related Permit: ZP-2026-004939
Estimated Time: 4:39 PM
Description: PERMIT FOR THE ERECTION OF ONE (1) STORY STRUCTURE WITH A ROOF DECK (FOR COMMERCIAL USE) ACCESSED BY A ROOF ACCESS STRUCTURE INCLUDING AN ELEVATOR PENTHOUSE. FOR FIFTEEN (15) MULTIPLE USES CONSISTING OF: SIX (6) RETAIL SALES USE (INCLUDING BUILDING SUPPLIES AND EQUIPMENT; CONSUMER GOODS; FOOD, BEVERAGES, AND GROCERIES; PETS AND PET SUPPLIES; SUNDRIES, PHARMACEUTICALS, AND CONVENIENCE SALES; AND WEARING APPAREL AND ACCESSORIES); SIX (6) COMMERCIAL SERVICES USE (INCLUDING PREPARED FOOD SHOP, TAKE-OUT RESTAURANT, AND SIT-DOWN RESTAURANT, BUSINESS SUPPORT, FINANCIAL SERVICES, AND PERSONAL SERVICES); AND THREE (3) OFFICE USE (INCLUDING BUSINESS AND PROFESSIONAL OFFICE, SOLE OR GROUP MEDICAL/DENTAL/HEALTH PRACTITIONER), WITH FOUR (4) CLASS 1A BICYCLE PARKING SPACES; AND FOR THE ERECTION OF ONE (1) ACCESSORY STATICALLY ILLUMINATED ROOF SIGN: 30' W X 10' H). SIZE AND LOCATION AS SHOWN ON THE PLAN.

11. MI-2026-004145**6745-95 NEW STATE RD**

Applicant: DANIEL L. MITA, ESQUIRE
Owner of Record: DISSTON PRECISION INC
Status: Ready
Related Permit: ZP-2026-006926
Estimated Time: 5:02 PM
Description: SPECIAL EXCEPTION For the proposed use of Junk and Salvage Yards and Buildings.

12. MI-2026-004197**5728 FLORENCE AVE**

Applicant: JOSEPH CONSOLE, ESQ.
Owner of Record: TOMPKINS WAYNE TARIK
Status: Ready
Related Permit: ZP-2026-007389
Estimated Time: 5:20 PM
Description: Permit for the proposed use, Two-Family Household Living, within an existing structure.

13. MI-2026-004845**1330 WALNUT ST**

Applicant: ANDREA SALOMON
Owner of Record: 1330 WALNUT STREET PARTNE
Status: Ready
Related Permit: ZP-2026-008097
Estimated Time: 5:38 PM
Description: SPECIAL EXCEPTION For the proposed use, Sit-Down Restaurant, within an existing structure.
No change to the previously approved Assembly and Entertainment use.