



CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for October 27, 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 27, 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.

II. SCHEDULED CASES

1. MI-2025-000438 4707-11 EDMUND ST

Applicant: EDA ESTRADA; GARCIA ANGELICA PEREZ
Owner of Record: GARCIA ANGELICA PEREZ
Status: Dismissal Warning
Related Permit: ZP-2024-010333
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF AN ATTACHED ONE-STORY ADDITION, PERGOLA, AND SWIMMING POOL IN THE REAR YARD, A ONE-STORY ACCESSORY DETACHED GARAGE (TWO (2) OFF-STREET INTERIOR PARKING SPACES) IN THE SIDE YARD, AN ATTACHED CANOPY TO THE SIDE, AND A FENCE IN THE FRONT YARD OF AN EXISTING DETACHED TWO-STORY STRUCTURE. FOR USE AS SINGLE-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN.

2. MI-2025-006899 1001-09 W GLENWOOD AVE

Applicant: 4150 KENSINGTON AVENUE LLC
Owner of Record: 4150 KENSINGTON AVENUE LLC
Status: Dismissal Warning
Related Permit: ZP-2025-009920
Estimated Time: Not Scheduled
Description: Special Exception For the proposed use, Junk and salvage yards and buildings

3. MI-2026-004576 9910 FRANKFORD AVE

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: LS MORRELL LLC
Status: Ready
Related Permit: ZP-2026-007850
Estimated Time: 9:30 AM
Description: Special exception for the subdivision of tenant space 10 into two separate spaces, to be known as 10A and 10B. Space 10A is to be vacant (use registration required prior to occupancy). Space 10B will be used for the use of Vehicle Equipment and Supplies Sales and Rental.

4. MI-2025-006975 2015 FRANKFORD AVE

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record: XL2 LLC
Status: Ready
Related Permit: ZP-2025-009099
Estimated Time: 9:45 AM
Description: PERMIT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE SEVEN (7) LOTS (PREMISES ~A~: 2015 FRANKFORD AVE.), (PREMISES ~B~: 2017 FRANKFORD AVE.) (PREMISES ~C~: 2019 FRANKFORD AVE.), (PREMISES ~D~: 2016 SEPVIVA ST.), (PREMISES ~E~: 2018 SEPVIVA ST.), (PREMISES ~F~: 2021 FRANKFORD AVE.), (PREMISES ~G~: 2020 SEPVIVA ST.), INTO TWO (2) LOTS (PARCEL ~l~ & PARCEL ~H~); SIZE AND LOCATION AS SHOWN ON THE PLAN.

5. MI-2026-003001 6236 N BROAD ST

Applicant: DARLENE THREATT DBA: DARLENE THREATT ESQ & ASSOCIATES LLC
Owner of Record: INGRAMS HOUSING, INVESTMENT GROUP INC
Status: Ready
Related Permit:
Estimated Time: 10:15 AM
Description: Reconsideration of MI-2025-005550, PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURES ABOVE. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING CONTAINING 31 DWELLING UNITS, VACANT SPACES ON THE FIRST FLOOR LEVEL, 18 VEHICLE PARKING SPACES (ONE (1) VAN ACCESSIBLE SPACE), AND 11 CLASS 1A BICYCLE PARKING SPACES. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

6. MI-2026-002347 6200-06 N 5TH ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: 6200 N 5TH STREET LLC
Status: Ready
Related Permit: ZP-2025-011580
Estimated Time: 10:45 AM
Description: SPECIAL EXCEPTION, Application is for the complete demolition of an existing detached structure and for the erection of one (1) detached structure and two (2) freestanding canopy structures. Sizes and locations and shown on plans. For use as vehicle fueling station, retail sales of food, beverages, & groceries, and retail convenience sales with three (3) accessory surface parking spaces (including one (1) van-accessible space). One (1) Use Referral

7. MI-2026-003018 4810 ASPEN ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: EQUITY VENTURES ADVISORY GROUP LLC
Status: Ready
Related Permit:
Estimated Time: 11:15 AM
Description: Reconsideration for MI-2025-001202, Permit for use Group Child Care in an existing attached building.

8. MI-2025-005548 1925 DENNIE ST

Applicant:	VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record:	WELCOME CHARLES G, WELCOME REGINA
Status:	Ready
Related Permit:	ZP-2025-007209
Estimated Time:	11:30 AM
Description:	PERMIT For uses, 1) Single-Family Household Living and 2) Group Living - Single Room Residence, in an existing attached structure.