CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for November 18, 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 18, 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-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

2. 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.

3. 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.

4. 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

5. 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.

6. MI-2026-003276 4150 LEIDY AVE

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: HAVERFORD SQUARE BY METROPOLITAN 14 LLC
Status: Add-On
Related Permit: ZP-2026-003663
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.

7. MI-2026-003277 4152 LEIDY AVE

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: 3936 HAVERFORD LLC
Status: Add-On
Related Permit: ZP-2026-004698
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.

II. SCHEDULED CASES

1. MI-2026-003414 3358 JASPER ST

Applicant: RAFAEL BERRIOS
Owner of Record: GREEN MARIA
Status: No Exhibits
Related Permit: ZP-2026-004519
Estimated Time: Not Scheduled
Description: For the proposed uses of Eating and Drinking Establishment - Sit Down Restaurant on the first floor level and Single-Family Household Living on the second floor of an existing structure.

2. MI-2026-003473 5457 N 6TH ST

Applicant: EDA ESTRADA DBA: EK MULTISERVICE INC; MARDALIN VALERIO
Owner of Record: HERNANDEZ FLAURII, HERNANDEZ CABRERA FLAMINIO
Status: Continuance Requested
Related Permit: ZP-2026-005689
Estimated Time: Not Scheduled
Description: Permit for the proposed use, Two-Family Household Living, within an existing structure.

3. MI-2026-003538 2542 E CLEARFIELD ST

Applicant: FUTURO CONSTRUCTION INC DBA: ANGELO
Owner of Record: FERKO KUDRET, FERKO VERORE
Status: Continuance Requested
Related Permit: ZP-2026-003398
Estimated Time: Not Scheduled
Description: PERMIT For a four (4) family (multi-family) household living in an existing structure.

4. MI-2026-003573 14000 BUSTLETON AVE

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: ONE MANSION INC
Status: Continuance Requested
Related Permit: ZP-2026-004798
Estimated Time: Not Scheduled
Description: FOR THE USE *SINGLE-ROOM RESIDENCE (46 ROOMS)* IN AN EXISTING STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

5. MI-2026-003621 7043-45 CASTOR AVE

Applicant: DR BUILDERS 35 LLC DBA: SAU CHIN LEE
Owner of Record: L N FLOORING CORPORATION
Status: Continuance Requested
Related Permit: ZP-2026-006536
Estimated Time: Not Scheduled
Description: Permit for the erection of a side addition to an existing semi-detached structure. No change to existing use. Size and location as shown on plans.

6. MI-2026-003623 5450 ANGORA TER

Applicant: ATIYA GROOMES DBA: SWIFT EXPEDITING LLC
Owner of Record: NICOLINI ANDRES
Status: Missing Exhibits
Related Permit: ZP-2026-005259
Estimated Time: Not Scheduled
Description: PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (4 UNITS)* IN AN EXISTING SEMI-DETACHED STRUCTURE.

7. MI-2026-004426 6171 REINHARD ST

Applicant: BENJAMIN MILLER
Owner of Record: MILLER BENJAMIN
Status: No Exhibits
Related Permit: ZP-2026-006646
Estimated Time: Not Scheduled
Description: Permit for the use Eating & Drinking Establishment - Take-Out Restaurant, in an existing attached building. No sign on this permit.

8. MI-2026-002378 2600 WEBSTER ST

Applicant: JILLIAN PORTER
Owner of Record: DONNELY TERACE, JOAN R H/W
Status: Ready
Related Permit: ZP-2025-012225
Estimated Time: 10:00 AM
Description: PERMIT FOR THE ERECTION OF A WALKOUT ROOF DECK ADDITION ON THE THIRD FLOOR LEVEL OF AN EXISTING ATTACHED STRUCTURE. HOUSEHOLD LIVING SINGLE-FAMILY USE TO REMAIN. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

9. MI-2026-003419 4351 MAIN ST

Applicant: DEAN LEEVONGCHAROEN; WILLIAM O'BRIEN
Owner of Record: DIAMOND GROUP PROPERTY DE
Status: Ready
Related Permit: ZP-2026-005678
Estimated Time: 10:18 AM
Description: SPECIAL EXCEPTION FOR THE USE *EATING AND DRINKING ESTABLISHMENT: TAKE-OUT RESTAURANT* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

10. MI-2026-003503 3814 N PERCY ST

Applicant: AMRO ABDELWAHAB
Owner of Record: HASSANEIN ABDELWAHAB AMRO MOHAMED
Status: Ready
Related Permit: ZP-2026-005153
Estimated Time: 10:36 AM
Description: PERMIT For the use, Two-Family Household Living, in an existing attached building.

11. MI-2026-003506 3310 WELSH RD

Applicant: EDMUND NIBOI
Owner of Record: DONG ZHOU XIONG, NI RONGYING
Status: Ready
Related Permit: ZP-2026-005012
Estimated Time: 10:54 AM
Description: PERMIT For the use, Take-Out Restaurant, in an existing semi-detached building. No sign on this permit.

12. MI-2026-003539 4524-38 WALNUT ST

Applicant: ZHEN JIN DBA: LAW OFFICE OF ZHEN H. JIN, LLC.
Owner of Record: STONELEIGH COURT LLC
Status: Ready
Related Permit: ZP-2026-004588
Estimated Time: 11:12 AM
Description: PERMIT For use, Eating and Drinking Establishment - Prepared Food Shop, within an existing building containing previously approved Multifamily Household Living, with an increase of two (2) dwelling units for a total of fifty-six (56) dwelling units. No sign on this permit.

13. MI-2026-003556 1257 S 17TH ST

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: 1257 S 17TH STREET LLC
Status: Ready
Related Permit: ZP-2026-006527
Estimated Time: 11:30 AM
Description: PERMIT for a five (5) family (multi-family) household living in an existing structure.

14. MI-2026-003559 6753 E ROOSEVELT BLVD

Applicant: JOHN NGOV
Owner of Record: NGOV JOHN M
Status: Ready
Related Permit: ZP-2026-006154
Estimated Time: 11:48 AM
Description: Permit for a beauty Salon (personal services) in an existing structure with other existing uses in the structure as previously approved.

15. MI-2026-003570 1601 JACKSON ST

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: FETFATZES MARINOS CHRISTO, FETFATZES HEATHER
Status: Ready
Related Permit: ZP-2026-004236
Estimated Time: 12:06 PM
Description: PERMIT FOR THE USE *MULTI-FAMILY HOUSEHOLD LIVING (3 UNITS)* IN AN EXISTING ATTACHED STRUCTURE.