CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for November 4, 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 November 4, 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, SCHAER, & 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-2026-002258 549 SELMA ST # A

Applicant: DIMITRI KARTOZIA
Owner of Record: KARTOZIA DIMITRI, PANIASHVILI KHATIA
Status: Add-On
Related Permit: ZP-2026-002865
Description: PERMIT, Proposed garage demolition. For the continued single-family use. Size and location as shown in plans.

3. MI-2026-002659 601 E ANNSBURY ST

Applicant: DIANNA PEREZ/WILLIAM SOTO
Owner of Record: PEREZ DIANNE
Status: Add-On
Related Permit: ZP-2026-001599
Description: PERMIT FOR THE ERECTION OF REAR DECK ADDITIONS TO AN EXISTING SEMI-DETACHED STRUCTURE TO INCLUDE ADDITION OF ONE (1) ACCESSORY OFF-STREET PARKING SPACE. NO CHANGE TO EXISTING HOUSEHOLD LIVING SINGLE-FAMILY USE. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

4. MI-2026-002881 7372-78 HENRY AVE

Applicant: CARRIE NASE-POUST DBA: FOX ROTHSCHILD, LLP.
Owner of Record: 7372 HENRY LLC
Status: Add-On
Related Permit: ZP-2026-001531
Description: PERMIT FOR THE ERECTION OF TWENTY (20) THREE-STORY DETACHED STRUCTURES ON A SINGLE LOT; FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (TOTAL OF FORTY (40) DWELLING UNITS), WITH TWO (2) INTERIOR OFF-STREET PARKING SPACES PER DWELLING UNIT (TOTAL OF EIGHTY (80) PARKING SPACES) ON THE LOT; SIZE AND LOCATION AS SHOWN ON THE PLANS.

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: Add-On
Related Permit:
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-2025-005548 1925 DENNIE ST

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

7. MI-2025-004967 2004 W INDIANA AVE

Applicant: SHERRICE JOHNSON
Owner of Record: YOUNG TAMEKA
Status: Add-On
Related Permit: ZP-2025-006793
Description: Special Exception for a Group living in an existing structure.

8. MI-2025-007236 12301 MEDFORD RD

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

9. MI-2026-002567 3701 BARING ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: YANG CHANG S, LI SIMON
Status: Add-On
Related Permit: ZP-2026-004618
Description: PERMIT For the proposed use, Visitor Accommodations, within an existing structure.

II. SCHEDULED CASES

1. MI-2021-002261 7234 WOODLAND AVE

Applicant: SEHERLIS EFSTRATIOS, SEHERLIS DIMITRA
Owner of Record: SEHERLIS EFSTRATIOS, SEHERLIS DIMITRA
Status: Dismissal Warning
Related Permit:
Estimated Time: Not Scheduled
Description: PERMIT FOR THE LOT ADJUSTMENT TO CREATE ONE LOT FROM TWO (2) EXISTING LOTS (7234 AND 7236-40 WOODLAND AVE.) (SIZE AND LOCATION AS SHOWN ON THE PLAN) FOR THE ERECTION OF TWO DETACHED ONE-STORY STRUCTURES AND AN OPEN SHELF ON THE LOT WITH ONE EXISTING DETACHED ONE-STORY STRUCTURE. FOR THE LEGALIZATION OF ERECTION OF 8? HIGH FENCE ON THE FRONT, SIDE AND REAR COMPLETELY WITHIN THE PROPERTY LINES. (SIZE AND LOCATION AS SHOWN ON THE PLAN). FOR USE AS PERSONAL VEHICLE REPAIR AND MAINTENANCE WITH EXISTING VEHICLE EQUIPMENT AND SUPPLIES, SALES AND RENTAL AS PREVIOUSLY APPROVED WITHIN THE EXISTING STRUCTURE. USE AS EQUIPMENT AND MATERIALS STORAGE YARDS AND BUILDINGS (OPEN AIR AND ENCLOSED STORAGE OF NEW AND USED TIRES) WITHIN THE NEW STRUCTURES WITH THREE ACCESSORY PARKING SPACES INCLUDING ONE ACCESSIBLE PARKING SPACE. NO SIGN ON THIS APPLICATION. FAIRMOUNT PARK APPROVAL IS REQUIRED BASED ON 14 -705(2) BEFORE ISSUING THE BUILDING APPLICATION FOR STREET TREE.

2. MI-2026-003133 2131 N 19TH ST

Applicant: YUNFENG SHAN
Owner of Record: SHAN YUNFENG
Status: Missing Exhibits
Related Permit: ZP-2026-003151
Estimated Time: Not Scheduled
Description: FOR THE USE *VISITOR ACCOMMODATIONS* IN AN EXISTING ATTACHED STRUCTURE

3. MI-2026-003252 5953 LORETTO AVE

Applicant: PACIFICO PALMARINI
Owner of Record: PALMARINI PACIFICO
Status: No Exhibits
Related Permit: ZP-2026-003602
Estimated Time: Not Scheduled
Description: Permit for the use, Two-Family Household Living, in an existing attached building.

4. MI-2026-003285 6719 ROWLAND AVE

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: FIN 1X LLC
Status: Continuance Requested
Related Permit: ZP-2025-012461
Estimated Time: Not Scheduled
Description: PERMIT FOR THE ERECTION OF A SEMI-DETACHED BUILDING WITH A ROOF DECK AND ROOF DECK ACCESS STRUCTURE FOR THE USE OF VACANT NON-RESIDENTIAL USE ON THE FIRST FLOOR (ALONG 100% OF THE GROUND FLOOR FRONTAGE AND WITHIN 30 FT. OF THE BUILDING DEPTH; SEPARATE USE REGISTRATION PERMIT REQUIRED PRIOR TO OCCUPANCY) AND TWO FAMILY HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON PLANS.

5. MI-2026-003287 5436 N LAWRENCE ST

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: KOLAWOLE TAJUDEEN ABEBAYO
Status: Continuance Requested
Related Permit: ZP-2025-006763
Estimated Time: Not Scheduled
Description: PERMIT Application is for a lot adjustment (consolidation) to create one (1) lot [Parcel "A"] from two (2) existing lots [5436 & 5438 N Lawrence St], for the erection of a rear addition to the existing detached structure, and for an expansion of a previously approved Group Medical, Dental, Health Practitioner office from the 1st floor to the basement in the same structure with single-family household living (a reduction from two existing dwelling units, one (1) each at 5436 and 5438 N Lawrence St). One (1) Zoning Refusal One (1) Use Refusal

6. MI-2026-004148 7137 HEGERMAN ST

Applicant: ROGER TENANT, SR. DBA: ARB SERVICES LLC
Owner of Record: STAR OF HOPE BAPTIST, CHURCH INC
Status: Missing Exhibits
Related Permit: ZP-2025-009674
Estimated Time: Not Scheduled
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO LOTS (PARCEL A & PARCEL B) FROM TWO EXISTING LOTS (7137 HEGERMAN ST & 7136 EDMUND ST). SIZE AND LOCATION AS SHOWN IN PLANS.

7. MI-2025-004680 5830 WHITBY AVE

Applicant: HENRY DORVAL; KENNETH JOHNSON DBA: ARCHITECTURE, URBAN DESIGN, AND POLICY LLC
Owner of Record: DORVAL HENRY
Status: Ready
Related Permit: ZP-2025-004215
Estimated Time: 10:00 AM
Description: PERMIT FOR THE ERECTION OF A SEMI-DETACHED BUILDING FOR THE USE AS MULTI-FAMILY (4 UNITS) HOUSEHOLD LIVING. SIZE AND LOCATION AS SHOWN ON PLANS.

8. MI-2026-003251 700 S 60TH ST

Applicant: PRISCILLA DEBLEYE
Owner of Record: KAUMENLAUH LLC
Status: Ready
Related Permit: ZP-2026-005066
Estimated Time: 10:18 AM
Description: PERMIT FOR THE USE *VISITOR ACCOMMODATIONS* IN AN EXISTING ATTACHED STRUCTURE.

9. MI-2026-003281 6102 RIDGE AVE

Applicant: RICHARD DEMARCO DBA: ZARWIN, BAUM, DEVITO, KAPLAN, SCHAER, & TODDY P.C.
Owner of Record: TINNEY BRUCE J, TINNEY CAROL A H/W
Status: Ready
Related Permit: ZP-2026-004914
Estimated Time: 10:36 AM
Description: PERMIT For the proposed use, Building Services, within an existing structure.

10. MI-2026-002867 263 W RITTENHOUSE ST

Applicant: MICHAEL EGNAL
Owner of Record: WEBSTER JENNIFER A
Status: Ready
Related Permit: ZP-2026-004748
Estimated Time: 10:54 AM
Description: PERMIT, For the proposed use, Multi-Family Household Living (4 dwelling units), within an existing structure.

11. MI-2026-003276 4150 LEIDY AVE

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: HAVERFORD SQUARE BY METROPOLITAN 14 LLC
Status: Ready
Related Permit: ZP-2026-003663
Estimated Time: 11:12 AM
Description: FOR THE ERECTION OF AN ATTACHED STRUCTURE TO INCLUDE A ROOF DECK ACCESS STRUCTURE (MECHANICAL ACCESS ONLY). FOR THE USE AS MULTI-FAMILY HOUSEHOLD LIVING (SIX DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN PLANS.

12. MI-2026-003277 4152 LEIDY AVE

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: 3936 HAVERFORD LLC
Status: Ready
Related Permit: ZP-2026-004698
Estimated Time: 11:12 AM
Description: Permit for the erection of an attached structure with roof deck access structure (for mechanical access only). For use as Multi-Family Household Living [six (6) dwelling units]. Size and location as shown on plans.