CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for November 17, 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 17, 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. SCHEDULED CASES

1. MI-2026-000730 126 W WESTMORELAND ST

Applicant: LIBIO MATOS DBA: USA REMODELING CONSTRUCTION
Owner of Record: DIAZ DANIEL
Status: Ready
Related Permit: ZP-2025-011975
Estimated Time: 9:30 AM
Description: PERMIT FOR USE, MULTIFAMILY (FIVE (5) DWELLING UNITS) HOUSEHOLD LIVING, IN AN EXISTING ATTACHED STRUCTURE. NO SIGN ON THIS PERMIT.

2. MI-2025-004380 4370-74 MAIN ST

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: BRAZILIAN WAX AND SPA BY CLAUDIA PENNSYL
Status: Ready
Related Permit: ZP-2025-004635
Estimated Time: 9:50 AM
Description: PERMIT FOR THE ERECTION OF AN ADDITION ABOVE EXISTING FIRST STORY FOR THE USE OF MULTI-FAMILY (6 UNITS) HOUSEHOLD LIVING AND EXISTING USE OF PERSONAL SERVICE ON FIRST FLOOR TO REMAIN. SIZE AND LOCATION AS SHOWN ON PLANS.

3. MI-2026-001875 3150 N 12TH ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: RTW ACCOMMODATIONS LLC
Status: Ready
Related Permit: ZP-2026-002107
Estimated Time: 10:00 AM
Description: PERMIT FOR THE ERECTION OF AN ATTACHED BUILDING. FOR USE AS MULTI-FAMILY HOUSEHOLD LIVING (3 DWELLING UNITS).SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

4. MI-2026-002054 7040 OXFORD AVE

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: 7052 OXFORD LLC
Status: Ready
Related Permit: ZP-2025-012658
Estimated Time: 10:15 AM
Description: PERMIT FOR THE RELOCATION OF LOT LINES TO CREATE TWO (2) LOTS (LOT-1) AND (LOT-2) FROM ONE (1) ZONING LOT (7040 OXFORD AVE.). SIZE AND LOCATION AS SHOWN ON THE APPLICATION/PLAN. *USE DESCRIPTION FOR LOT-1* EXISTING MULTIFAMILY (FIFTY-SEVEN (57) DWELLING UNITS) HOUSEHOLD LIVING ALL IN THE SAME BUILDING WITH ALL OTHER USES AS PREVIOUSLY APPROVED (SEE PERMITS #121882 & #189055). TWENTY-TWO (22) ACCESSORY PARKING SPACES INCLUDING FIVE (5) ACCESSIBLE SPACES. NO SIGN ON THIS PERMIT. *USE AND DEVELOPMENT DESCRIPTION FOR LOT-2* FOR THE COMPLETE DEMOLITION OF AN EXISTING ONE (1) STORY STRUCTURE ON THE LOT (SEPARATE ZONING AND DEMOLITION PERMITS REQUIRED) AND FOR THE ERECTION OF A FOUR (4) STORY DETACHED STRUCTURE WITH A BASEMENT, A ROOF DECK ACCESSED BY TWO (2) ROOF ACCESS STRUCTURES EACH WITH AN ELEVATOR OVERRUN (FOR RESIDENTIAL USE ONLY), AND THIRTY-NINE (39) BALCONIES. TO BE USED AS MULTIFAMILY (FORTY-NINE (49) DWELLING UNITS) HOUSEHOLD LIVING AND

5. MI-2025-004546 216 S 42ND ST

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: 216 218 LLC
Status: Ready
Related Permit: ZP-2025-003362
Estimated Time: 10:45 AM
Description: Permit for the creation of a Unity of Use to create one (1) lot for zoning purposes (to be known as 216 S 42nd St) with respective covenants, agreements and easements to be recorded by deed to bind current and future owners of the contiguous two parcels (216 S 4nd St & 218 S 42nd St) to preserve the unity of use and the legality of the entire project that stems from single zoning lot treatment. For the proposed use, Multi-Family Household Living (15 dwelling units).

6. MI-2026-004770 1224R E COLUMBIA AVE

Applicant: WILLIAM O'BRIEN DBA: MANAYUNK LAW OFFICE
Owner of Record: PATHFINDER HOMES LLC
Status: Ready
Related Permit: ZP-2026-008096
Estimated Time: 11:15 AM
Description: Appeal against L&I for issuance refusal of ZP-2026-008096

7. MI-2026-005287 5210 REXFORD RD

Applicant: JACQUELINE ALLEN
Owner of Record: MULVIHILL MICHAEL, MULVIHILL DANIEL JOSEPH
Status: Ready
Related Permit: ZP-2026-004318
Estimated Time: 12:00 PM
Description: ZBA Appeal Against L&I for the issuance of Permit ZP-2026-004318