CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for November 4, 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 November 4, 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-2025-007410 310 MOORE ST

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: NEW KIANG REALTY LLC
Status: Add-On
Related Permit: ZP-2025-010810
Description: PERMIT for second story addition to an existing attach corner structure to use as Personal service (GYM) one the 1st floor and multi-family (4 units) on the second floor.

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-2026-003714 5100 LANCASTER AVE T-A-515833

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record:
Status: Add-On
Related Permit: ZP-2026-004947
Description: PERMIT On the same lot as an existing detached structure: For the erection of an attached structure, to include a residential roof deck with pilot houses, off-street loading, and class 1a bicycle parking. Size and location per plan. For the proposed uses of Vacant Commercial on the first floor (use registration required prior to occupancy), and Multi-Family Household Living (45 dwelling units) with one off-street loading space and 15 Class 1a bicycle parking spaces.

4. 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.

5. 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).

6. 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.

7. MI-2025-003573 1828 MCCLELLAN ST

Applicant: JAMES DESIMONE DBA: DESIMONE CONTRACTING LLC
Owner of Record: 1800 MCCLELLAN LLC
Status: Add-On
Related Permit: ZP-2025-003366
Description: Permit for the erection of an attached structure with roof deck and roof deck access structure. Size and location as shown on plans. For use as two-family household living. Two (2) Zoning Refusals

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

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RIDER MAT
Status: Add-On
Related Permit: ZP-2026-005710
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.

9. MI-2026-004010 2013 E ORLEANS ST

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

10. MI-2026-003073 6029 TORRESDALE AVE

Applicant: BETTY MON DBA: MON & ASSOCIATES CONSULTING LLC
Owner of Record: 701 WAYNE LLC
Status: Add-On
Related Permit: ZP-2026-003682
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.

11. MI-2026-003464 18 W EVERGREEN AVE

Applicant: ADAM E. LAVER, ESQ.
Owner of Record: JAIN PROPERTY HOLDINGS LLC
Status: Add-On
Related Permit: ZP-2026-004169
Description: PERMIT for the partial demolition of the existing structure, and the complete demolition of the existing detached accessory structure. For the erection of an addition onto the existing detached structure. Size and location per plan. For the proposed use of Group Medical Practitioner on the first floor level. No change the existing Single-Family Household Living on the second and third floors.

12. MI-2025-007716 4045 SPRING GARDEN ST

Applicant: KEVIN VALENTINE
Owner of Record: LEE SAU CHIN
Status: Add-On
Related Permit: ZP-2025-011171
Description: Permit for the proposed use, Multi-Family Household Living (seven dwelling units), within an existing structure.

II. SCHEDULED CASES

1. MI-2025-003209 3427 N 6TH ST

Applicant: SHAWN WARD, ESQ. DBA: LAW OFFICE OF SHAWN D. WARD
Owner of Record: PEREZ JULIO, ARIAS DARLYN
Status: Continuance Requested
Related Permit: ZP-2025-002385
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Assembly and Entertainment, within an existing structure.

2. MI-2026-001030 2707-11 FEDERAL ST

Applicant: DAWN TANCREDI DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.
Owner of Record: 2707 FEDERAL STREET LLC
Status: Continuance Requested
Related Permit: ZP-2026-000621
Estimated Time: Not Scheduled
Description: PERMIT FOR THE RELOCATION OF LOT LINES (SUBDIVISION) TO CREATE 2 LOTS (PARCEL A AND PARCEL B) FROM 1 EXISTING LOT (2707-11 FEDERAL ST). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS. FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE ROOF DECK, ROOF DECK ACCESS STRUCTURE, AND TWO OFF-STREET ACCESSORY

PARKING SPACES ON EACH LOT. FOR USE AS HOUSEHOLD LIVING SINGLE-FAMILY ON EACH LOT. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS.

3. MI-2026-002444 1814 W ERIE AVE

Applicant: JAMIE JARAMILLO DBA: JARAMILLO HOME IMPROVEMENTS
Owner of Record: BEST DILLIAN
Status: No Exhibits
Related Permit: ZP-2026-002147
Estimated Time: Not Scheduled
Description: PERMIT for the use, Multifamily (Three (3) Dwelling Units) Household Living, in an existing semi-detached building.

4. MI-2026-004107 1710 S 10TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: DITOMO LILLIANA TR, LILLIANA DITOMO LIVING TRUST
Status: Continuance Requested
Related Permit: ZP-2026-007440
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Multi-Family Household Living (three units), within an existing structure.

5. MI-2026-004225 331 E ROOSEVELT BLVD

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: LILY CARDINAL LLC
Status: Continuance Requested
Related Permit: ZP-2026-007610
Estimated Time: Not Scheduled
Description: PERMIT For the proposed use, Multi-Family Household Living (three units), within an existing structure.

6. MI-2026-004268 5729 CEDAR AVE

Applicant: MAMA BAH
Owner of Record: BAH MAMA LAMINE
Status: No Exhibits
Related Permit: ZP-2026-006456
Estimated Time: Not Scheduled
Description: PERMIT For the erection of an addition to the front of an existing attached structure. For continued use as single-family. Size and location as shown in plans.

7. MI-2026-001023 1937 WATKINS ST

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: J AND S PROPERTY MANAGEMENT LLC
Status: Ready
Related Permit: ZP-2026-000240
Estimated Time: 2:15 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE. FOR USE AS A MULTI-FAMILY HOUSEHOLD LIVING USE CONTAINING THREE (3) DWELLING UNITS. SIZE AND LOCATION AS SHOWN IN THE APPLICATION / PLANS.

8. MI-2026-001137 16 E SPRINGER ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: MOBBS SPENCER, SWINTON JANET
Status: Ready
Related Permit: ZP-2026-001638
Estimated Time: 2:33 PM
Description: PERMIT FOR THE USE * MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS) *AND *ARTIST STUDIOS & ARTISAN INDUSTRIAL* IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS APPLICATION.

9. MI-2026-001255 1110 N 39TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: ULTIMATE REAL ESTATE INVESTMENT LLC
Status: Ready
Related Permit: ZP-2026-001837
Estimated Time: 2:51 PM
Description: PERMIT For the erection of an attached structure with a roof deck and access structure. Refusal requested for proposed three (3) family dwelling use. Size and location as shown in plans.

10. MI-2026-004067 842 N 4TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: 844 NORTH 4TH STREET LLC
Status: Ready
Related Permit: ZP-2026-005691
Estimated Time: 3:09 PM
Description: Permit for Lot Subdivision into 6 Lots. For the erection of 1 Single Family Home per new lot.

11. MI-2026-004211 676 N 15TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: KALMAN RICHARD, NEUGEBAUER RUSSELL
Status: Ready
Related Permit: ZP-2026-007638
Estimated Time: 3:27 PM
Description: Permit for the use, Multifamily (Three (3) Dwelling Units) Household Living, in an existing attached building.

12. MI-2026-004341 213-19 POPLAR ST

Applicant: JUDITH ROBINSON DBA: CONTINUUM ARCHITECTURE & DESIGN
Owner of Record: METZKER RAY K, THORNE-THOMSEN RUTH
Status: Ready
Related Permit: ZP-2026-006481
Estimated Time: 3:45 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A ROOF DECK, TWO (2) ROOF DECK ACCESS STRUCTURES, A GREEN ROOF, TWENTY-ONE (21) ACCESSORY OFF STREET INTERIOR GARAGE PARKING SPACES, INCLUDING ONE (1) ACCESSIBLE PARKING SPACE, AND THIRTEEN (13) CLASS 1A BICYCLE PARKING SPACES. PARKING TO BE ACCESSED VIA POPLAR STREET. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (THIRTY-EIGHT DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.

13. MI-2026-003460 3807 CAMBRIDGE ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RILEY DENISE LLC
Status: Ready
Related Permit: ZP-2026-005049
Estimated Time: 4:03 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED STRUCTURE WITH PORCH, BALCONY, ROOF DECK, AND ROOF DECK ACCESS STRUCTURE. FOR USE AS TWO-FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN IN PLAN.

14. MI-2026-002159 7226 CASTOR AVE

Applicant: TYISHA MITCHELL
Owner of Record: 7226 CASTOR ASSOCIATES LLC
Status: Ready
Related Permit: ZP-2026-001414
Estimated Time: 4:21 PM
Description: Permit for the expansion the childcare center on the first floor to the second floor of an existing semi-detached structure.

15. MI-2026-004111 3015-23 N BROAD ST

Applicant: ANDREA SALOMON, ESQ DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: KALIDAVE 2929 NORTH BROAD LLC
Status: Ready
Related Permit: ZP-2026-006200
Estimated Time: 4:39 PM
Description: Special exception for the use, Assembly and Entertainment - Event Assembly Facility, in the same building as all other uses as previously approved. No sign on this permit.

16. MI-2026-004385 9247R E ROOSEVELT BLVD

Applicant: DAVID ORPHANIDES, ESQ. DBA: DAVID G ORPHANIDES & ASSOCIATES
Owner of Record: EL-EM REAL ESTATE LLC
Status: Ready
Related Permit: ZP-2026-005977
Estimated Time: 5:02 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE; FOR USE AS VACANT COMMERCIAL SPACE(S) (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.

17. MI-2026-004406 9249R E ROOSEVELT BLVD

Applicant: DAVID ORPHANIDES, ESQ. DBA: DAVID G ORPHANIDES & ASSOCIATES
Owner of Record: EL-EM REAL ESTATE LLC
Status: Ready
Related Permit: ZP-2026-005979
Estimated Time: 5:02 PM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED THREE (3) STORY STRUCTURE; FOR USE AS VACANT COMMERCIAL SPACE (USE REGISTRATION REQUIRED PRIOR TO OCCUPANCY); SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLAN.