

Notice from Zoning Applicants to RCOs and Neighbors
(Coordinating RCO Has Scheduled the Public Community Meeting)

Mattheo Maltepes
826 Clems Run
Glassboro, NJ, 08028

12/17/25

Re: **918 N 28th Street, Philadelphia, PA, 19130**

Dear Registered Community Organization or Neighbor:

This is a notification of a **PUBLIC MEETING** to discuss the project described below. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

Property Owner:
THEOFANIS LLC,

MATTHEO MALTEPES (OWNER/RESPONSIBLE OFFICER OF THEOFANIS LLC)
ADDRESS OF OWNER/RESPONSIBLE OFFICER: 826 CLEMS RUN, GLASSBORO, NJ, 08028

Property Description:

918 N 28th Street, Philadelphia, PA, 19130. Located on the corner at the crossroads of 28th & Cambridge St. Located in Council District 5.

Project Description:

The Nature, Scope, and Purpose of the application is to turn the bottom floor of our property into an Ice Cream Shop with a potential Espresso Bar. We're looking to partner up with the owner of longtime neighborhood favorite, Zorba's Tavern to uplift, build, and maintain a healthy neighborhood and give the residents a great local retail option they will love. We are currently zoned as CMX-1 and are requesting for a special exception in order to put in this Ice Cream Shop at 918 N 28th Street.

Summary of Refusal: *Under code reference Table 14-602-2, *Prepared Food Shop* requires a special exception from the ZBA in the CMX-1 zoning district. Attached is a copy of the referral*

Fairmount Civic Association's Teresa M Hoberg as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

Public Meeting Date & Time:

February 26, 2026 (2/26/26)

7:00 Refreshments

7:30 Meeting Start Time

Location: *City School, 860 N 24th Street, Philadelphia, PA, 19130*

Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment **located at** 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

District 5 Council Member: Jeffrey Young, Jr.
Email: jeffrey.young@phila.gov
City Hall Room 586, Philadelphia, PA, 19107-3290
Phone Numbers: 215-686-3442, 215-686-3443

Teresa M Hoberg from Fairmount Civic Association
• **P.O. Box 56326, Philadelphia, PA, 19130**
• **Meeting Address: The City School 860 N. 24th St, Philadelphia, PA, 19130**
• **Phone Number: 215-236-6530**
• **Email: zoning@Fairmountcivicassociation.org**
• **RCO Website: www.fairmountcivicassociation.org**

Michelle Brownlee from Celestial Community Development Corporation
• **2800 W. Thompson St, Philadelphia, PA, 19130**
• **Meeting Address: 2800 W. Thompson St, Philadelphia, PA, 19130**
• **Phone Number: 215-235-0353**
• **Email: celestialcdc@gmail.com**

If you have received this notice as the owner, managing agent, or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Sincerely,
Mattheo Maltepes

[The law requires that the following receive copies of this notification]

cc: District Council Office contact
Planning Commission - rco.notification@phila.gov
Each affected RCO including the Coordinating RCO
ZBA at rcozba@phila.gov
