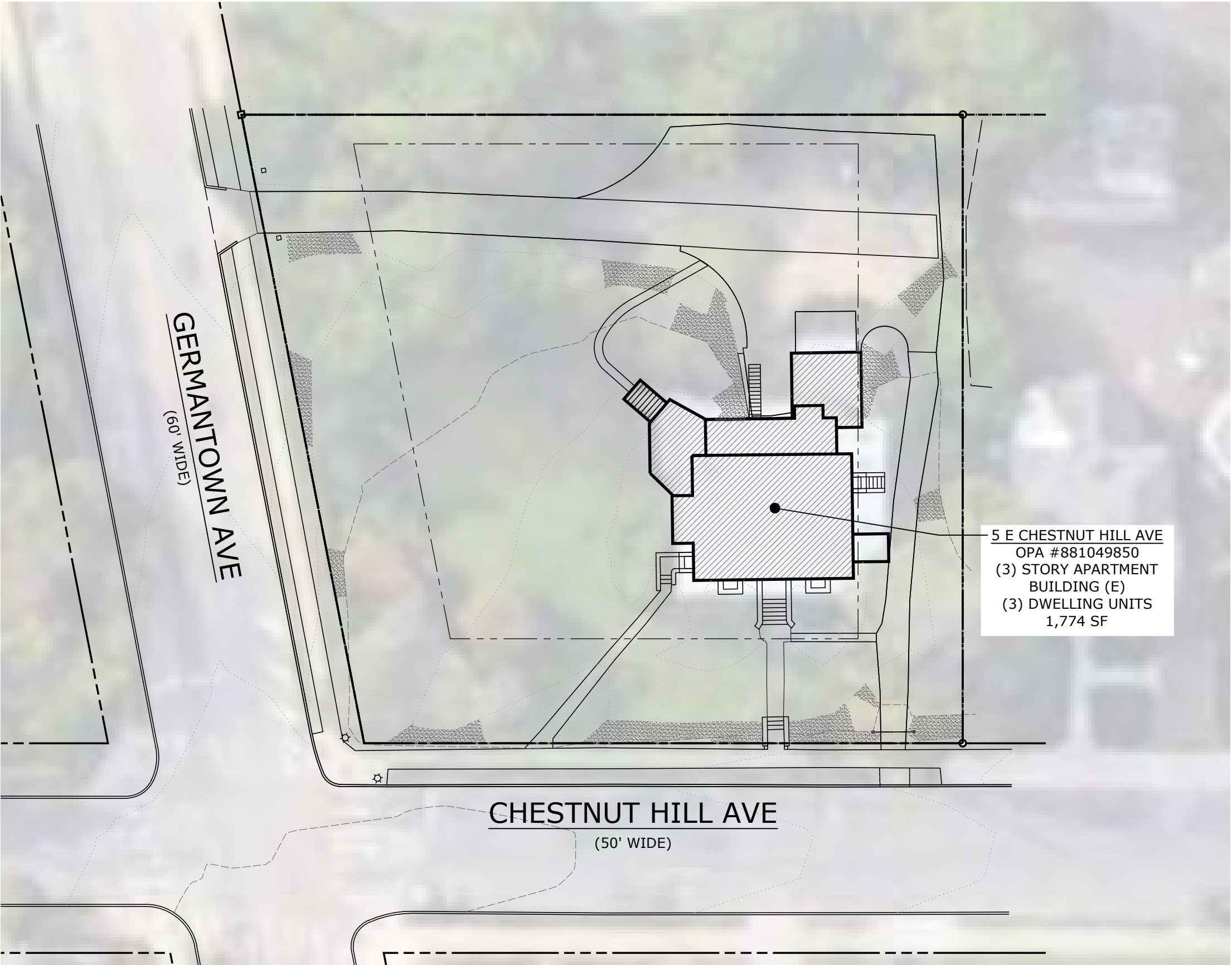


5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



Site plan for 5 E Chestnut Hill Ave, showing a 3-story apartment building with a covered porch and stone pillars. The plan includes property lines, dimensions, and street names GERMANTOWN AVE and CHESTNUT HILL AVE.

Property Dimensions and Bearings:

- Top boundary: N36°03'23"E 172.502' (U.S.), 172.073' (D.S.)
- Right boundary: S53°56'37"E 150.375' (U.S.), 150.000' (D.S.)
- Bottom boundary: S36°03'23"W 143.131' (U.S.), 142.771' (D.S.)
- Left boundary: N64°59'44"W 153.217' (U.S.), 152.833' (D.S.)

Building Features and Dimensions:

- (E) (2) STORY CONSTRUCTION: 25'-0" (R.Y.S.B.), 24'-3 3/4" (R.Y.S.B.)
- (1) STORY COVERED PORCH (E): 38'-11 1/4"
- (E) (1) STORY CONSTRUCTION: 25'-0" (F.Y.S.B.)
- STONE PILLARS (E): 25'-0" (F.Y.S.B.)
- (E) CURB CUT: 60' WIDE (GERMANTOWN AVE)
- (E) CURB CUT: 50' WIDE (CHESTNUT HILL AVE)

Other Labels:

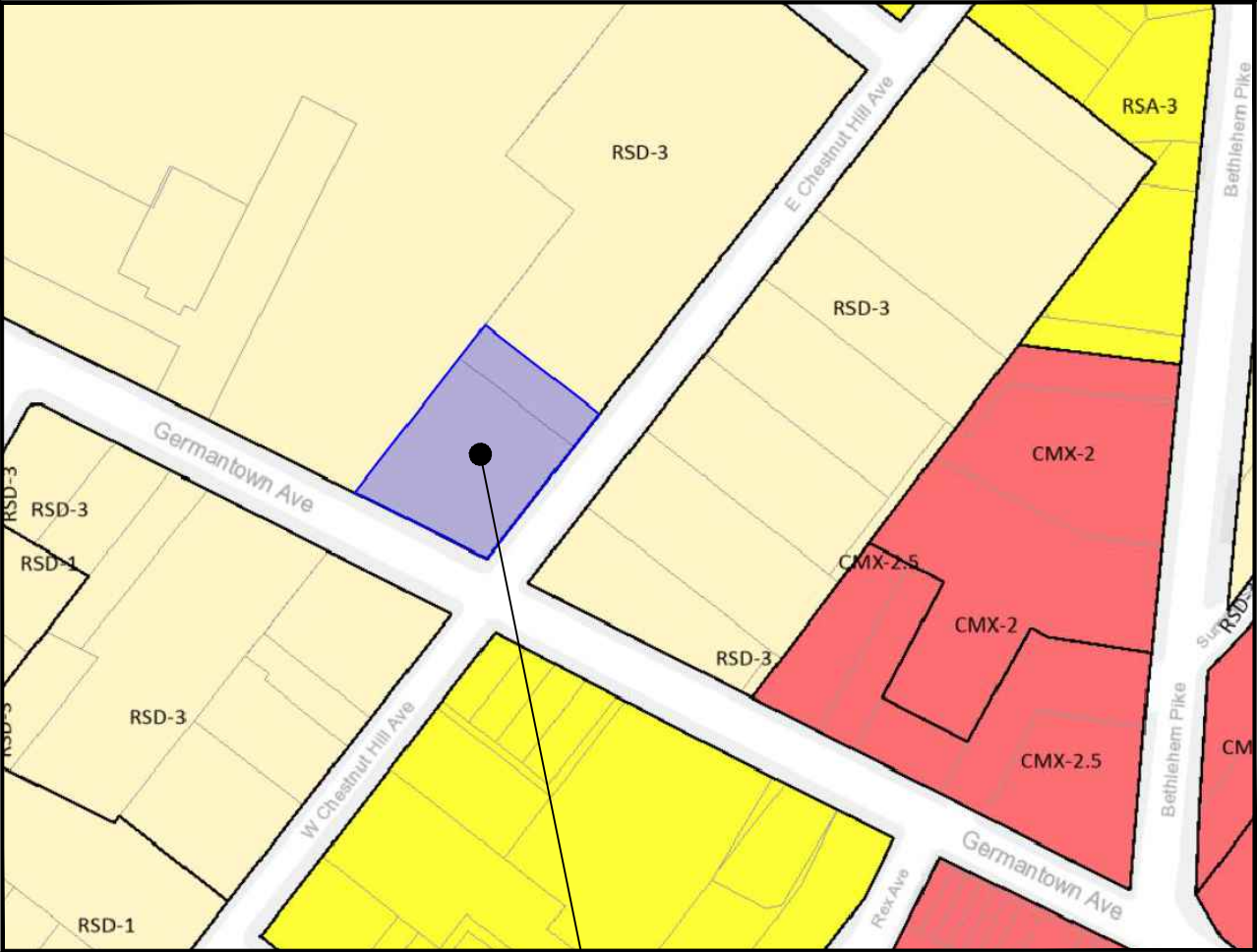
- GERMANTOWN AVE (60' WIDE)
- CHESTNUT HILL AVE (50' WIDE)
- 5 E CHESTNUT HILL AVE
- OPA #881049850
- (3) STORY APARTMENT BUILDING (E)
- (3) DWELLING UNITS
- 1,774 SF
- STIPPLE HATCH DENOTES (E) SLOPES 15%-25%, TYPICAL.

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5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



ZONING DISTRICT MAP: RSD-3

ZONING CODE INFORMATION		Property Address	
ZONING DISTRICT:		RSD-3 5 E Chestnut Hill Ave	
	REQUIRED:	EXISTING:	PROPOSED:
MIN. LOT WIDTH (FT.):	50 FT.	143 FT.	143 FT.
MIN. LOT AREA (S.F.):	5,000 S.F.	23,732 S.F.	23,732 S.F.
MIN. OPEN AREA (% OF LOT)	70 %	21,958 S.F. 92.5%	20,810 S.F. 87.7%
MIN. FRONT YARD SETBACK (FT.)	25 FT.	38'-11 3/4" FT. ±	38'-11 3/4" FT. (E)
MIN. SIDE YARD SETBACK (FT.)	7* FT.	56'-10" FT. ±	5'-4" FT. ****
MIN. REAR YARD SETBACK (FT.)	25 FT.	24'-3 3/4" FT. ± ***	24'-3 3/4" FT. **** (E)
MAX. BUILDING HEIGHT (FT.)	38 FT.	38'-7 1/2" FT. ± ***	38'-7 1/2" FT. *** (E)
(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.			
* DENOTES CORNER LOT SIDE SETBACK			
** DENOTES TWO FRONT SETBACKS FOR CORNER LOT			
*** DENOTES EXISTING NON CONFORMING CONDITION			
**** DENOTES PROPOSED NON CONFORMING CONDITION			

Property Location:	5 East Chestnut Hill Avenue								
Zoning District: RSD-3									
Impervious Coverage Calculations - Proposed Site Plan									
							Net Increase/		
Area	Existing		%	Proposed		%	Decrease	%	Notes
Total Lot Area	23,732.00	sqft.		23,732.00	sqft.		N/A		
Principal Buildings	1,774.00	sqft.	7.48%	2,922.00	sqft.	12.31%	1,148.00		
Bilco Door	56.00	sqft.	0.24%	56.00	sqft.	0.24%	-		
Paving	2,384.00	sqft.	10.05%	4,000.00	sqft.	16.85%	1,616.00		
Gravel	2,357.00	sqft.	9.93%	-	sqft.	0.00%	(2,357.00)		
Concrete	548.00	sqft.	2.31%	107.50	sqft.	0.45%	(440.50)		
Brick	103.00	sqft.	0.43%	103.00	sqft.	0.43%	-		
Flagstone	61.00	sqft.	0.26%	521.00	sqft.	2.20%	460.00		
Decking	238.00	sqft.	1.00%	241.00	sqft.	1.02%	3.00		
Concrete Walls	63.00	sqft.	0.27%	22.50	sqft.	0.09%	(40.50)		
Stone Walls	29.00	sqft.	0.12%	43.00	sqft.	0.18%	14.00		
Rock Walls	36.00	sqft.	0.15%	-	sqft.	0.00%	(36.00)		
Total Area	7,649.00	sqft.	32.23%	8,016.00	sqft.	33.78%	367.00		
*Existing impervious coverage % and area calcs are based upon lot area and are based on existing conditions survey dimensions by InLand Design Land Surveyors.									
**Property is located in the Wissahickon Watershed Overlay Category 5 - no Impervious Coverage Restrictions									
***Property is located in the Steep Slope Protection Area - See plan for locations of Steep Slopes 15%-25%									
No Steep Slopes greater than 25%									



The site plan illustrates the proposed construction and setbacks for 5 E Chestnut Hill Ave. The property is bounded by GERMANTOWN AVE (60' WIDE) to the west and CHESTNUT HILL AVE (50' WIDE) to the south. The plan includes the following details:

- Proposed Construction:**
 - (E) (1) STORY CONSTRUCTION:** A central structure with a **COVERED PORCH ABOVE: 120 S.F.** and a **DRIVE COURT**.
 - (E) (2) STORY CONSTRUCTION:** A structure to the east of the first story.
 - (1) STORY COVERED PORCH (E):** A porch extending from the main structure.
 - (2) STORY STRUCTURE:** Located at the rear, featuring a **GROUND LEVEL: 3 CAR GARAGE**, **116 SF FOYER**, and **1ST FLOOR: 1,148 SF (1) DWELLING UNIT**.
 - (3) STORY APARTMENT BUILDING (E):** A structure to the south, containing **(3) DWELLING UNITS 1,774 SF**.
- Setbacks and Easements:**
 - FRONT YARD SETBACK:** 25'-0" from the south property line.
 - REAR YARD SETBACK:** 25'-0" from the north property line.
 - SIDE YARD SETBACK:** 7'-0" from the west property line.
 - 12' W DRIVEWAY (PROPOSED):** Located along the west property line.
 - WALKWAY (E):** A proposed walkway along the south property line.
- Property Lines and Dimensions:**
 - North Boundary:** N36°03'23"E 172.502' (U.S.) / 172.073' (D.S.)
 - West Boundary:** N64°59'44"W 153.217' (U.S.) / 152.833' (D.S.)
 - South Boundary:** S36°03'23"W 143.131' (U.S.) / 142.771' (D.S.)
 - East Boundary:** S53°56'37"E 150.375' (U.S.) / 150.000' (D.S.)
- Other Features:**
 - GERMANTOWN AVE (60' WIDE):** The street to the west.
 - CHESTNUT HILL AVE (50' WIDE):** The street to the south.
 - 5 E CHESTNUT HILL AVE OPA #881049850:** The address and OPA number.
 - OUTLINE OF (3) OFF STREET 8'-6"x18' PARKING SPACES SHOWN DASHED:** Located near the north boundary.

Notice of: ☒ **Refusal** ☐ **Referral**

Application Number: ZP-2022-009051	Zoning District(s): RSD3	Date of Refusal: 10/3/2022
Address/Location: 5 E CHESTNUT HILL AVE, Philadelphia, PA 19118-2712 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: VERNON ANASTASIO	Applicant Address: 1315 Walnut St suite 1006, Philadelphia, PA 19107 USA	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE. TO BE USED AS SINGLE FAMILY DWELLING AND THREE (3) INTERIOR GARAGE PARKING SPACES AND FOR THE CREATION OF THREE (3) SURFACE PARKING SPACES (TOTAL (6) PARKING SPACES ON LOT). ON THE SAME LOT WITH EXISTING DETACHED THREE (3) FAMILY DWELLING (FOR TOTAL OF FOUR (4) DWELLING UNITS ON LOT). SIZE AND LOCATION AS SHOWN IN PLAN.

The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at www.phila.gov.)

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
14-401(4)(b)	Principal Building	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts.
Table 14-602-1	Use	Multi-family household living (four (4) dwelling units) is prohibited in the RSD3 zoning district.
Table 14-701-1	Side yard	Side yard shall be 7ft whereas plans propose 5'4".

ONE (1) USE REFUSAL
TWO (2) ZONING REFUSALS

Fee to File Appeal: \$300

NOTES TO THE ZBA:

Enter notes here...

Parcel Owner:

DUKES IAIN D, ILGENFRITZ KIMBERLY

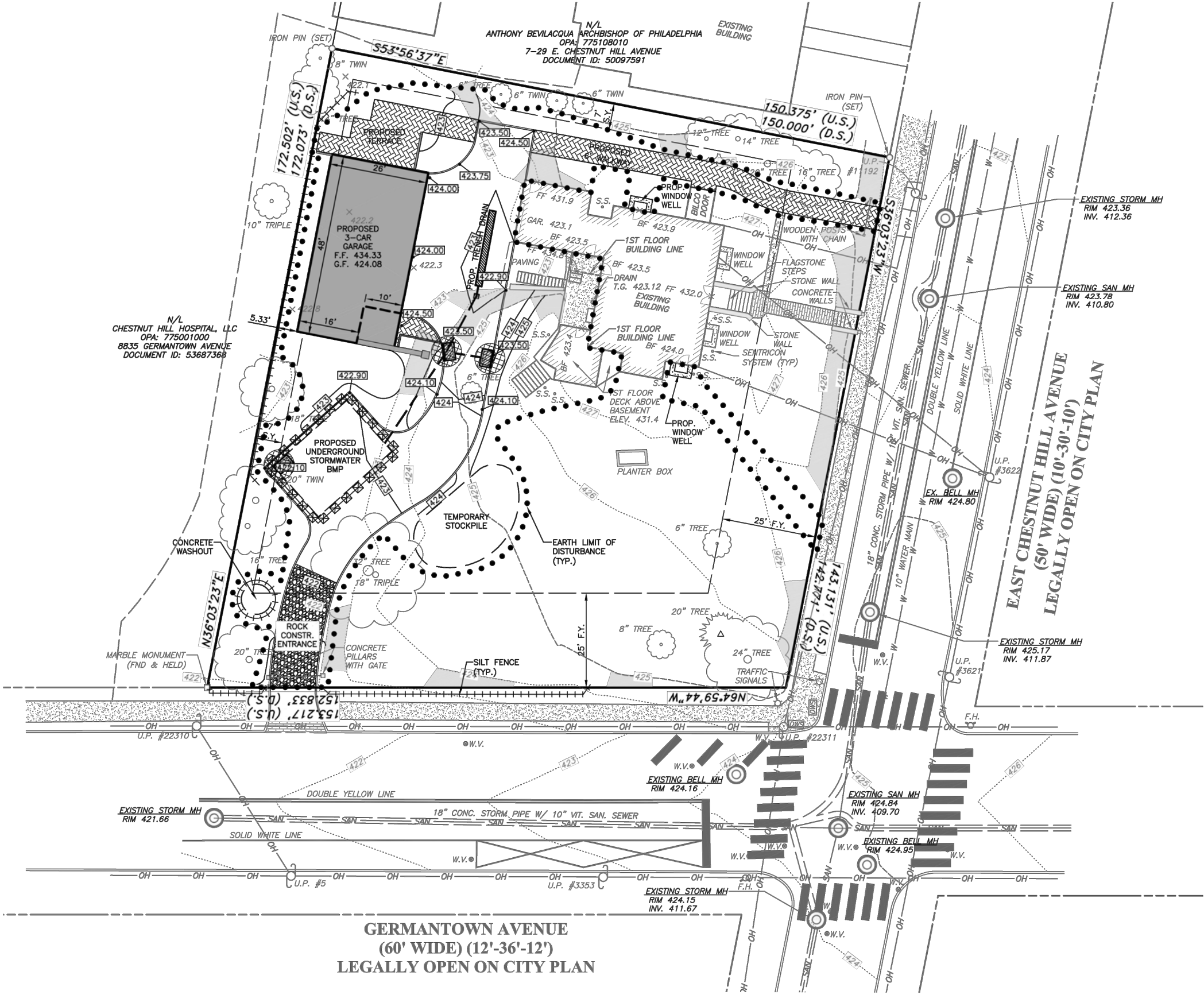


SHAKIR COHEN
PLANS EXAMINER

10/3/2022
DATE SIGNED

Notice to Applicant: An appeal from this decision may be made to the Zoning Board of Adjustment, One Parkway Building, 1515 Arch St., 18th Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118

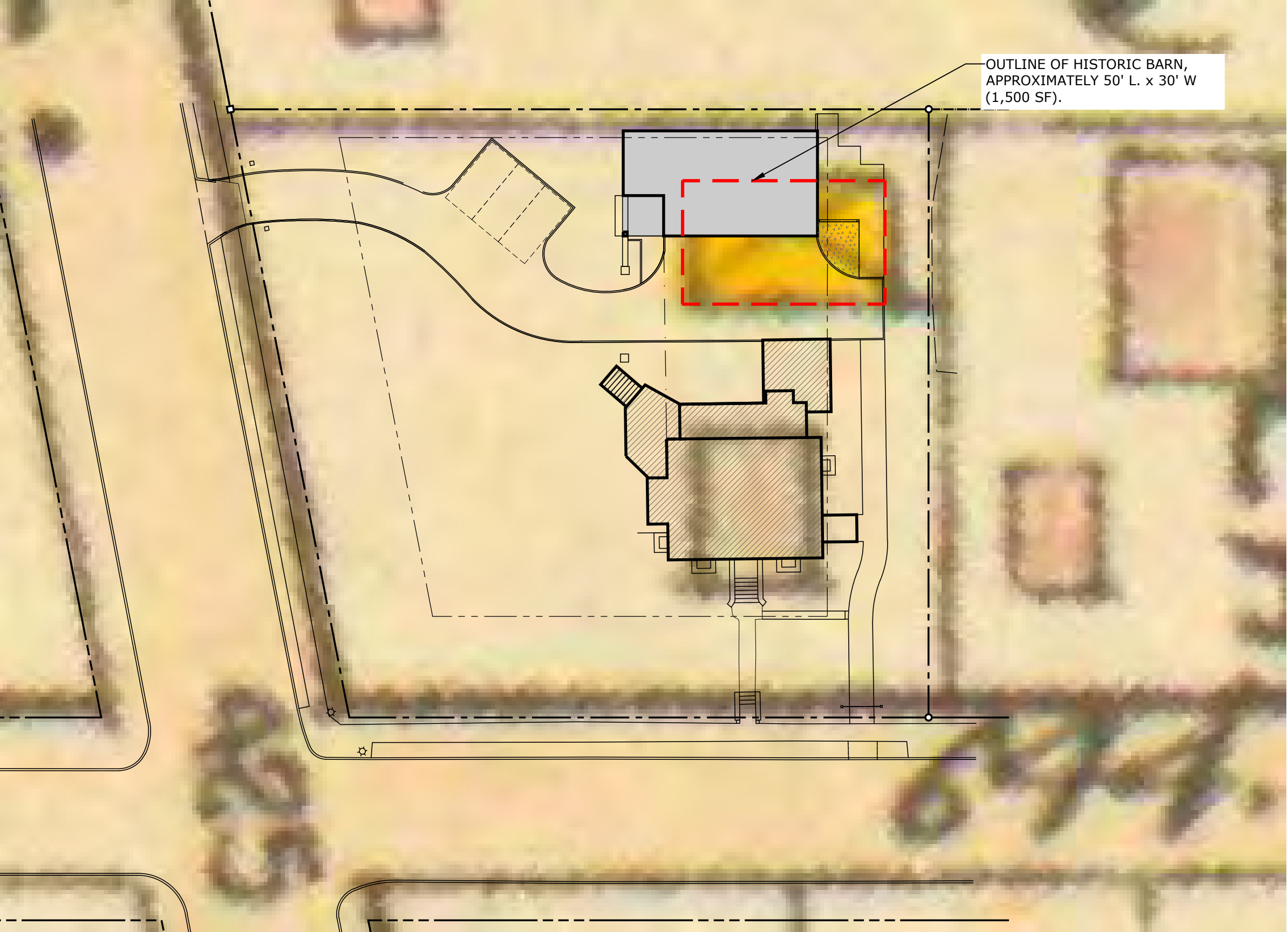


LEGEND	
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING BRICK
	EXISTING CONCRETE
	EXISTING TREE SYMBOLS
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING WATER VALVE
	EXISTING SIGN
	EXISTING FENCE LINE
	SOILS LINE AND DESCRIPTION
	STEEP SLOPE 15% - 25%
	EXISTING STORM STRUCTURES & PIPE
	EXISTING SANITARY STRUCTURES & PIPE
	EXISTING CURB LINE
	EXISTING ROAD / PAVING
	EXISTING DRIVEWAY
	EXISTING STONE DRIVE
	EXISTING WATER LINE
	EXISTING ELECTRIC LINE
	EXISTING GAS LINE
	EXISTING TELEPHONE LINE
	PROPOSED 2' CONTOUR
	PROPOSED 10' CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED PAVERS
	PROPOSED CONCRETE
	PROPOSED CURB LINE
	PROPOSED DRIVEWAY
	PROPOSED WALL
	TREE PROTECTION FENCE
	18" SILT FENCE SOCK
	ORANGE CONSTRUCTION FENCE
	LIMIT OF DISTURBANCE
	ROCK CONSTRUCTION ENTRANCE
	INLET SEDIMENT FILTER



PROPOSED STORM WATER MANAGEMENT PLAN

5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



PROPOSED SITE PLAN WITH HISTORIC SANBORN MAP



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



HISTORIC PHOTO OF SOUTH CORNER OF HOUSE - JUNE 7, 1909



HISTORIC PHOTO OF WEST CORNER OF HOUSE - JUNE 7, 1909

HISTORIC PHOTO OF BARN AND HOUSE - JUNE 7, 1909

HISTORIC PHOTOS OF BARN AND HOUSE



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



EXISTING PHOTO DOWN DRIVEWAY FROM GERMANTOWN AVE



EXISTING PHOTO FROM CHESTNUT HILL HOSPITAL
WOMEN'S CENTER



EXISTING PHOTO FROM SOUTHWEST CORNER
OF PROPERTY

12/20/2022

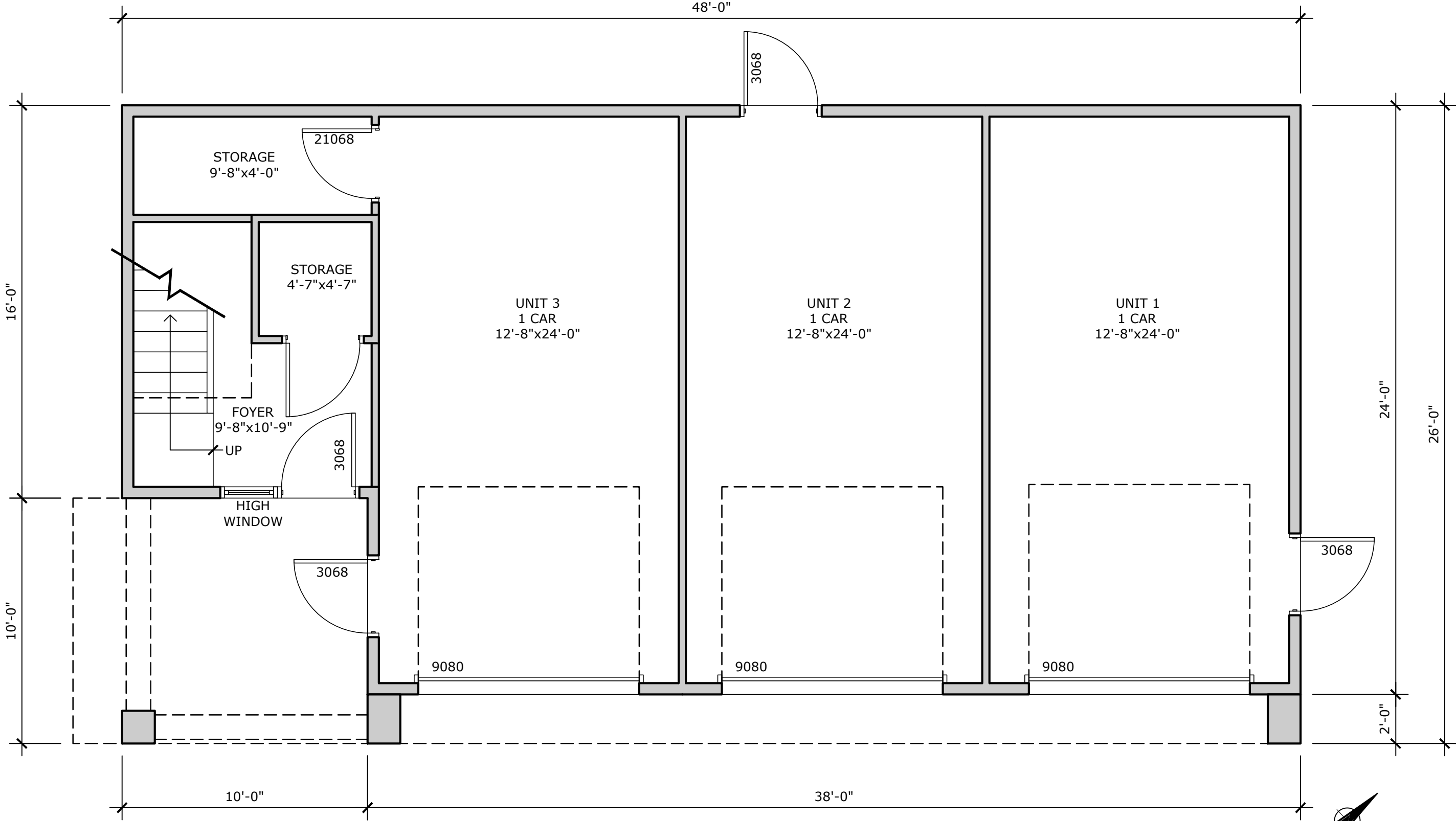
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Matthew Millan Architects, Inc.

EXISTING PHOTOS

Millan
Architects
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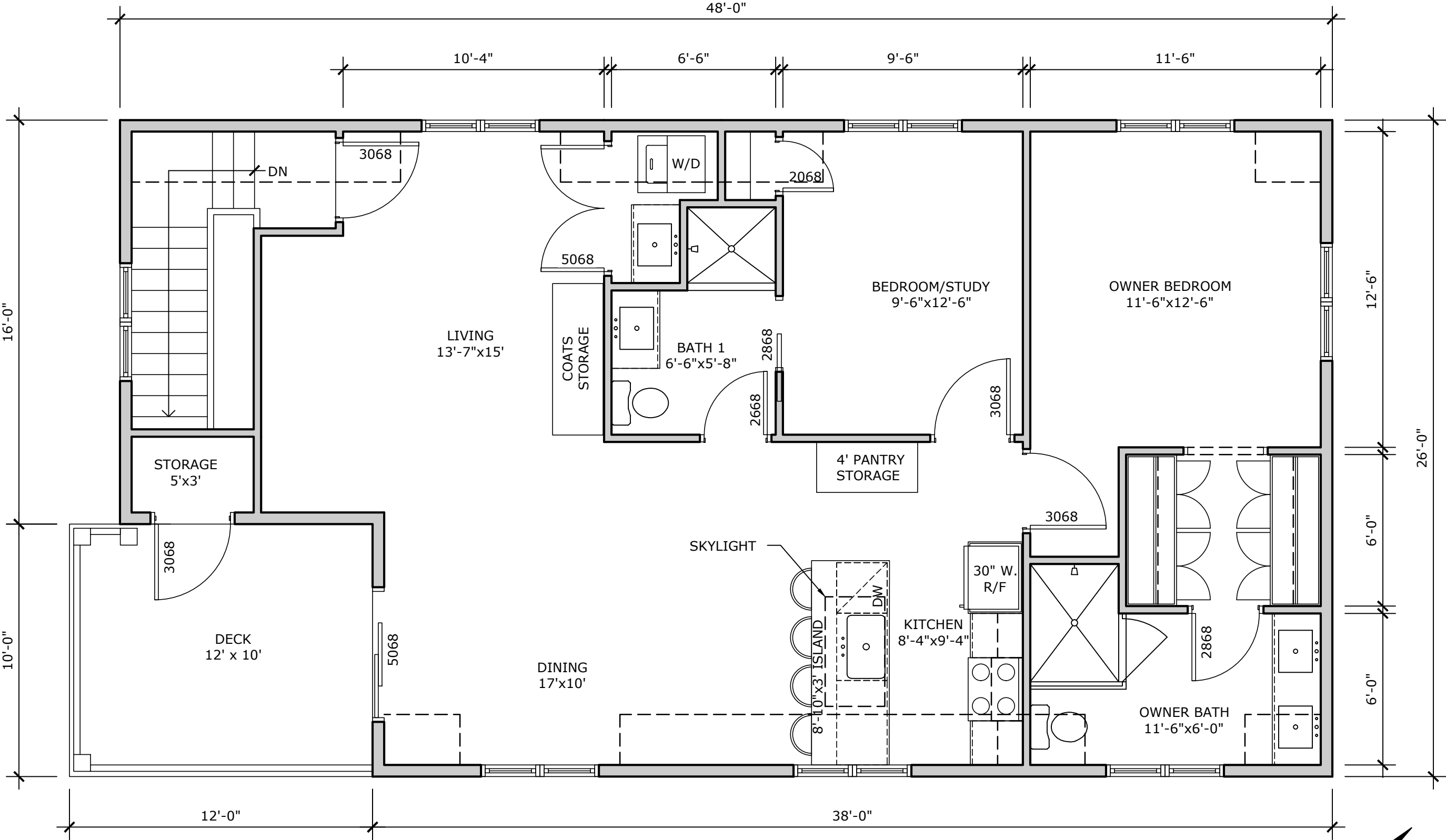
5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



CARRIAGE HOUSE PROPOSED GROUND LEVEL FLOOR PLAN



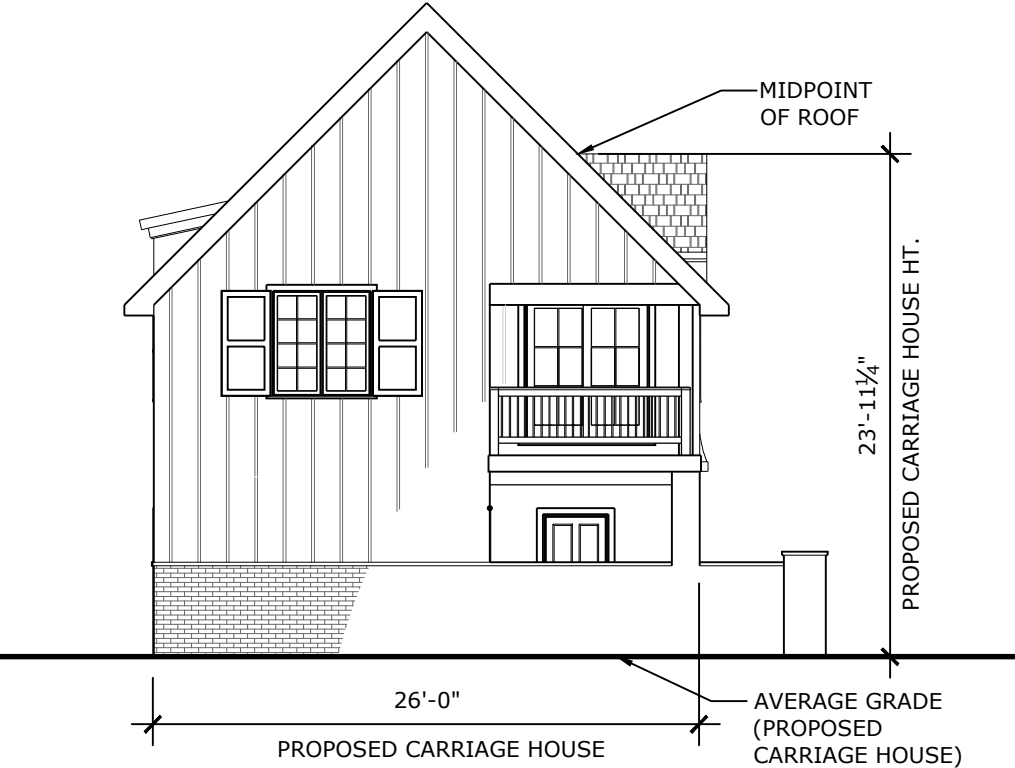
5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



CARRIAGE HOUSE PROPOSED 1ST FLOOR PLAN



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



EXTERIOR ELEVATION - SOUTHWEST (FACING GERMANTOWN AVE)



EXTERIOR ELEVATION - SOUTHEAST (FACING REAR OF (E) BUILDING)



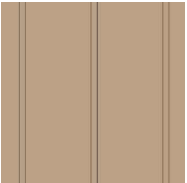
EXTERIOR ELEVATION - NORTHEAST (FACING CHURCH)



EXTERIOR ELEVATION - NORTHWEST (FACING HOSPITAL)



ROOFING SHINGLES



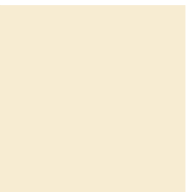
BOARD & BATTEN SIDING



BRICK



SHUTTERS



TRIM



DOORS



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



PROPOSED VIEW FROM CHESTNUT HILL HOSPITAL WOMEN'S CENTER



EXISTING VIEW FROM CHESTNUT HILL HOSPITAL WOMEN'S CENTER



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



PROPOSED VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE



EXISTING VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE

12/20/2022

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PROPOSED VIEW DOWN DRIVEWAY

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5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



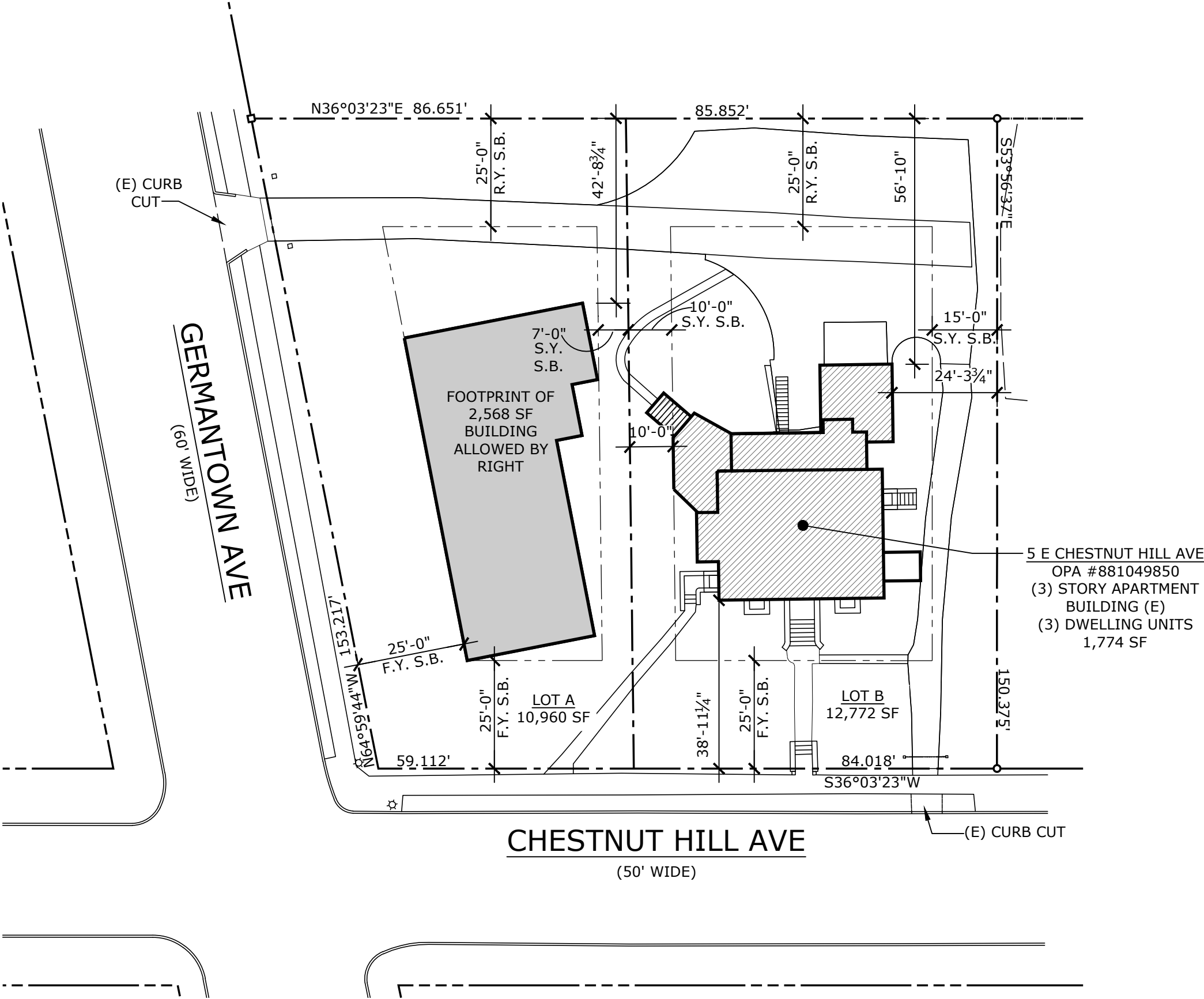
PROPOSED VIEW FROM SOUTHWEST CORNER OF PROPERTY



EXISTING VIEW FROM SOUTHWEST CORNER OF PROPERTY



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



- NOTES:
1. MAXIMUM OCCUPIED AREA OF LOT A IS 3,288 SF
 2. MAXIMUM BUILDING HEIGHT IS 38'.



5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



ZONING CODE INFORMATION		Property Address					
ZONING DISTRICT:	RSD-3	5 E Chestnut Hill Ave					
	REQUIRED:	EXISTING:		PROPOSED LOT A:		PROPOSED LOT B:	
MIN. LOT WIDTH (FT.):	50 FT.	143 FT.		59 FT.		84 FT.	
MIN. LOT AREA (S.F.):	5,000 S.F.	23,732 S.F.		10,960 S.F.		12,772 S.F.	
MAX. OCCUPIED AREA (% OF LOT)	30 %	1,774 S.F.	7.5%	3,288 S.F.	30.0%	1,774 S.F.	13.9%
MIN. FRONT YARD SETBACK (FT.)	25 FT.	38'-11 3/4" FT.	±	25'-0" FT.		38'-11 3/4" FT.	(E)
MIN. SIDE YARD SETBACK (FT.)	7* FT. *	56'-10" FT.	±	7'-0" FT.		N/A FT.	
MIN. SIDE YARD SETBACK (FT.)	10 FT. ****	N/A		N/A		10 FT. ****	
MIN. REAR YARD SETBACK (FT.)	25 FT.	24'-3 3/4" FT.	± ***	42'-8 3/4" FT.		56'-10" FT.	(E)
MAX. BUILDING HEIGHT (FT.)	38 FT.	38'-7 1/2" FT.	± ***	38'-0" FT.	MAX.	38'-7 1/2" FT. ***	(E)
(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.							
* DENOTES CORNER LOT SIDE SETBACK							
** DENOTES TWO FRONT SETBACKS FOR CORNER LOT							
*** DENOTES EXISTING NON CONFORMING CONDITION							
**** DENOTES INTERMEDIATE LOT SIDE SETBACK, 10' MIN. TOTAL OF 25'							



PROJECT

5 E
CHESTNUT
HILL AVENUE
RENOVATION

5 E CHESTNUT HILL AVE.
PHILADELPHIA, PA 19118

PROJECT NUMBER

202.01

CIVIL ENGINEER

STRUCTURAL ENGINEER

M/E/P ENGINEER

SEAL

**NOT FOR
CONSTRUCTION**
ISSUED FOR PERMITTING
& COST ESTIMATING
PURPOSES ONLY

NOTES

REV	DATE	DESCRIPTION
1	08-03-22	ZONING REVISIONS
2	09-13-22	ZONING REVISIONS

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MATTHEW MILLAN ARCHITECTS, INC.
DRAWING TITLE

ZONING PLAN

SCALE
1/8" = 1'-0"

DATE
9/13/2022

DRAWING NUMBER

Z.1

ZONING CODE INFORMATION				Property Address	
ZONING DISTRICT:		RSD-3	5 E Chestnut Hill Ave		
	REQUIRED:	EXISTING:		PROPOSED:	
MIN. LOT WIDTH (FT.):	50 FT.	143 FT.		143 FT.	
MIN. LOT AREA (S.F.):	5,000 S.F.	23,732 S.F.		23,732 S.F.	
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MIN. REAR YARD SETBACK (FT.)	25 FT.	24'-3 3/4" FT. ± ***		24'-3 3/4" FT. **** (E)	
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(E) DENOTES EXISTING, PROP. DENOTES PROPOSED.					
* DENOTES CORNER LOT SIDE SETBACK					
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*** DENOTES EXISTING NON CONFORMING CONDITION					
**** DENOTES PROPOSED NON CONFORMING CONDITION					

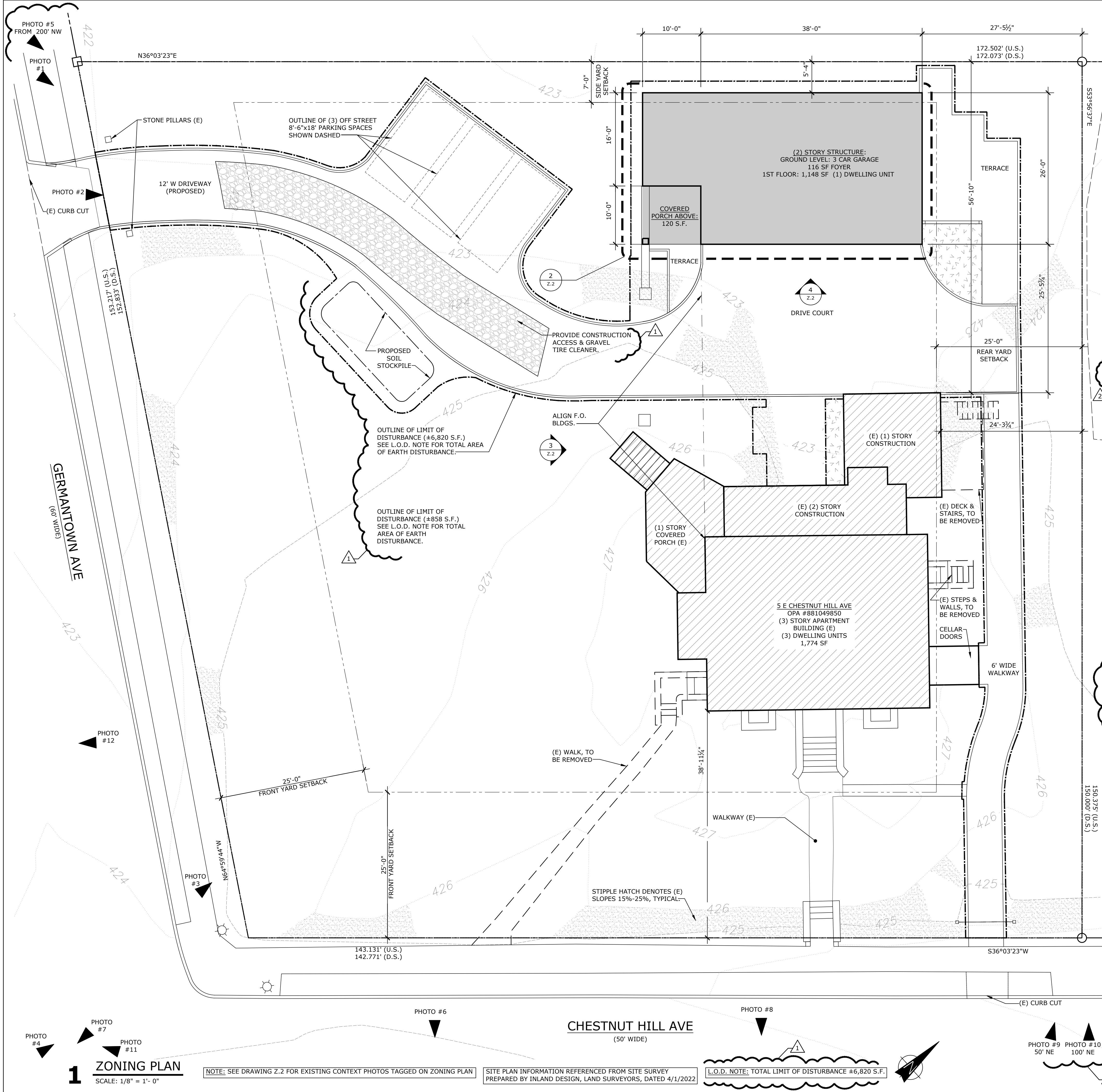
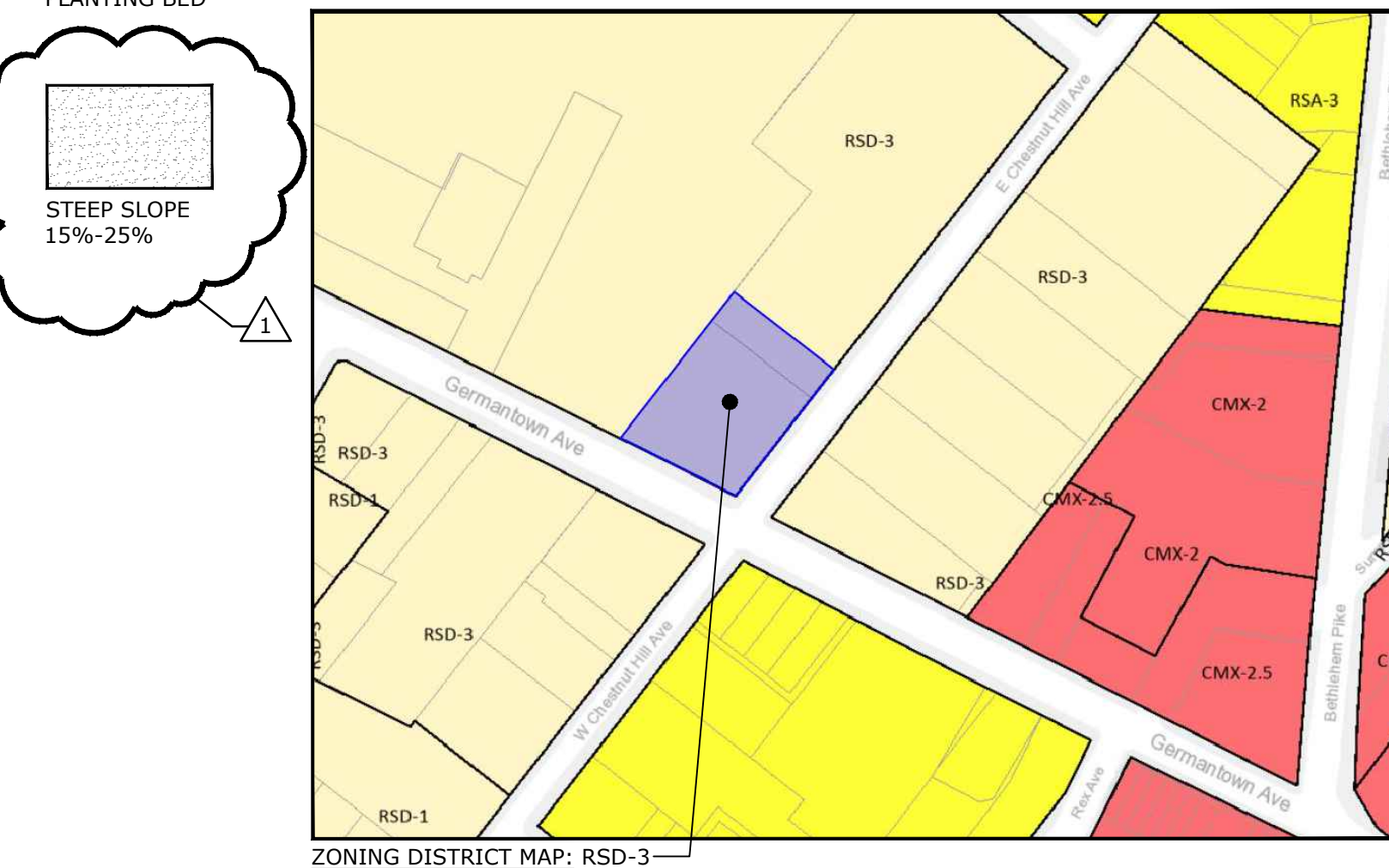
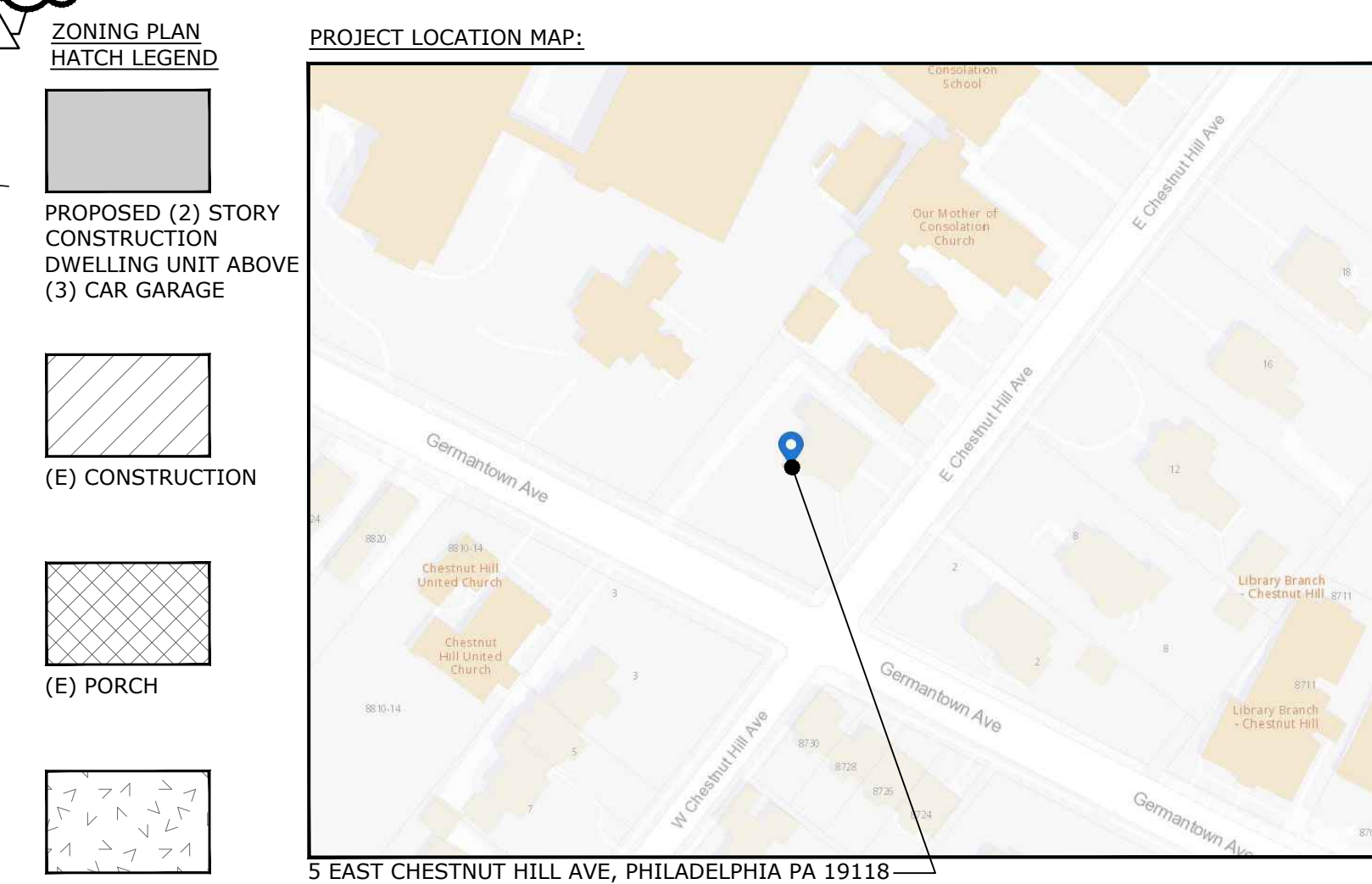
Property Location:		5 East Chestnut Hill Avenue							
Zoning District: RSD-3									
Impervious Coverage Calculations - Proposed Site Plan									
							Net Increase/		
Area	Existing	%	Proposed	%	Decrease	%	Notes		
Total Lot Area	23,732.00 sqft.		23,732.00 sqft.		N/A				
Principal Buildings	1,774.00 sqft.	7.48%	2,922.00 sqft.	12.31%	1,148.00				
BilCo Door	56.00 sqft.	0.24%	56.00 sqft.	0.24%	-				
Paving	2,384.00 sqft.	10.05%	4,000.00 sqft.	16.85%	1,616.00				
Gravel	2,357.00 sqft.	9.93%	- sqft.	0.00%	(2,357.00)				
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Brick	103.00 sqft.	0.43%	103.00 sqft.	0.43%	-				
Flagstone	61.00 sqft.	0.26%	521.00 sqft.	2.20%	460.00				
Decking	238.00 sqft.	1.00%	241.00 sqft.	1.02%	3.00				
Concrete Walls	63.00 sqft.	0.27%	22.50 sqft.	0.09%	(40.50)				
Stone Walls	29.00 sqft.	0.12%	43.00 sqft.	0.18%	14.00				
Rock Walls	36.00 sqft.	0.15%	- sqft.	0.00%	(36.00)				
Total Area	7,649.00 sqft.	32.23%	8,016.00 sqft.	33.78%	367.00				

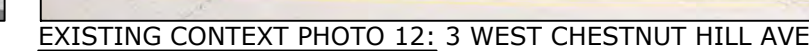
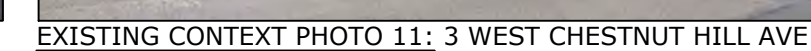
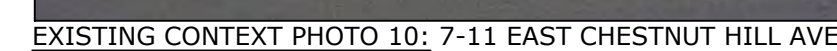
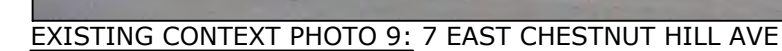
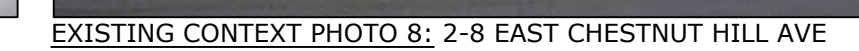
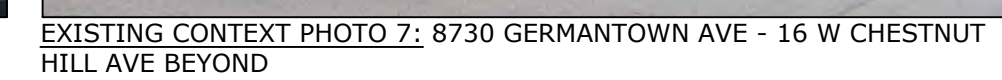
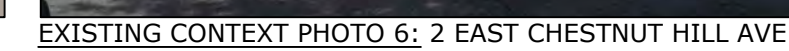
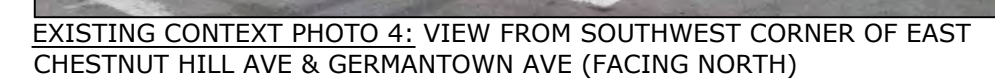
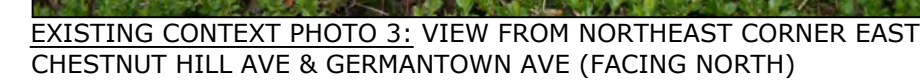
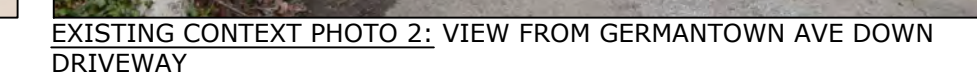
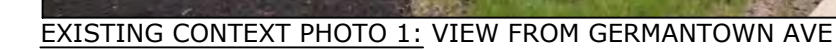
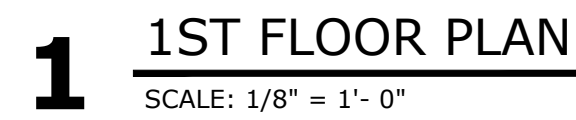
*Existing impervious coverage % and area calcs are based upon lot area and are based on existing conditions survey dimensions by InLand Design Land Surveyors.

**Property is located in the Wissahickon Watershed Overlay Category 5 - no Impervious Coverage Restrictions

***Property is located in the Steep Slope Protection Area - See plan for locations of Steep Slopes 15%-25%

No Steep Slopes greater than 25%





Z.2