



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 28, 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 28, 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-2026-000228 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).

3. MI-2025-007690 3301 GRANSBACK ST

Applicant: DARLENE THREATT DBA: DARLENE THREATT ESQ & ASSOCIATES LLC
Owner of Record: CORDERO CRISTIAN
Status: Add-On
Related Permit: ZP-2025-010019
Description: FOR THE ERECTION OF AN ATTACHED BUILDING. FOR USE AS SINGLE-FAMILY HOUSEHOLD-LIVING WITH ACCESSORY USES OF HOME-OFFICE AND PRIVATE RESIDENCE GARAGE FOR STORAGE (NO PARKING). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

4. MI-2026-002563 164 E STAFFORD ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: DEPENDABLE RE LLC
Status: Add-On
Related Permit: ZP-2025-011573
Description: PERMIT Application is for a lot adjustment (consolidation) to create one (1) lot [Parcel "A"] from four (4) existing lots [164, 166, 168, & 172 E Stafford St] and legalization of the erection of fences. Sizes and locations as shown on plans. For a change in use from single-family household living with accessory private residence parking garage to Equipment and Materials Storage Yard and Building, Commercial Vehicle Repair and Maintenance, and Business and Professional Office uses. Four (4) Use Refusals Three (3) Zoning Refusals

II. SCHEDULED CASES

1. MI-2026-002893 2208 S BROAD ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: TING AND TING 2208 REALTY
Status: Continuance Requested
Related Permit: ZP-2026-003458
Estimated Time: Not Scheduled
Description: PERMIT For the uses, Visitor Accommodations and Multifamily (Three (3) Dwelling Units) Household Living, in an existing attached building.

2. MI-2026-002972 7218 EDMUND ST

Applicant: OSCAR VENTURA PENALO DBA: GOLDBRICKS INVESTMENT LLC
Owner of Record: PENALO OSCAR V VENTURA
Status: No Exhibits
Related Permit: ZP-2025-011928
Estimated Time: Not Scheduled
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE THREE LOTS (LOT 1, LOT 2 & LOT 3) FROM ONE EXISTING LOT (7218 EDMUND ST). FOR THE ERECTION OF TWO ATTACHED STRUCTURES TO INCLUDE A ROOF DECK AND ROOF DECK ACCESS STRUCTURE ON EACH STRUCTURE. FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (THREE DWELLING UNITS) ON LOT 1 AND LOT 2. EXISTING SEMI-DETACHED STRUCTURE FOR THE USE AS TWO-FAMILY HOUSEHOLD LIVING TO REMAIN ON LOT 3. SIZE AND LOCATION AS SHOWN IN PLANS.

3. MI-2026-002983 4900 PRINCETON AVE

Applicant: FRANCIS CUTHBERTSON DBA: CKG ARCHITECTURAL STUDIO
Owner of Record: GYPSY AND THE GENTLEMAN LLC
Status: Missing Exhibits
Related Permit: ZP-2026-001268
Estimated Time: Not Scheduled
Description: PERMIT FOR THE INSTALLATION OF ONE (1) NON-ILLUMINATED WALL SIGN. FOR USE AS OFFICE- BUSINESS AND PROFESSIONAL. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

- 4. MI-2026-003007 1426 WOLF ST**
- Applicant:** EMILIO DI GREGORIO
Owner of Record: GATTA ANTONIO
Status: No Exhibits
Related Permit: ZP-2026-004498
Estimated Time: Not Scheduled
Description: SPECIAL EXCEPTION FOR THE USE, FRATERNAL ORGANIZATION, IN THE SAME EXISTING ATTACHED BUILDING WITH ALL RESIDENTIAL USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS PERMIT. MUST BE IN A COMPLETELY ENCLOSED DETACHED BUILDING PURSUANT TO SECTION 14-602(3)(A)[2]
- 5. MI-2026-003070 2851 DISSTON ST**
- Applicant:** KEVIN L. VALENTINE, ESQUIRE
Owner of Record: CIE PROPERTIES LLC
Status: Withdrawal Requested
Related Permit: ZP-2026-004277
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS)* IN AN EXISTING STRUCTURE.
- 6. MI-2026-003333 1864-66 FRANKFORD AVE**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: MONT-ALTO LLC
Status: Withdrawal Requested
Related Permit: ZP-2026-002204
Estimated Time: Not Scheduled
Description: FOR THE ADDITION OF AN ELEVATOR LOBBY AND A ROOF CANOPY TO AN EXISTING DETACHED STRUCTURE. NO CHANGE TO EXISTING HOUSEHOLD LIVING MULTI-FAMILY AND SIT-DOWN RESTAURANT USES. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS
- 7. MI-2026-003624 227 POPLAR ST**
- Applicant:** VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: MURPHY KAITLYN
Status: Continuance Requested
Related Permit: ZP-2026-004857
Estimated Time: Not Scheduled
Description: Permit for the use, Multifamily Household Living (Five (5) Dwelling Units), in an existing attached building.
- 8. MI-2026-000087 5800 N PHILIP ST**
- Applicant:** BENITHO GRACIA DBA: ALYXONA BNG LLC
Owner of Record: PROPHECY BROTHERS ASSOCIATES LLC
Status: Ready
Related Permit: ZP-2025-012530
Estimated Time: 10:00 AM
Description: PERMIT For a retail sales of Food, Beverages and Groceries, and for a Business Support use in an existing structure with other existing uses in the structure as previously approved

9. MI-2025-004967 2004 W INDIANA AVE

Applicant: SHERRICE JOHNSON
Owner of Record: YOUNG TAMEKA
Status: Ready
Related Permit: ZP-2025-006793
Estimated Time: 10:18 AM
Description: Special Exception for a Group living in an existing structure.

10. MI-2023-005052 2021 N VAN PELT ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: DONALD MAJOR
Status: Ready
Related Permit: ZP-2023-007625
Estimated Time: 10:36 AM
Description: Permit for a nightclubs and private clubs in an existing structure

11. MI-2026-002891 4741 UMBRIA ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: BENTLEY MARCELLA VIRGINIA
Status: Ready
Related Permit: ZP-2026-003761
Estimated Time: 10:54 AM
Description: PERMIT For visitor accommodations in an existing structure.

12. MI-2025-007236 12301 MEDFORD RD

Applicant: CHRISTOPHER DEAN, ESQ
Owner of Record: BRAVO INC LLC
Status: Ready
Related Permit: ZP-2025-009641
Estimated Time: 11:12 AM
Description: Permit for the proposed uses, Two-Family Household Living & Personal Services (Barber Shop), within an existing structure.

13. MI-2026-000550 2825-35 COTTMAN AVE

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC
Owner of Record: EASTERN PLAZA LP
Status: Ready
Related Permit: ZP-2025-012460
Estimated Time: 11:30 AM
Description: Permit FOR USE, ASSEMBLY AND ENTERTAINMENT - NIGHTCLUBS AND PRIVATE CLUBS, IN AN EXISTING STRUCTURE WITH ALL OTHER USES AS PREVIOUSLY APPROVED. NO SIGN ON THIS PERMIT. NIGHTCLUBS AND PUBLIC ENTERTAINMENT VENUES ARE SUBJECT TO THE APPLICABLE REGULATIONS SET FORTH IN Â§9-703 (SPECIAL ASSEMBLY OCCUPANCIES) OF THE PHILADELPHIA CODE.

14. MI-2026-002963**1300 MARKET ST # A**

Applicant: ADAM LAVER, ESQ. DBA: BLANK ROME LLP
Owner of Record: 1300 MARKET OWNER LLC
Status: Ready
Related Permit: ZP-2026-004905
Estimated Time: 11:48 AM
Description: SPECIAL EXCEPTION For the proposed uses, Eating and Drinking Establishments (Sit-Down Restaurant, Take-Out Restaurant, and Prepared Food Shop), within an existing structure. No Change to other previously approved uses.

15. MI-2026-003391**2312 PEROT ST**

Applicant: ADAM LAVER, ESQ. DBA: BLANK ROME LLP
Owner of Record: LOONSTYN CARLY RAE
Status: Ready
Related Permit: ZP-2026-004661
Estimated Time: 12:06 PM
Description: Permit for the erection of an accessory garage structure with one off-street parking space and a roof deck above. Garage, parking, and roof deck to be accessory to the existing attached single family dwelling. Size and location per plan.

16. MI-2026-002965**3926 N 13TH ST**

Applicant: IBI REYES OLAZABAL; WOOTEN C L
Owner of Record: WOOTEN C L
Status: Ready
Related Permit: ZP-2026-000776
Estimated Time: 12:24 PM
Description: PERMIT For the proposed use, Two-Family Household Living, within an existing structure.