CITY OF PHILADELPHIA
ZONING BOARD OF ADJUSTMENT

Meeting Agenda for November 18, 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 18, 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-2026-003150 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Add-On
Related Permit: ZP-2026-003818
Description: No change to existing take out restaurant use. PERMIT for complete demolition of all existing structures and the erection of a new take-out restaurant (McDonalds' - same use as is existing) with drive thru service lanes and 16 accessory parking spaces (including 1 ADA space) with landscaping and new structures all as per submitted plans. Existing Free-Standing Sign to remain. Other accessory signs to be submitted on separate zoning application.

3. MI-2026-003576 101-23 S 52ND ST

Applicant: BRETT FELDMAN DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: MCDONALDS CORP
Status: Add-On
Related Permit: ZP-2026-005242
Description: PERMIT FOR THE ERECTION OF (31) NEW SIGNS (4 MENU BOARD SIGNS, (2) 10 S/F & (2) 20 S/F TOTAL 60 S/F), (3 CLEARANCE SIGNS, (1) 3.1 S/F & (1) 1.2 S/F TOTAL 5.5 SF),(1 PROJECTING SIGN NON-ILLUMINATED 2.2 S/F), (18 DIRECTIONAL SIGNS TOTAL 50.7 S/F), (5 WALL SIGNS (2) 32.8 S/F ILLUMINATED & (3) 14 S/F ILLUMINATED, WITH EXISTING SIGNS AS PREVIOUSLY APPROVED FOR A PROPOSED TAKE OUT RESTAURANT; SIZE AND LOCATION AS PER APPLICATION/PLAN.

4. 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.

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

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: ULTIMATE REAL ESTATE INVESTMENT LLC
Status: Add-On
Related Permit: ZP-2026-001837
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.

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

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

7. MI-2026-003685 1254 N MYRTLEWOOD ST

Applicant: HENRY CLINTON, ESQ. DBA: LAW OFFICE OF HENRY M. CLINTON, LLC
Owner of Record: MULLIN MICHAEL, MULLIN KATIE
Status: Add-On
Related Permit: ZP-2026-003569
Description: Permit for the erection of an attached structure with a roof deck and access structure. For use as single family household living. Size and location as shown in plans.

8. MI-2026-002224 5631 WHITBY AVE

Applicant: TALEAH LEWIS
Owner of Record: 6029 HAVERFORD LLC
Status: Add-On
Related Permit: ZP-2026-001645
Description: SPECIAL EXPECTION for a group living facility in an exisitng structure.

9. MI-2026-002176 3856 FAIRMOUNT AVE

Applicant: ALVAIR DESOUSA
Owner of Record: JUNIORS PROPERTIES INC
Status: Add-On
Related Permit: ZP-2026-002701
Description: Permit for a two (2) family household living in an existing structure.

II. SCHEDULED CASES

1. MI-2026-001548 1201-11 E ERIE AVE

Applicant: JIE YANG
Owner of Record: YANG JIE, ZIABARI MEENA ZIA
Status: Dismissal Warning
Related Permit: ZP-2026-001216
Estimated Time: Not Scheduled
Description: SPECIAL EXCEPTION FOR THE USE *PERSONAL VEHICLE SALES & RENTAL* IN AN EXISTING ATTACHED STRUCTURE WITH ALL OTHER USES IN THE SAME STRUCTURE AS PREVIOUSLY APPROVED. NO SIGN ON THIS APPLICATION.

2. MI-2026-004177 1824-30 E CAMBRIA ST

Applicant: ALAN NOCHUMSON DBA: NOCHUMSON P.C.
Owner of Record: TORRES EDGARDO
Status: Continuance Requested
Related Permit: ZP-2026-001462
Estimated Time: Not Scheduled
Description: PERMIT For the establishment of a unity of use to create one lot (1824-30 E Cambria St) for zoning purposes with covenants, Easements and agreements to be recorded to bind current and future owners of the contiguous three (3) parcels (1824-30 E Cambria St, 285-65 Ruth St, and 2867 Ruth St) to preserve the unity of use and the legality of the entire project that stems from the single zoning lot treatment. Prior to the issuance of certificate of occupancy, proof of recordation of easements, agreements and covenants must be supplied. With existing auto body shop and personal vehicle repair and maintenance use to remain in 1824-30 E Cambria St and for the extension of the same use (personal vehicle repair and maintenance and auto body paint shop) in 2855-65 Ruth St and 2867 Ruth St to remain as vacant lot.

3. MI-2026-004348 854 E RITTENHOUSE ST

Applicant: AKAETTE PITTS
Owner of Record: PITTS AKAETTE
Status: Withdrawal Requested
Related Permit: ZP-2026-006781
Estimated Time: Not Scheduled
Description: Special exception for the use, Group Living, in an existing semi-detached building.

4. MI-2026-004437 1864-66 FRANKFORD AVE

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: MONT-ALTO LLC
Status: Continuance Requested
Related Permit: ZP-2026-005493
Estimated Time: Not Scheduled
Description: ZBA FOR THE ADDITION OF AN ELEVATOR LOBBY AND A ROOF CANOPY TO AN EXISTING SEMI-DETACHED STRUCTURE. FOR USE AS HOUSEHOLD LIVING MULTI-FAMILY (7 DWELLING UNITS), SIT-DOWN RESTAURANT, AND VISITOR ACCOMODATIONS. SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS

5. MI-2025-006975 2015 FRANKFORD AVE

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record: XL2 LLC
Status: Ready
Related Permit: ZP-2025-009099
Estimated Time: 2:15 PM
Description: PERMIT FOR THE RELOCATION OF LOT LINE TO CONSOLIDATE SEVEN (7) LOTS (PREMISES â€˜Aâ€™: 2015 FRANKFORD AVE.), (PREMISES â€˜Bâ€™: 2017 FRANKFORD AVE.) (PREMISES â€˜Câ€™: 2019 FRANKFORD AVE.), (PREMISES â€˜Dâ€™: 2016 SEPVIVA ST.), (PREMISES â€˜Eâ€™: 2018 SEPVIVA ST.), (PREMISES â€˜Fâ€™: 2021 FRANKFORD AVE.), (PREMISES â€˜Gâ€™: 2020 SEPVIVA ST.), INTO TWO (2) LOTS (PARCEL â€œIâ€ & PARCEL â€œHâ€); SIZE AND LOCATION AS SHOWN ON THE PLAN. ON PARCEL â€œHâ€, FOR THE ERECTION OF A FOUR-STORY ATTACHED STRUCTURE WITH MULTIPLE ROOF DECKS (RESIDENTIAL USE ONLY) ACCESSED FROM THREE (3) INDIVIDUAL OPEN STAIRWELLS, A ROOF DECK ACCESSED FROM THE THIRD STORY FRONT, FOR USE AS AN OFFICE OF MEDICAL, DENTAL, HEALTH GROUP PRACTITIONER AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A MINIMUM OF 30 FEET AND MULTI-FAMILY (TEN (10) DWELLING UNITS) HOUSEHOLD LIVING; WITH THREE (3) ACCESSORY OFF-STREET PARKING SPACES; INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE. ON PARCEL â€œIâ€, FOR THE ERECTION OF A FOUR-STORY ATTACHED STRUCTURE WITH MULTIPLE ROOF DECKS (RESIDENTIAL USE ONLY) ACCESSED FROM THREE (3) INDIVIDUAL OPEN STAIRWELLS, A ROOF DECK ACCESSED FROM THE THIRD STORY FRONT, FOR USE AS AN OFFICE OF MEDICAL, DENTAL, HEALTH GROUP PRACTITIONER OR ANY USE ALLOWED IN CMX-2 DISTRICT THAT COMPLIES W/ NCA OVERLAY DISTRICT- NORTH DELAWARE AVENUE AT THE GROUND FLOOR ALONG PRIMARY FRONTAGE FOR A MINIMUM OF 30 FEET AND MULTI-FAMILY (TEN (10) DWELLING UNITS) HOUSEHOLD LIVING; WITH TWO (2) ACCESSORY OFF-STREET PARKING SPACES; INCLUDING ONE (1) ADA VAN ACCESSIBLE SPACE. SIZE AND LOCATION AS SHOWN ON THE PLAN.

6. MI-2026-004249 908 S 46TH ST

Applicant: RACHAEL PRITZKER, ESQ
Owner of Record: MARKOVICH MATTHEW
Status: Ready
Related Permit: ZP-2026-006901
Estimated Time: 2:33 PM
Description: Permit for the use, Two-Family Household Living , in an existing semi-detached building.

7. MI-2026-002207 1332 E HUNTING PARK AVE

Applicant: VERNON ANASTASIO, ESQ. DBA: ANASTASIO LAW, LLC
Owner of Record: CHIEF CORNERSTONE PROPERTIES LLC
Status: Ready
Related Permit: ZP-2026-002326
Estimated Time: 2:51 PM
Description: Refusal for the proposed use, Multi-Family Household Living (three units) within an existing structure.

8. MI-2026-003731 326 ROXBOROUGH AVE

Applicant: ERIC BODZIN, ESQ. DBA: BLANK ROME LLP
Owner of Record: 326 ROX LLC
Status: Ready
Related Permit: ZP-2026-006544
Estimated Time: 3:09 PM
Description: PERMIT FOR THE EXTENSION OF AN EXISTING SIT-DOWN RESTAURANT TO THE SECOND FLOOR, FOR ACCESSORY OFFICE ON THE THIRD FLOOR OF AN EXISTING STRUCTURE. NO SIGNS ON THIS PERMIT.

9. MI-2026-004303 6215R-23 GERMANTOWN AVE

Applicant: RICHARD C. DEMARCO, ESQ.
Owner of Record: NEW BETHEL AFRICAN, METHODIST EPISCOPAL CHURC
Status: Ready
Related Permit: ZP-2026-005825
Estimated Time: 3:27 PM
Description: Permit for the erection of two (2) semi-detached structures and one (1) detached structure. For the creation of 12 open parking spaces and 4 parking garage spaces. For use as Multi-Family Household Living [ten (10) dwelling units]. Size and location as shown on plans.

10. MI-2026-004346 709-15 N 2ND ST

Applicant: ANDREA SALOMON, ESQ DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: 709 N 2ND STREET LP
Status: Ready
Related Permit: ZP-2026-007536
Estimated Time: 3:45 PM
Description: Permit for the proposed uses, Sit-Down Restaurant and Take-Out Restaurant, within an existing structure. No change to previously approved uses.

11. MI-2026-004424 628 E WENSLEY ST

Applicant: OLEG SOKOLOV DBA: RABINOVICH SOKOLOV LAW GROUP, LLC
Owner of Record: DOC LOVE PROPERTIES LLC
Status: Ready
Related Permit: ZP-2026-007925
Estimated Time: 4:03 PM
Description: Permit for erection of an attached structure for use as a Personal care home. Size and location as shown on plans.

12. MI-2026-004451 1608-34 SANSOM ST

Applicant: KATHERINE MISSIMER DBA: KLEHR HARRISON HARVEY BRANZBURG LLP
Owner of Record: 1620 SANSOM PA LLC
Status: Ready
Related Permit: ZP-2026-002900
Estimated Time: 4:21 PM
Description: PERMIT For the erection of five (5) accessory flat wall signs on an existing structure, size and location as sown on the plans. Sign accessory to existing multi-family dwelling use in the structure

13. MI-2026-002174 8779 ASHTON RD

Applicant: MEREDITH FERLEGER DBA: DILWORTH PAXSON LLP
Owner of Record: V & V HOLDINGS LLC
Status: Ready
Related Permit: ZP-2026-002558
Estimated Time: 4:39 PM
Description: PERMIT FOR THE ERECTION OF THREE (3) DETACHED BUILDINGS TO EACH INCLUDE A WALKOUT DECK ON THE SECOND FLOOR LEVEL AND THREE (3) ACCESSORY OFF-STREET PARKING SPACES. FOR USE AS HOUSEHOLD LIVING MULTI-FAMILY (3 DWELLING UNITS). SIZE AND LOCATION AS SHOWN IN APPLICATION/PLANS