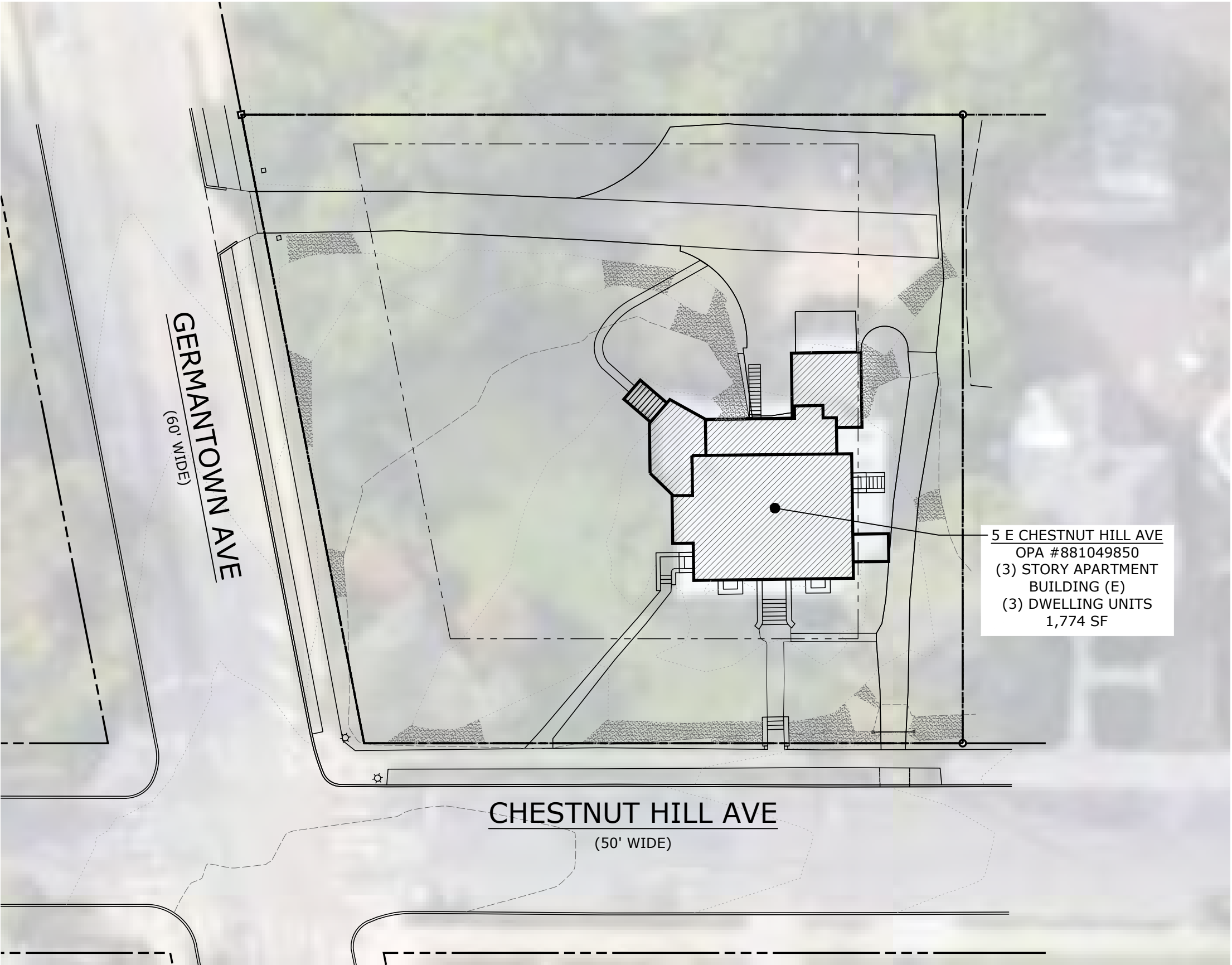
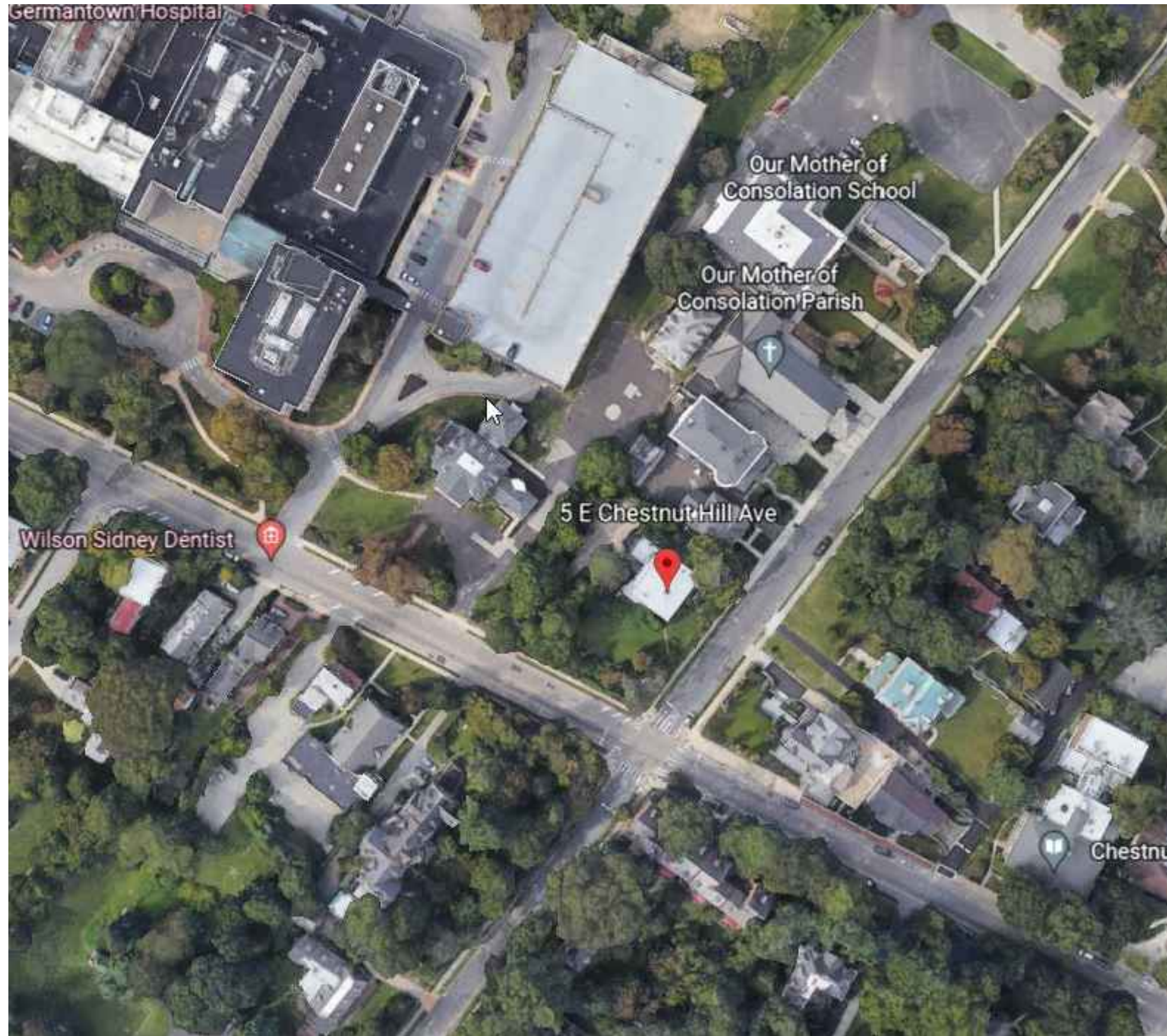


5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



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

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



AERIAL NEIGHBORHOOD CONTEXT PHOTO

12/20/2022

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



FIGURE GROUND NEIGHBORHOOD CONTEXT PLAN



[illegible]

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GERMANTOWN AVE
(60' WIDE)

CHESTNUT HILL AVE
(50' WIDE)

PROPOSED CONSTRUCTION:

- (E) CURB CUT
- 12' W DRIVEWAY (PROPOSED)
- COVERED PORCH ABOVE: 120 S.F.
- DRIVE COURT
- (E) (1) STORY CONSTRUCTION
- (E) (2) STORY CONSTRUCTION
- (1) STORY COVERED PORCH (E)
- WALKWAY (E)
- (E) CURB CUT

EXISTING FEATURES:

- 7"Øx(4) TREE
- 7"Ø TREE
- 16"Ø TREE
- 6"Ø TREE
- 8"Øx(3) TREE
- 4"Ø TREE
- 15"Ø TREE
- 15"Øx(3) TREE
- (2) STORY STRUCTURE: GROUND LEVEL: 3 CAR GARAGE 116 SF FOYER 1ST FLOOR: 1,148 SF (1) DWELLING UNIT
- TERRACE
- 25'-0" REAR YARD SETBACK
- 5 E CHESTNUT HILL AVE OPA #881049850 (3) STORY APARTMENT BUILDING (E) (3) DWELLING UNITS 1,774 SF

SETBACKS:

- 25'-0" FRONT YARD SETBACK
- 25'-0" REAR YARD SETBACK

BOUNDARIES AND DIMENSIONS:

- N36°03'23"E 172.502' (U.S.) 172.073' (D.S.)
- 153.217' (U.S.) 152.833' (D.S.)
- 10'-0"
- 16'-0"
- 38'-0"
- 27'-5½"
- 5'-4"
- 26'-0"
- 56'-10"
- 25'-5¾"
- 24'-3¾"
- 53°56'37"E 150.375' (U.S.) 150.000' (D.S.)
- S36°03'23"W
- 143.131' (U.S.) 142.771' (D.S.)
- 38'-11¼"
- 25'-0"
- N64°59'44"W

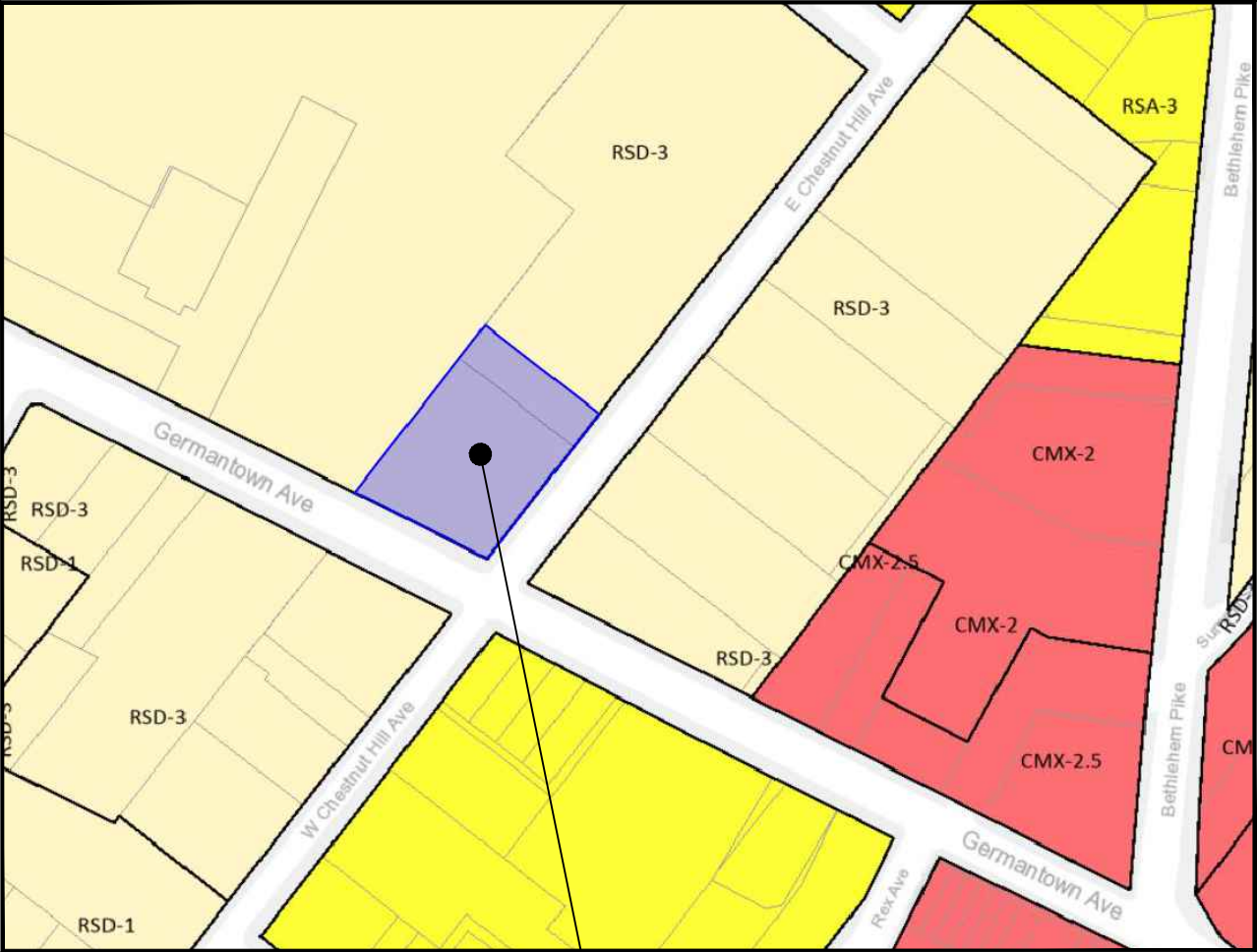
OTHER NOTES:

- ALIGN F.O. BLDGS.
- OUTLINE OF (3) OFF STREET 8'-6"x18' PARKING SPACES SHOWN DASHED

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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%									



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

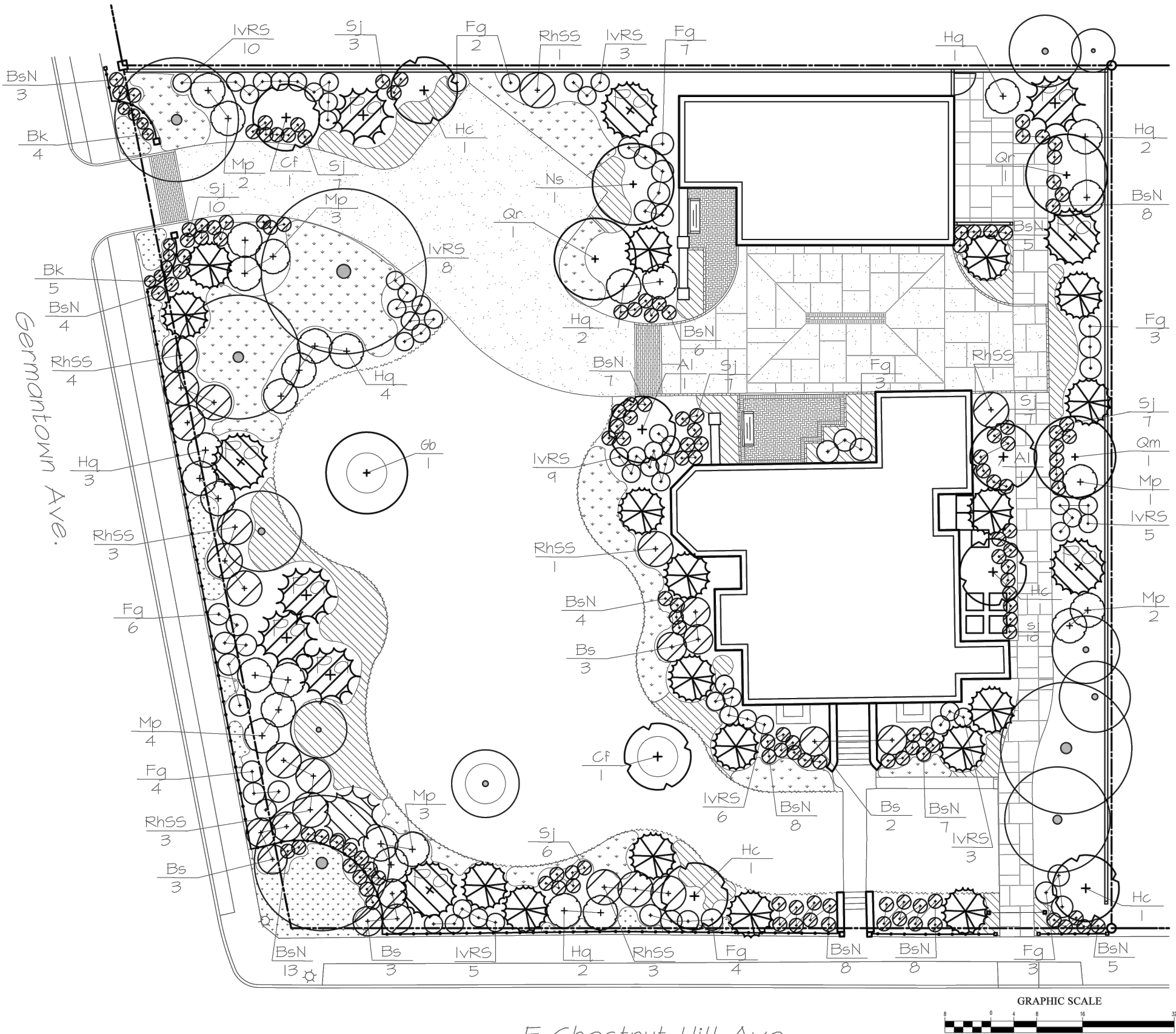


SHAKIR COHEN
PLANS EXAMINER

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

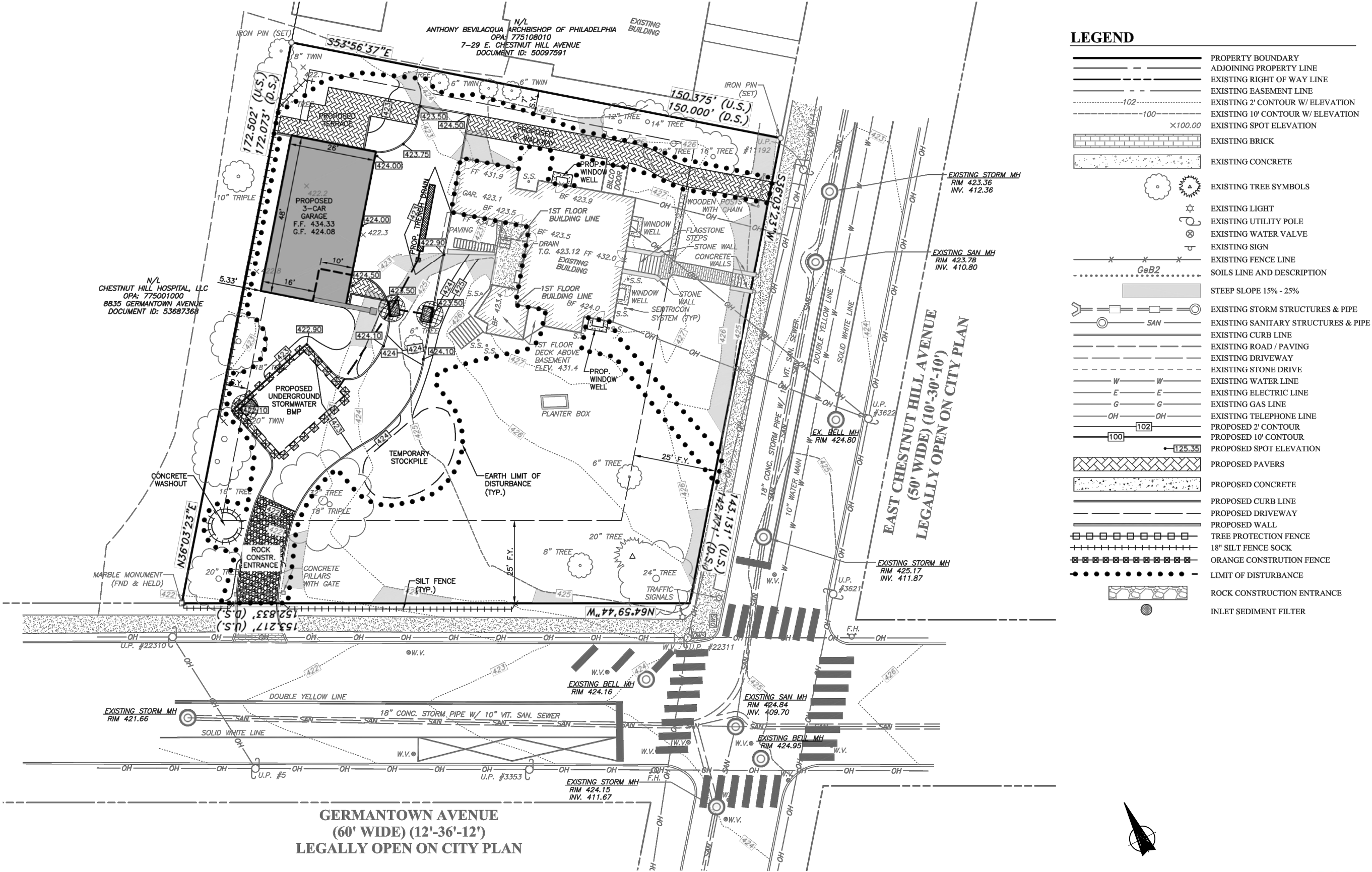


- Grasses Predominate
- Perennials Predominate
- Liriope

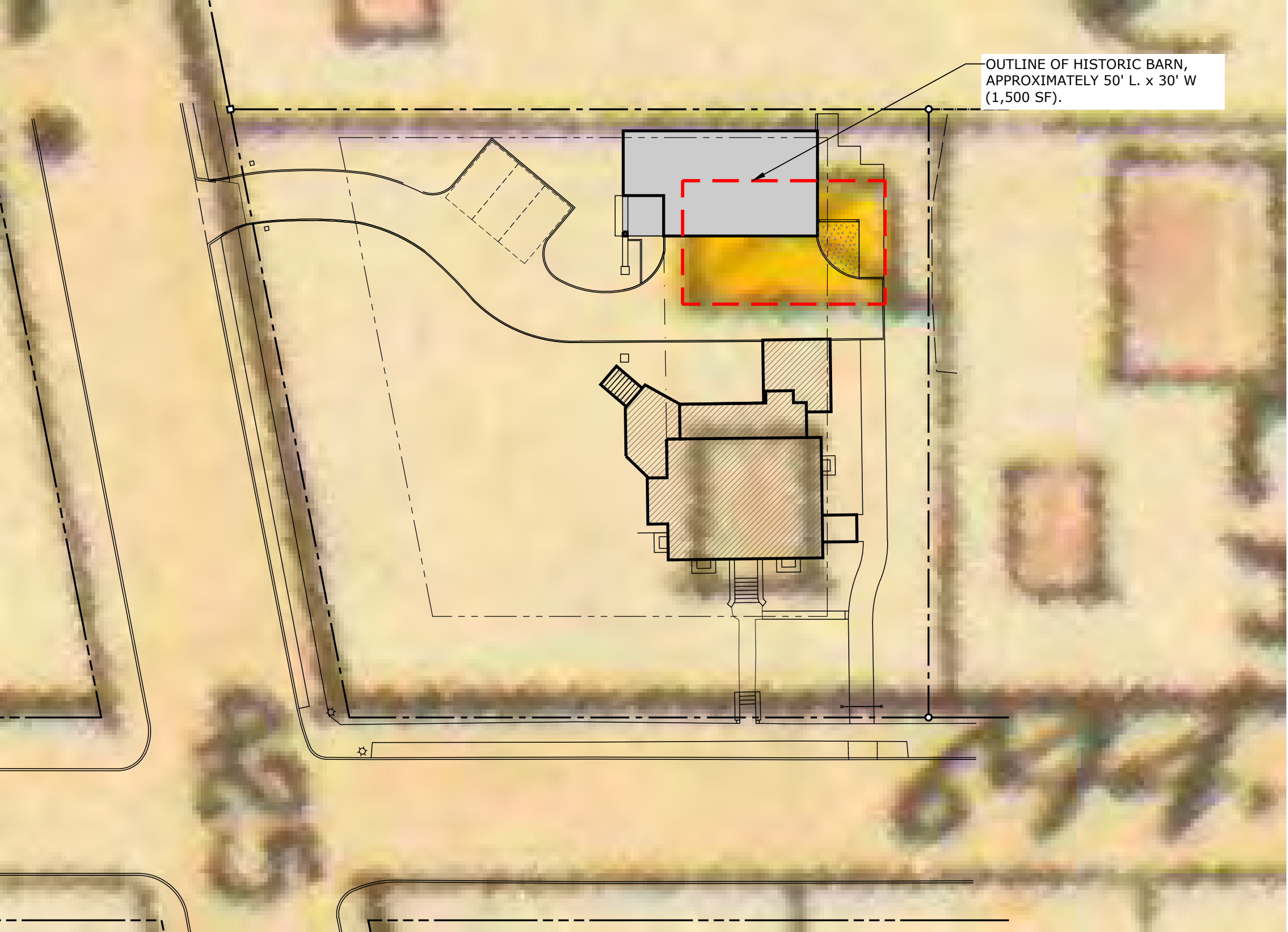


5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



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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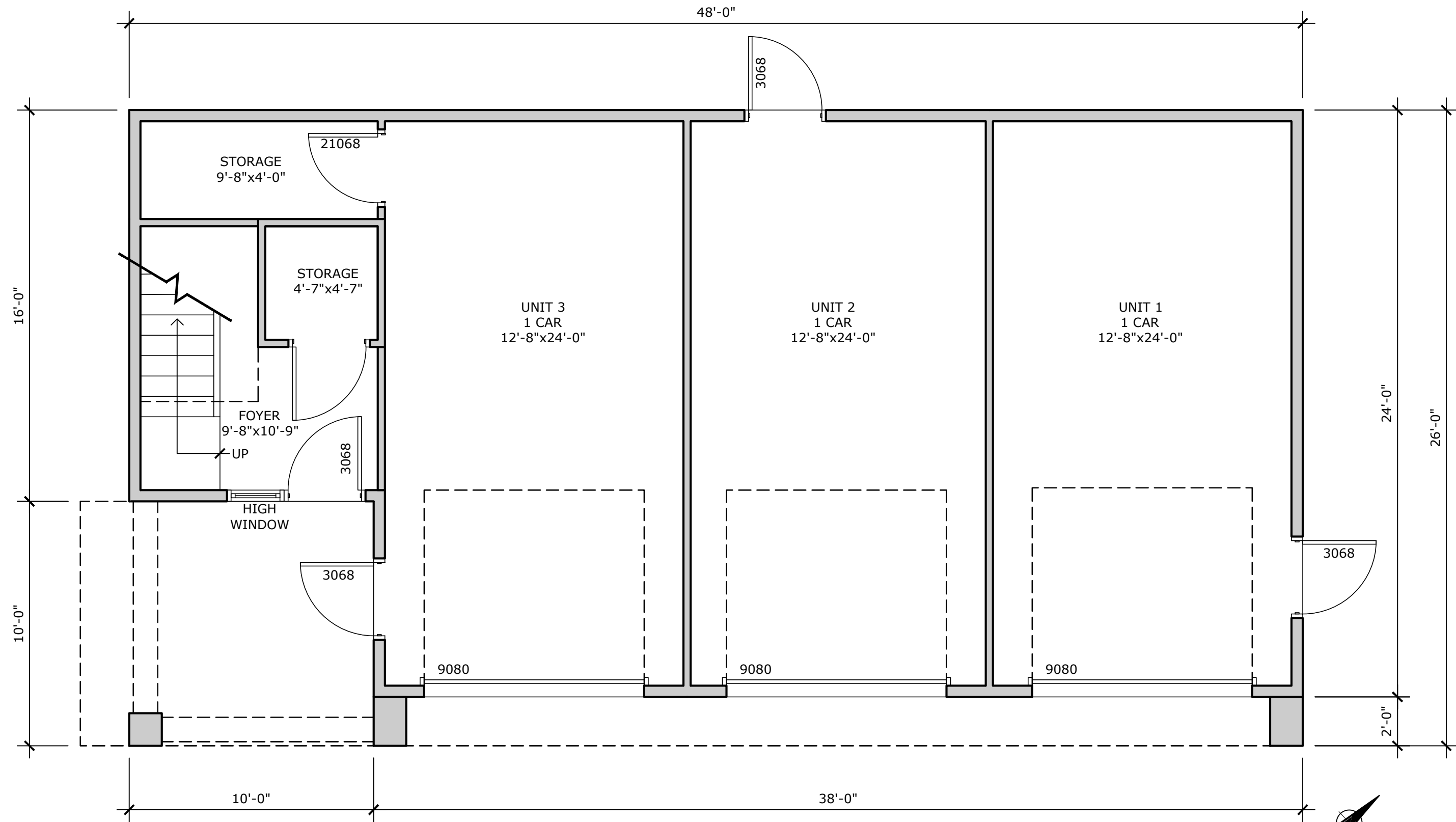
EXISTING PHOTOS

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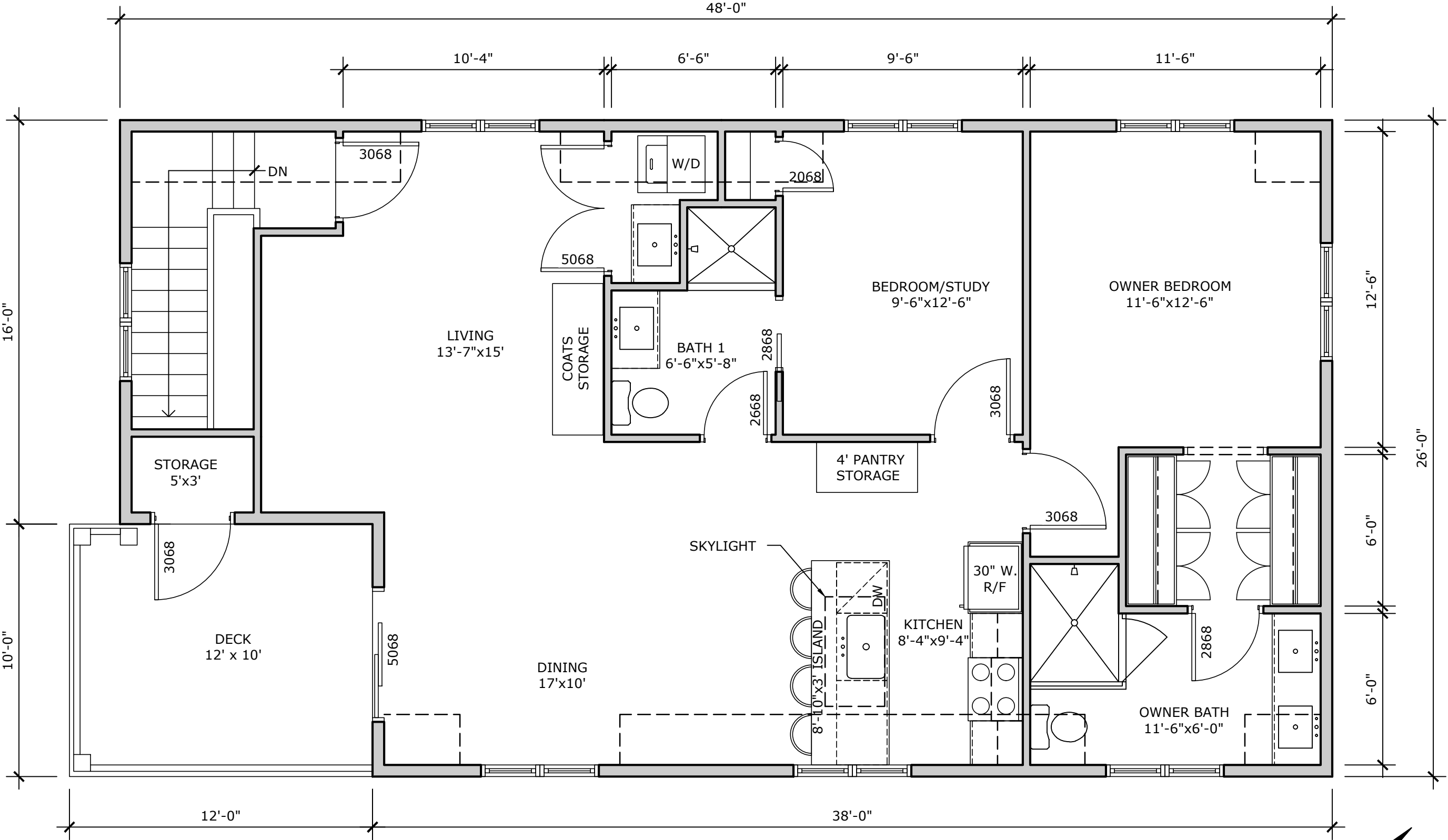
5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



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



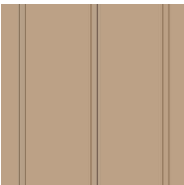
CARRIAGE HOUSE PROPOSED 1ST FLOOR PLAN



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



ROOFING SHINGLES



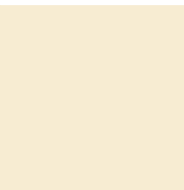
BOARD & BATTEN
SIDING - LATTE
SW6108 BY SHERWIN
WILLIAMS



BRICK



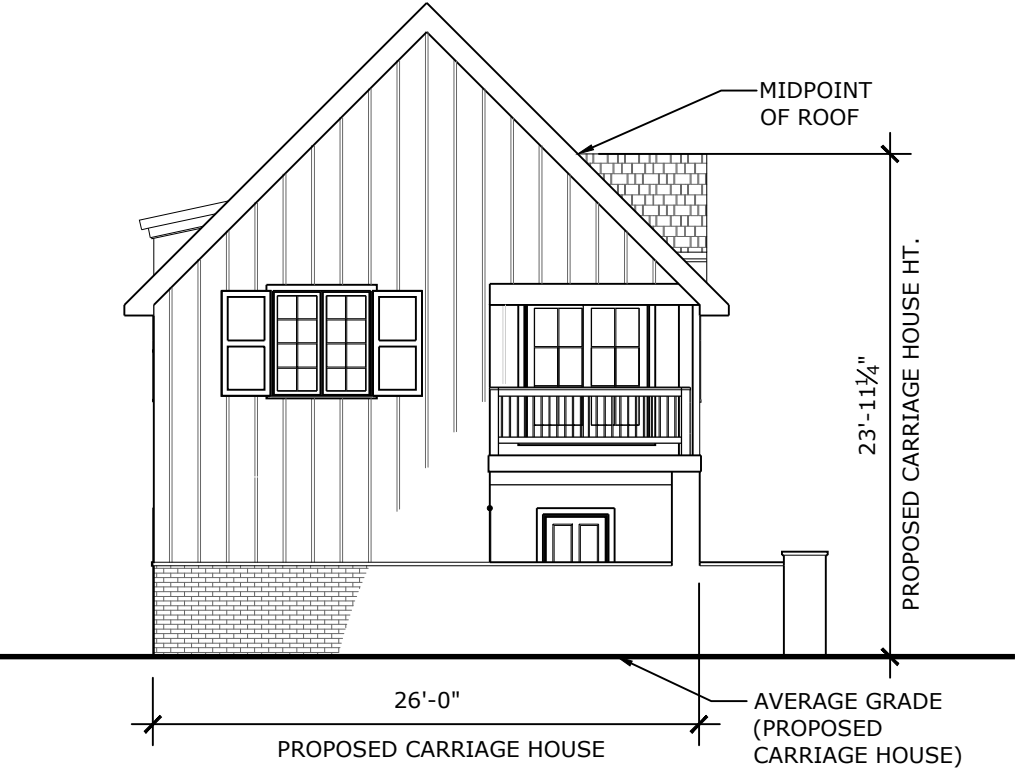
SHUTTERS - FATIGUE
GREEN 2140-10 BY
BENJAMIN MOORE



TRIM - MANNEQUIN
CREAM 2152-60 BY
BENJAMIN MOORE



ENTRY DOORS -
RUSTIC BRICK
2091-20 BY
BENJAMIN MOORE



EXTERIOR ELEVATION - SOUTHWEST (FACING GERMANTOWN AVE)



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



EXTERIOR ELEVATION - NORTHEAST (FACING CHURCH)



EXTERIOR ELEVATION - NORTHWEST (FACING HOSPITAL)



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



PROPOSED VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE



EXISTING VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE

PROPOSED VIEW DOWN DRIVEWAY

12/20/2022

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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 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



EXISTING PHOTO #1: ALONG NW PROPERTY BOUNDARY



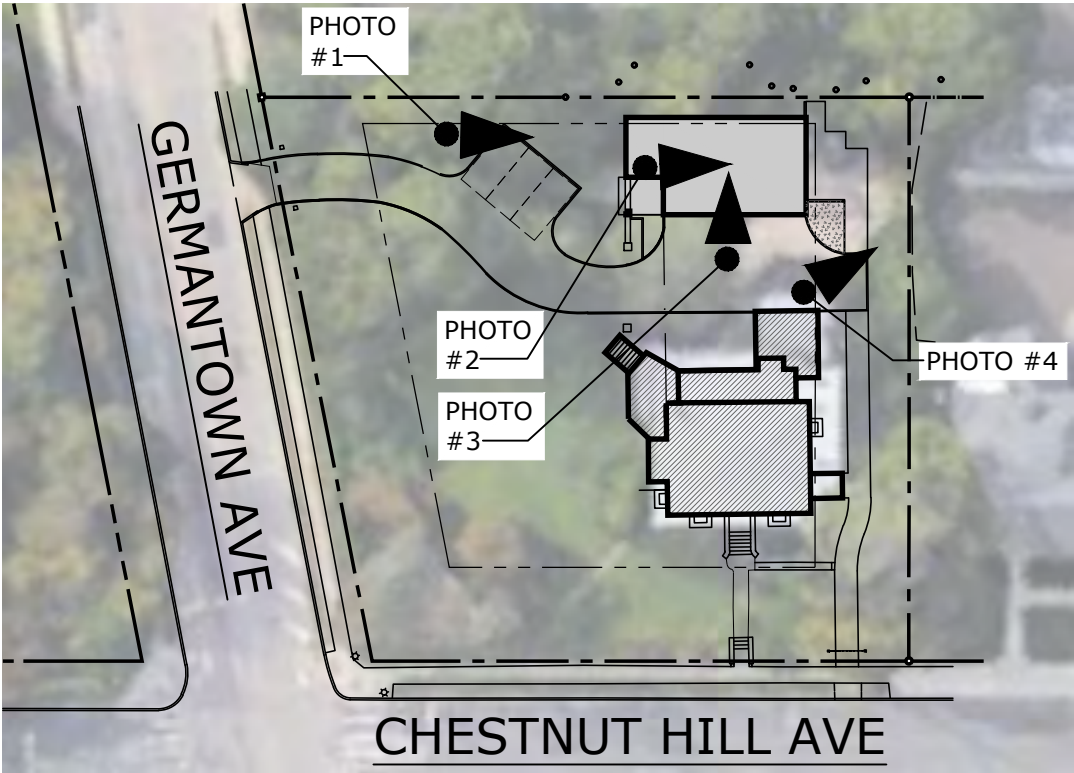
EXISTING PHOTO #2: GRAVEL PARKING AREA WITH PROPOSED CARRIAGE HOUSE FOOTPRINT MARKED UP IN RED



EXISTING PHOTO #3: GRAVEL PARKING AREA WITH PROPOSED CARRIAGE HOUSE FOOTPRINT MARKED UP IN RED



EXISTING PHOTO #4: OMC GARAGE



EXISTING PHOTO KEY PLAN



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

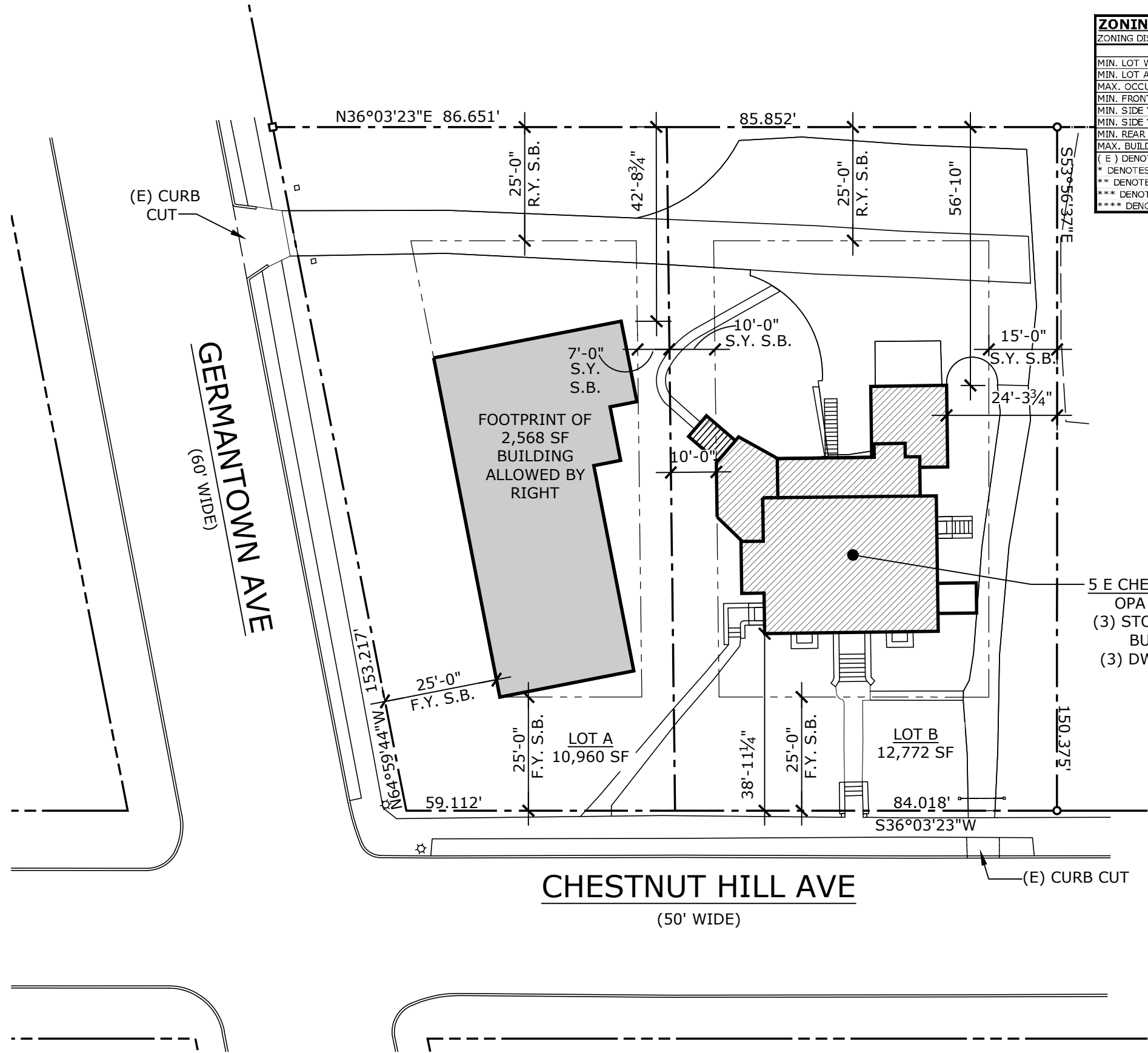
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



ZONING CODE INFORMATION		Property Address	
ZONING DISTRICT:		RSD-3	5 E Chestnut Hill Ave
	REQUIRED:	EXISTING:	
MIN. LOT WIDTH (FT.):	50 FT.	143 FT.	59 FT.
MIN. LOT AREA (S.F.):	5,000 S.F.	23,732 S.F.	10,960 S.F.
MAX. OCCUPIED AREA (% OF LOT)	30 %	1,774 S.F.	3,288 S.F.
MIN. FRONT YARD SETBACK (FT.)	25 FT.	38'-11 3/4" FT.	25'-0" FT.
MIN. SIDE YARD SETBACK (FT.)	7* FT. *	56'-10" FT.	7'-0" FT.
MIN. SIDE YARD SETBACK (FT.)	10 FT. ****	N/A	N/A
MIN. REAR YARD SETBACK (FT.)	25 FT.	24'-3 3/4" FT.	42'-8 3/4" FT.
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'			

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

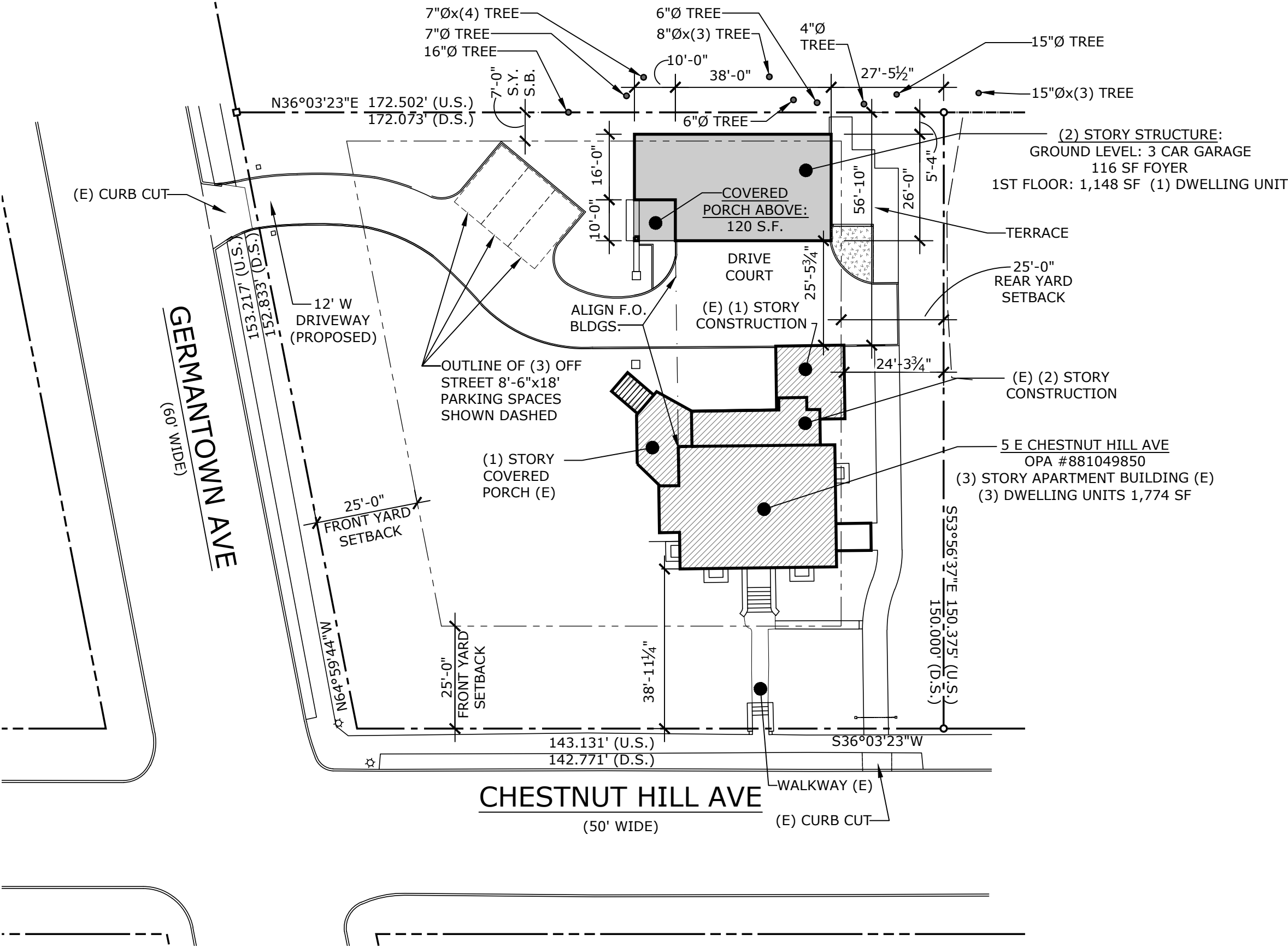
5 E CHESTNUT HILL AVE
OPA #881049850
(3) STORY APARTMENT BUILDING (E)
(3) DWELLING UNITS
1,774 SF



SITE PLAN WITH OPTIONAL BY RIGHT SUBDIVISION



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



PROPOSED SITE PLAN



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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DRAWING TITLE

ZONING PLAN

SCALE
1/8" = 1'-0"

DATE
9/13/2022

DRAWING NUMBER

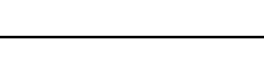
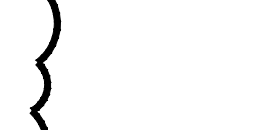
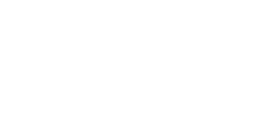
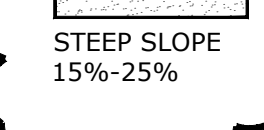
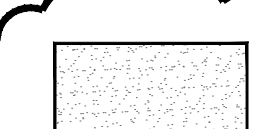
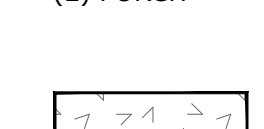
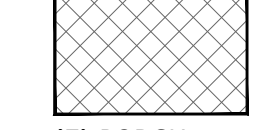
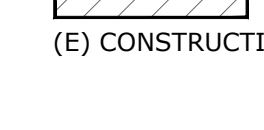
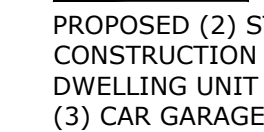
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ZONING CODE INFORMATION				Property Address	
ZONING DISTRICT:		RSD-3	5 E Chestnut Hill Ave		
	REQUIRED:	EXISTING:		PROPOSED:	
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** DENOTES TWO FRONT SETBACKS FOR CORNER LOT					
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**** DENOTES PROPOSED NON CONFORMING CONDITION					

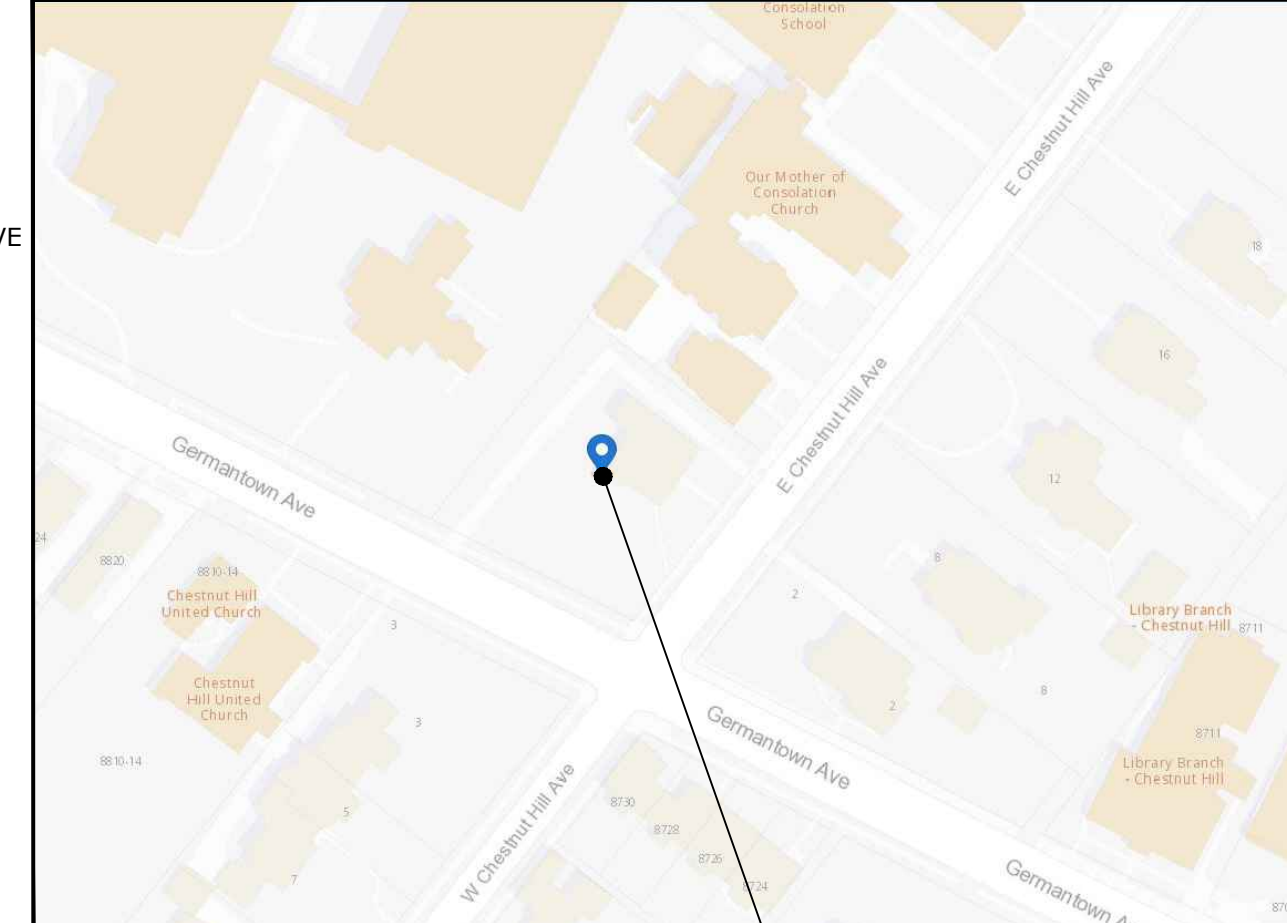
Property Location:		5 East Chestnut Hill Avenue					
Zoning District: RSD-3							
Impervious Coverage Calculations - Proposed Site Plan							
Area	Existing	%	Proposed	%	Net Increase/ Decrease	%	Notes
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Bilco Door	56.00 sqft.	0.24%	56.00 sqft.	0.24%	-		
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		
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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		

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**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%

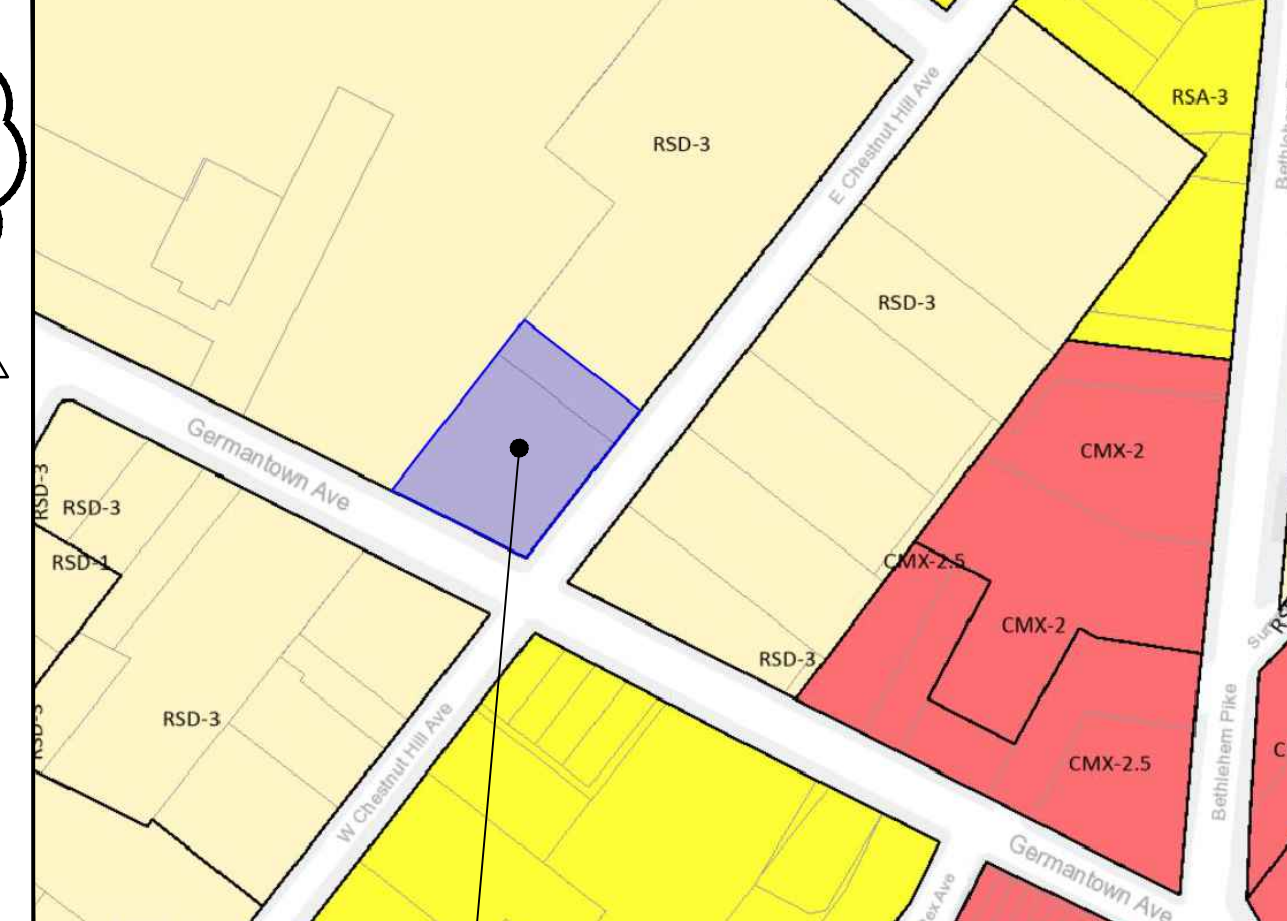
ZONING PLAN
HATCH LEGEND



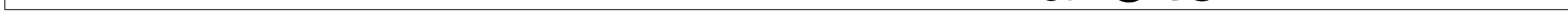
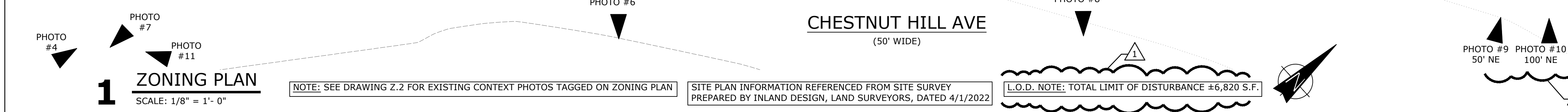
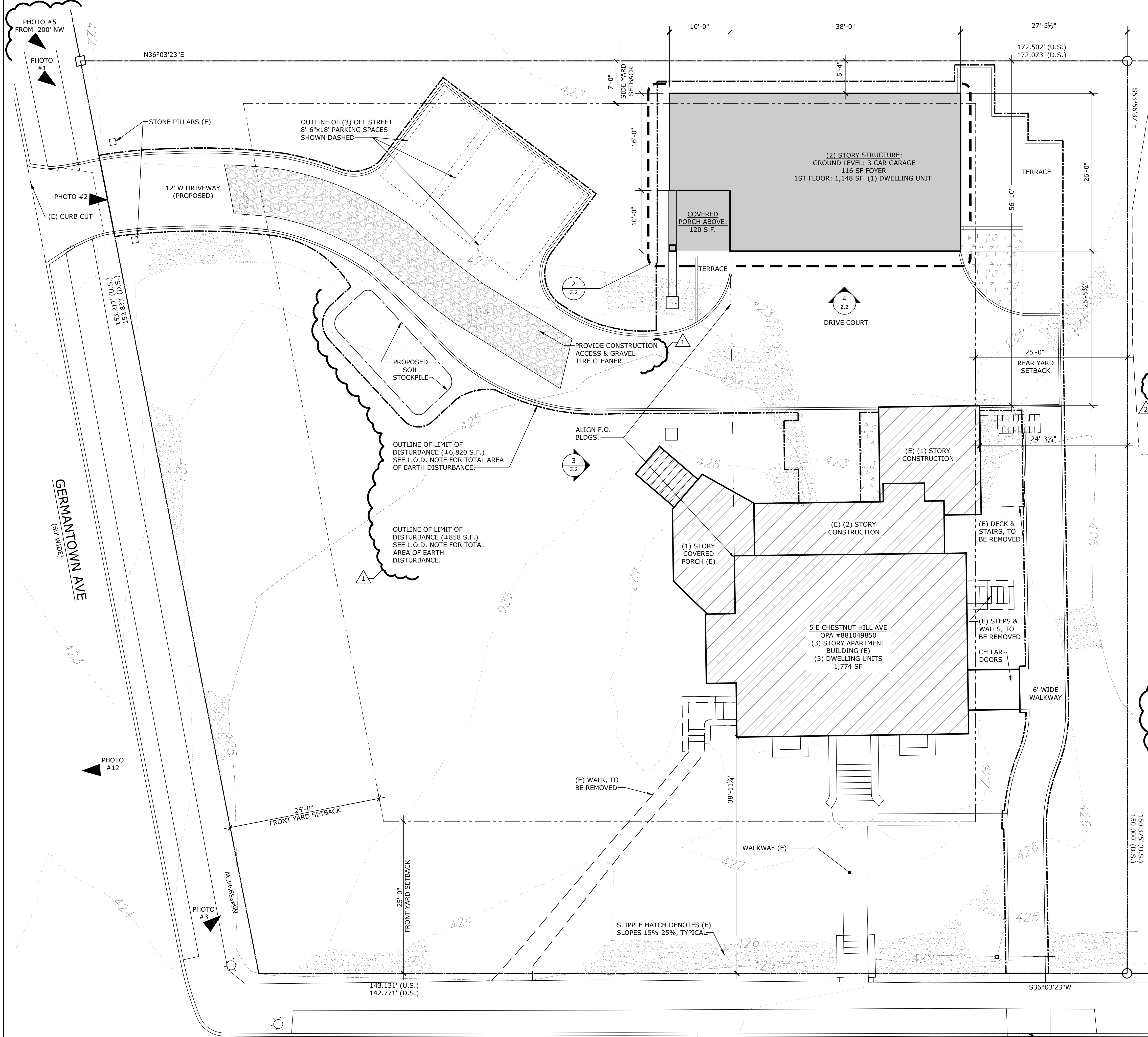
PROJECT LOCATION MAP:

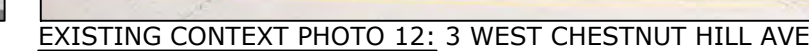
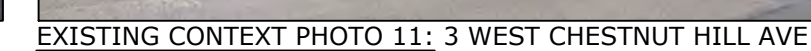
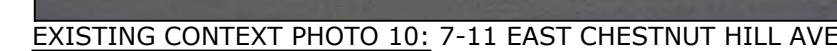
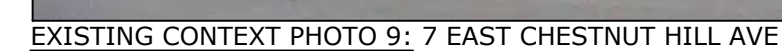
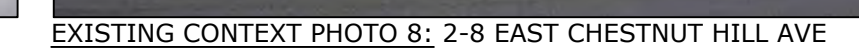
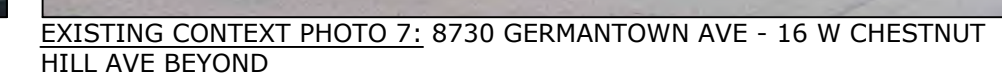
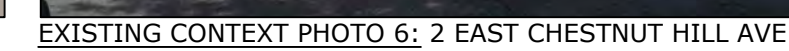
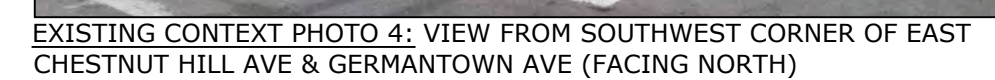
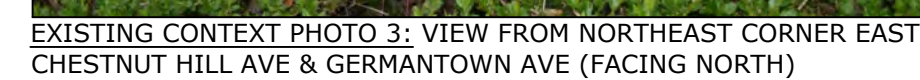
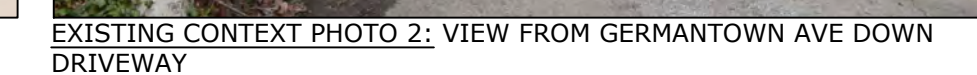
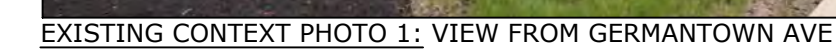
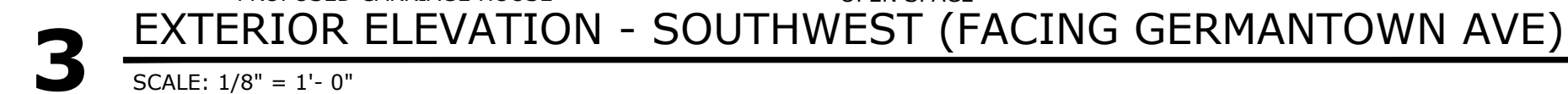
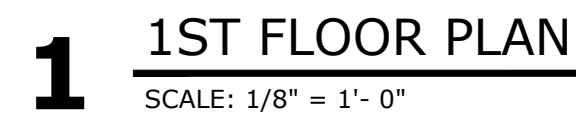


5 EAST CHESTNUT HILL AVE, PHILADELPHIA PA 19118



ZONING DISTRICT MAP: RSD-3





Z.2