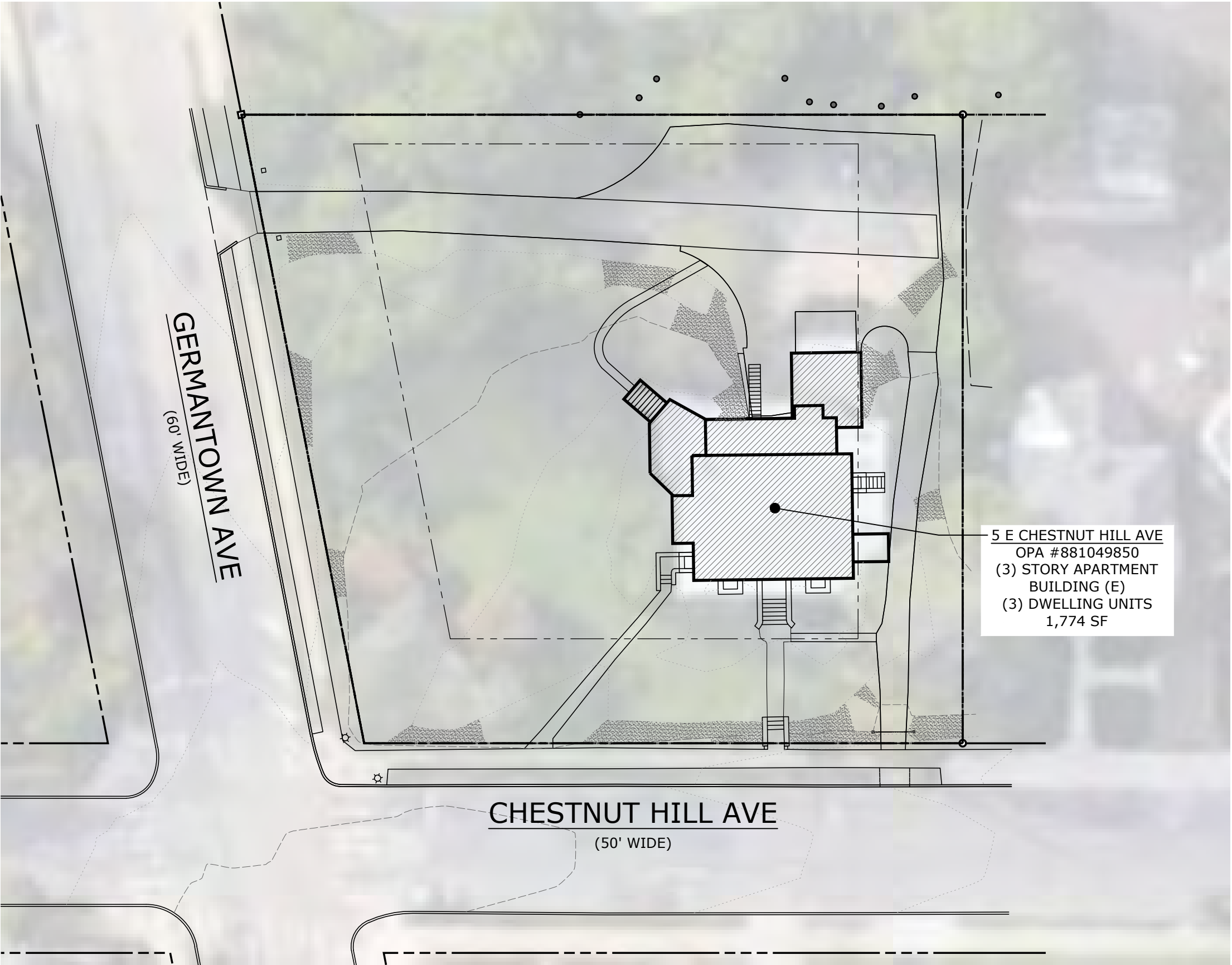


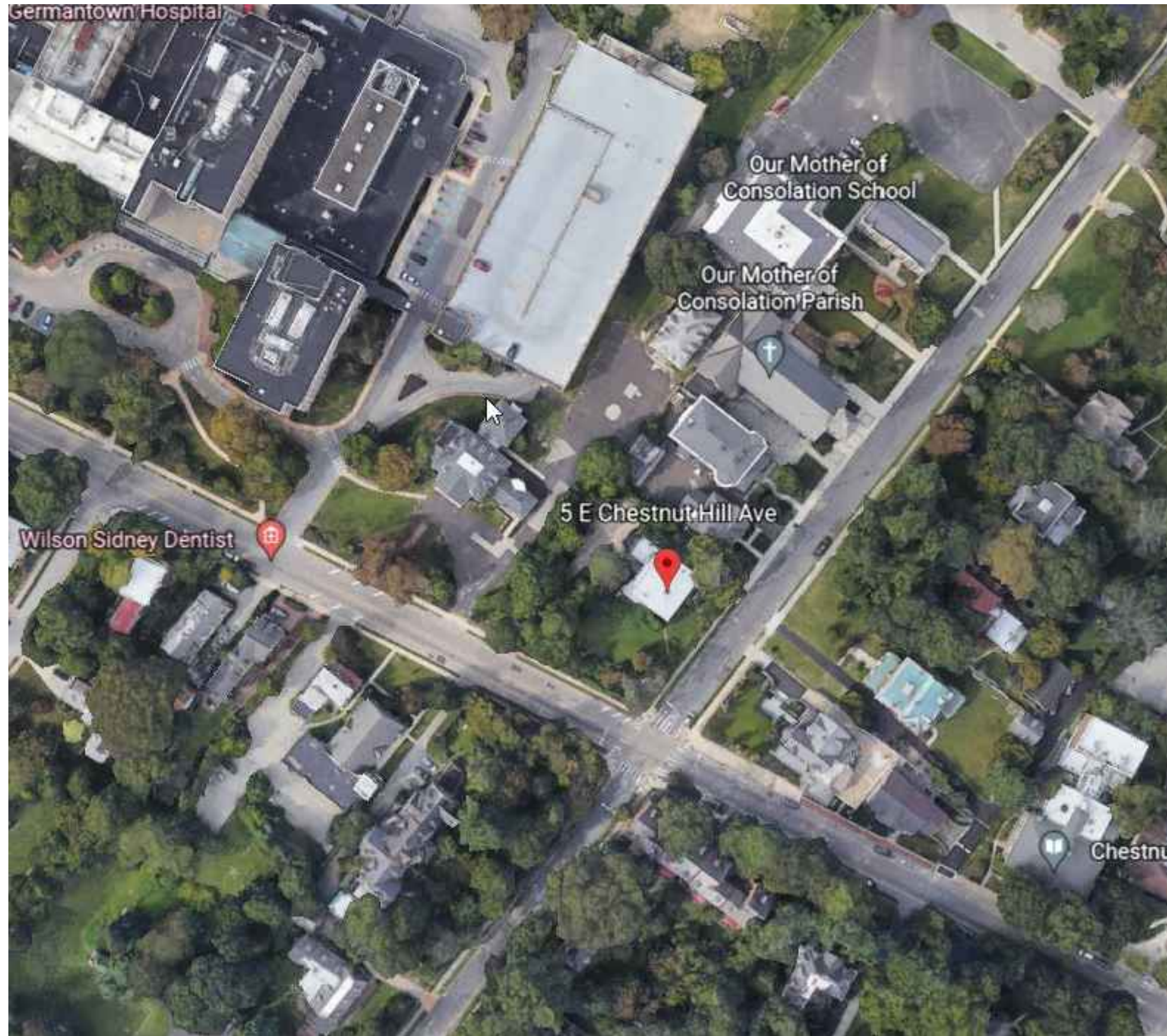
5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE  
5 E Chestnut Hill Avenue, Philadelphia, PA 19118





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

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



AERIAL NEIGHBORHOOD CONTEXT PHOTO

1/17/2023

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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

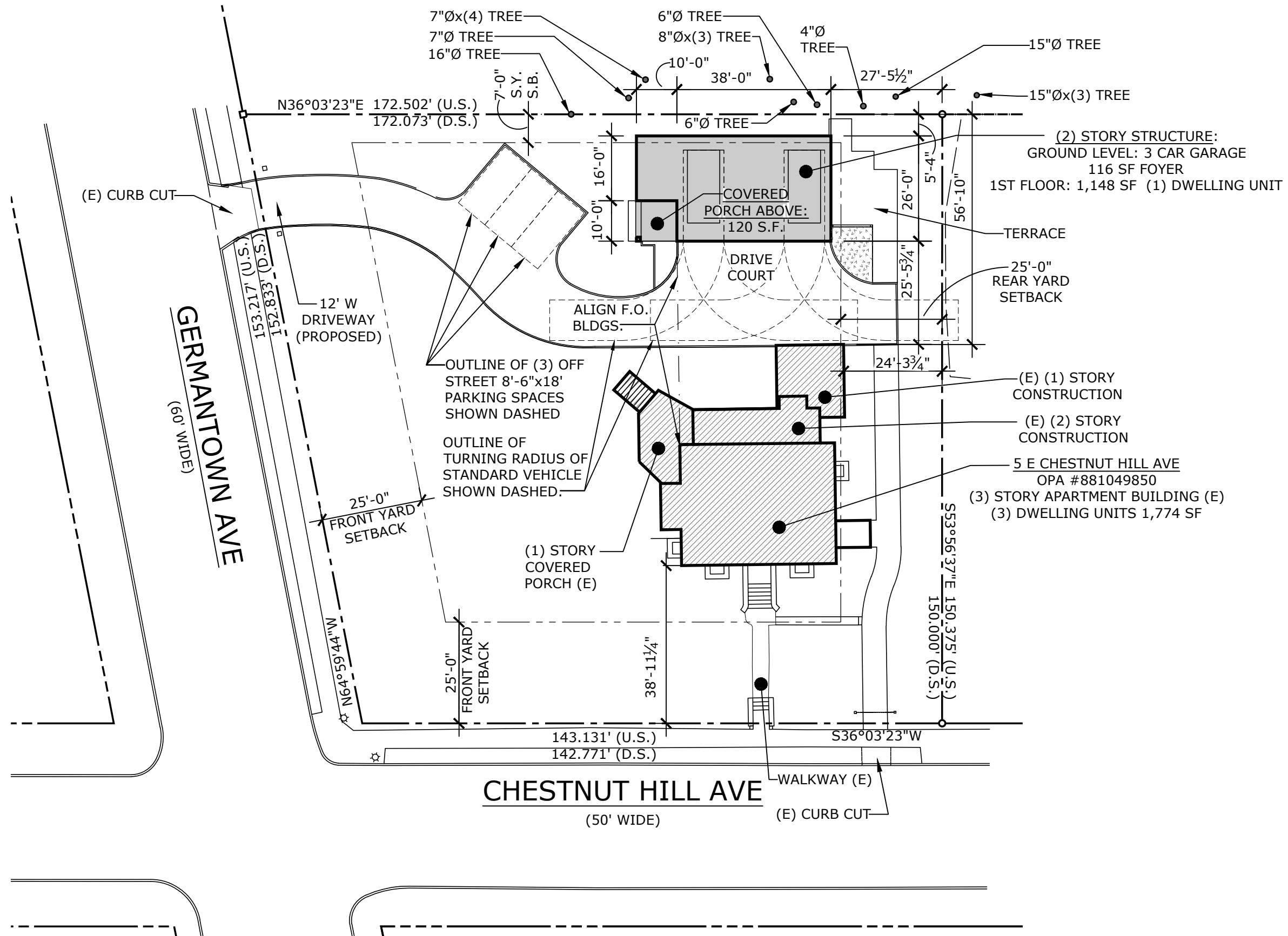






# 5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



PROPOSED SITE PLAN

1/17/2023

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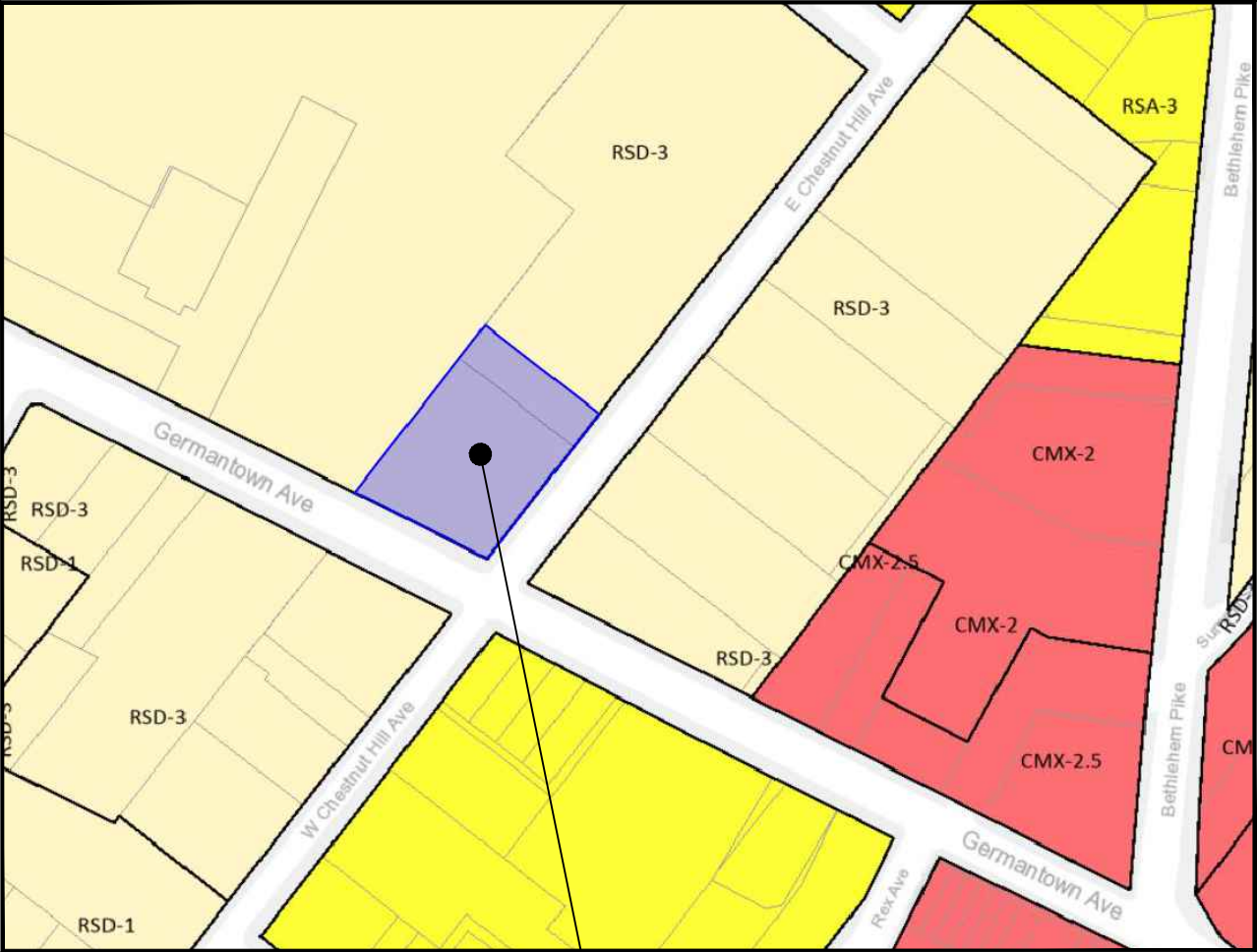
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5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE  
5 E Chestnut Hill Avenue, Philadelphia, PA 19118



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**

<b>Application Number:</b> ZP-2022-009051	<b>Zoning District(s):</b> RSD3	<b>Date of Refusal:</b> <b>10/3/2022</b>
<b>Address/Location:</b> 5 E CHESTNUT HILL AVE, Philadelphia, PA 19118-2712 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 1
<b>Applicant Name:</b> VERNON ANASTASIO	<b>Applicant Address:</b> 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](http://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



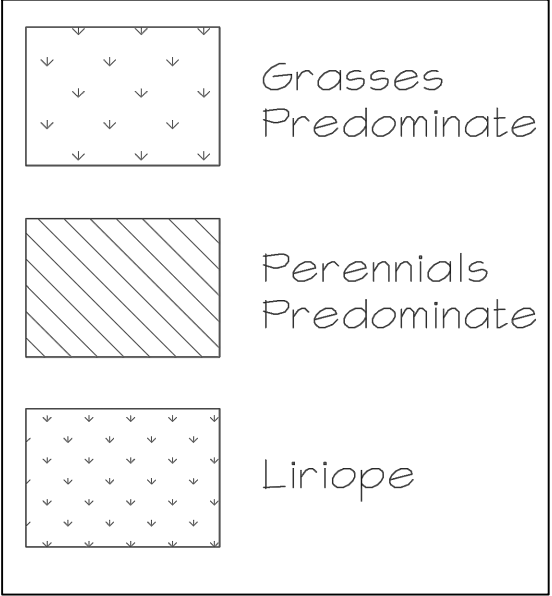
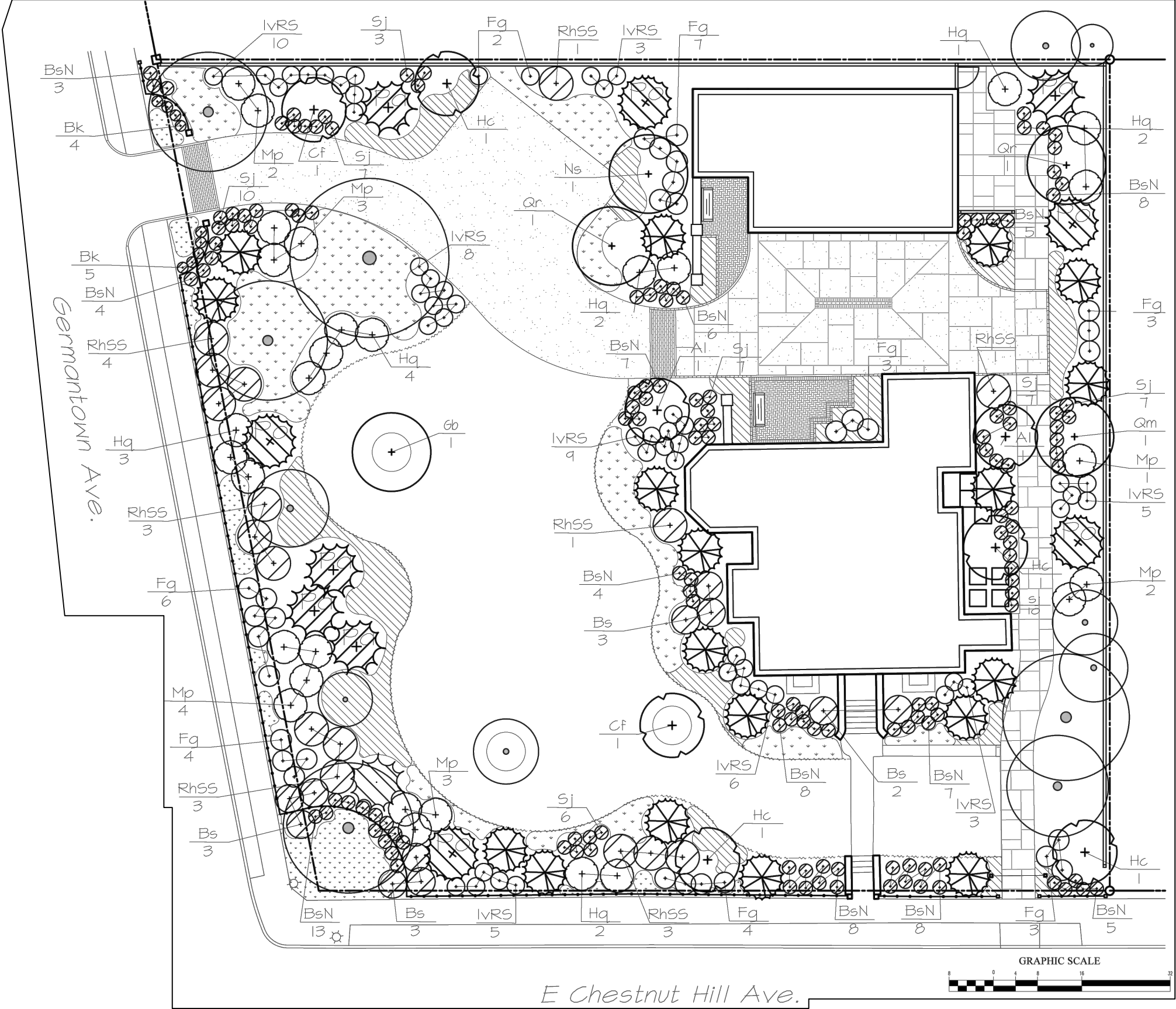
SHAKIR COHEN  
PLANS EXAMINER

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., 18<sup>th</sup> Fl., Phila., PA 19102 within thirty (30) days of date of Refusal / Referral. Please see appeal instructions for more information.

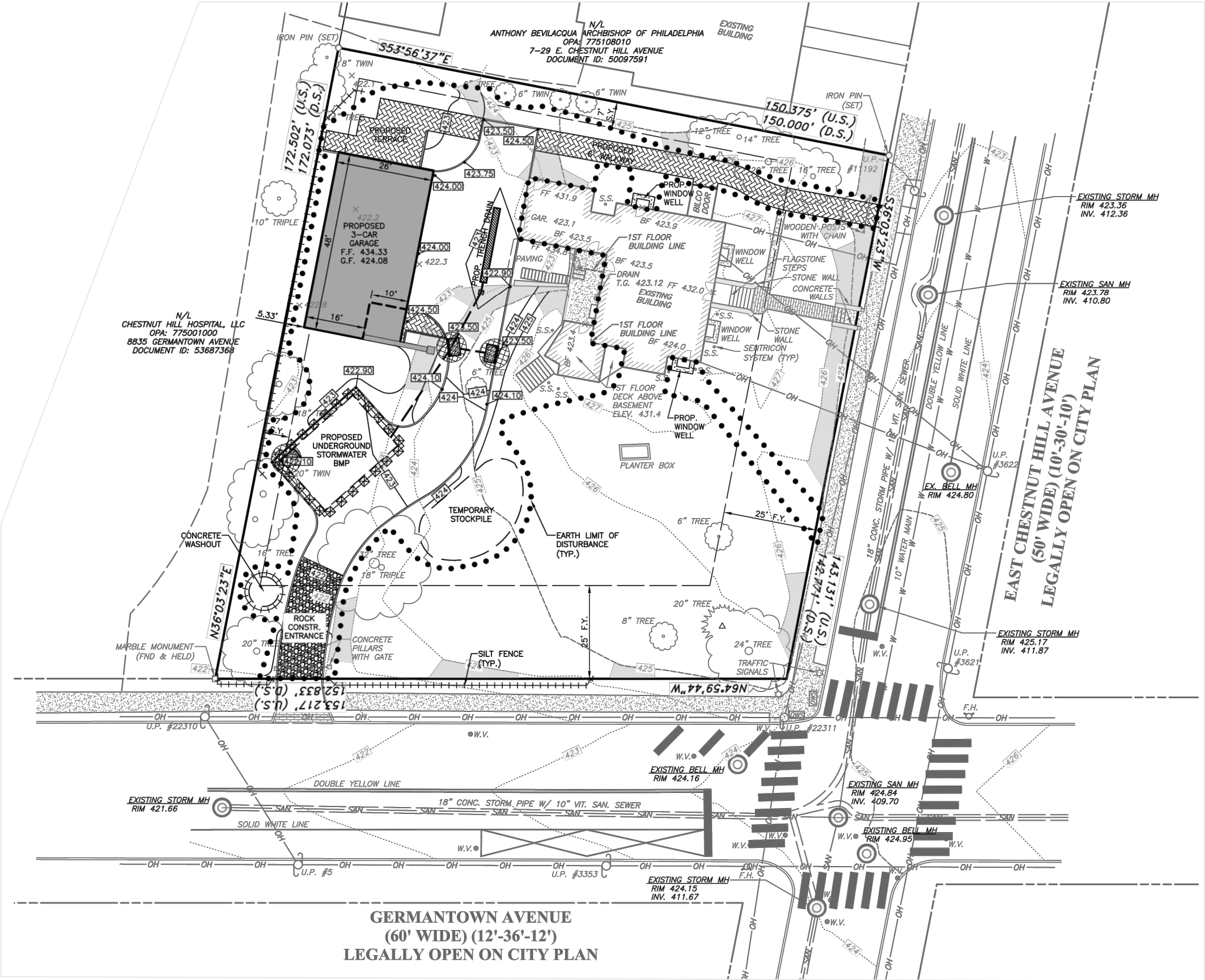


5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE  
5 E Chestnut Hill Avenue, Philadelphia, PA 19118





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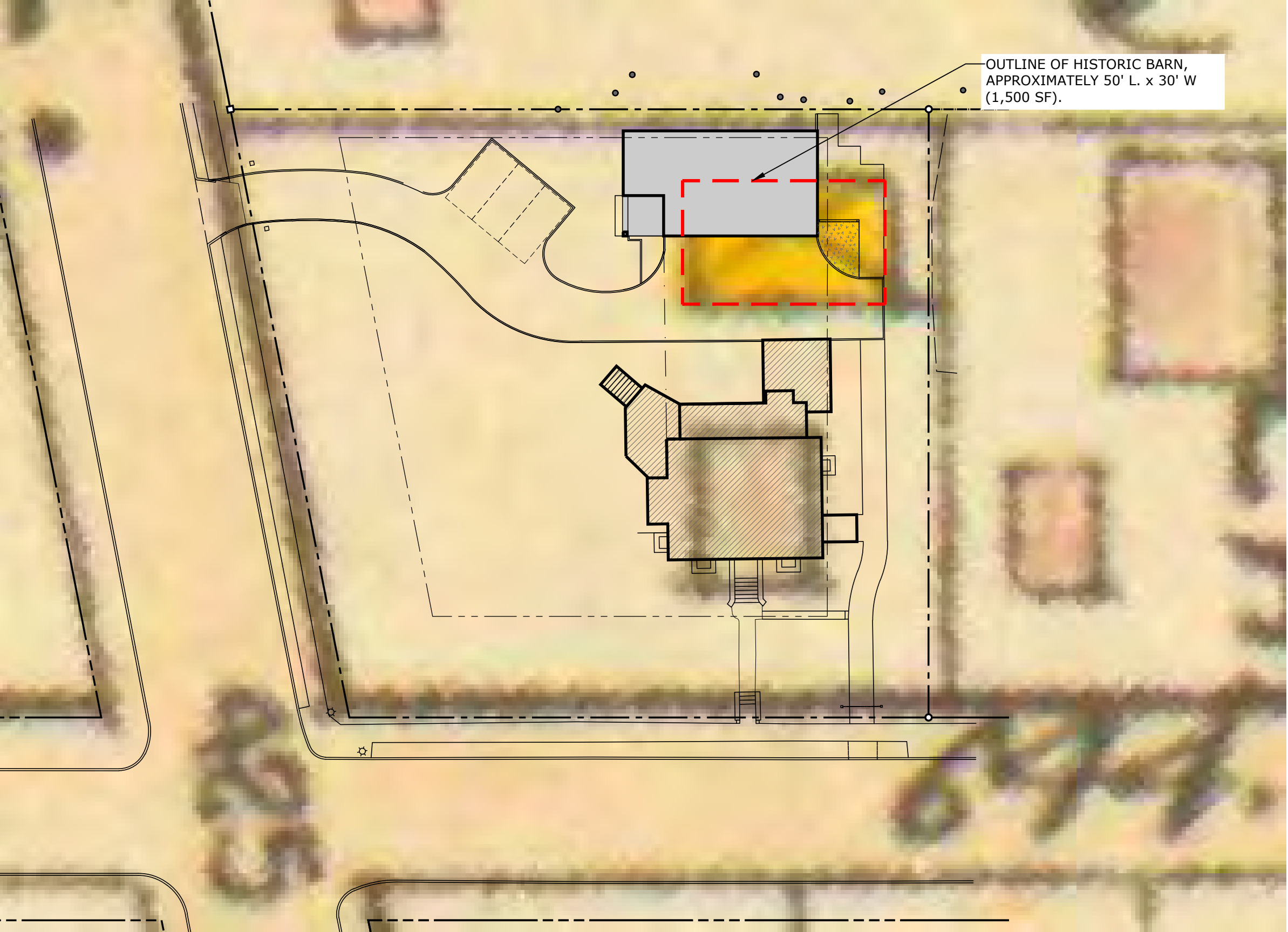


LEGEND	
	PROPERTY BOUNDARY
	ADJOINING PROPERTY LINE
	EXISTING RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	EXISTING 2' CONTOUR W/ ELEVATION
	EXISTING 10' CONTOUR W/ ELEVATION
	EXISTING SPOT ELEVATION
	EXISTING BRICK
	EXISTING CONCRETE
	EXISTING TREE SYMBOLS
	EXISTING LIGHT
	EXISTING UTILITY POLE
	EXISTING 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



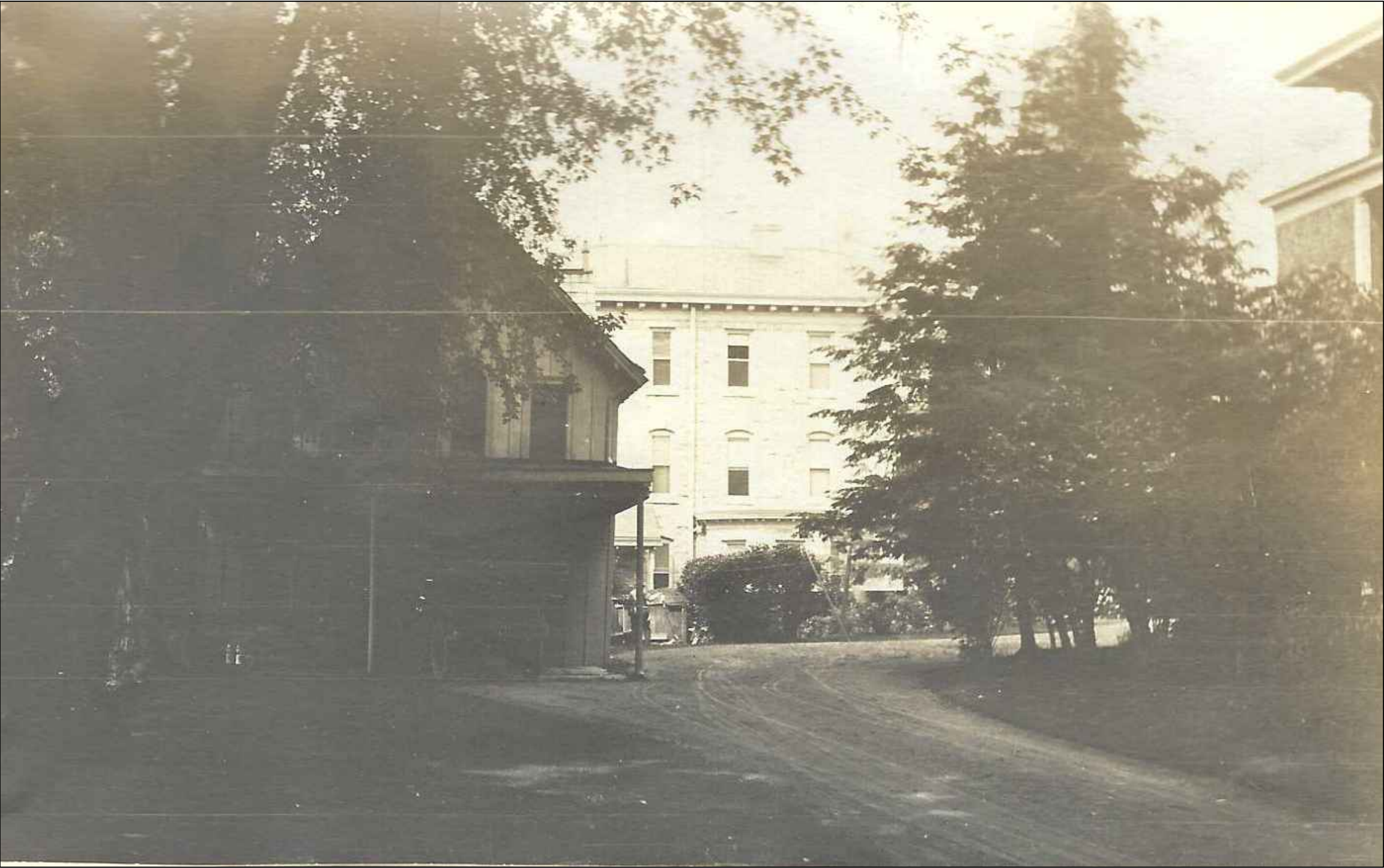


5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE  
5 E Chestnut Hill Avenue, Philadelphia, PA 19118





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



HISTORIC PHOTO OF BARN AND HOUSE - JUNE 7, 1909



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



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





# 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

1/17/2023

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*EXISTING PHOTOS*

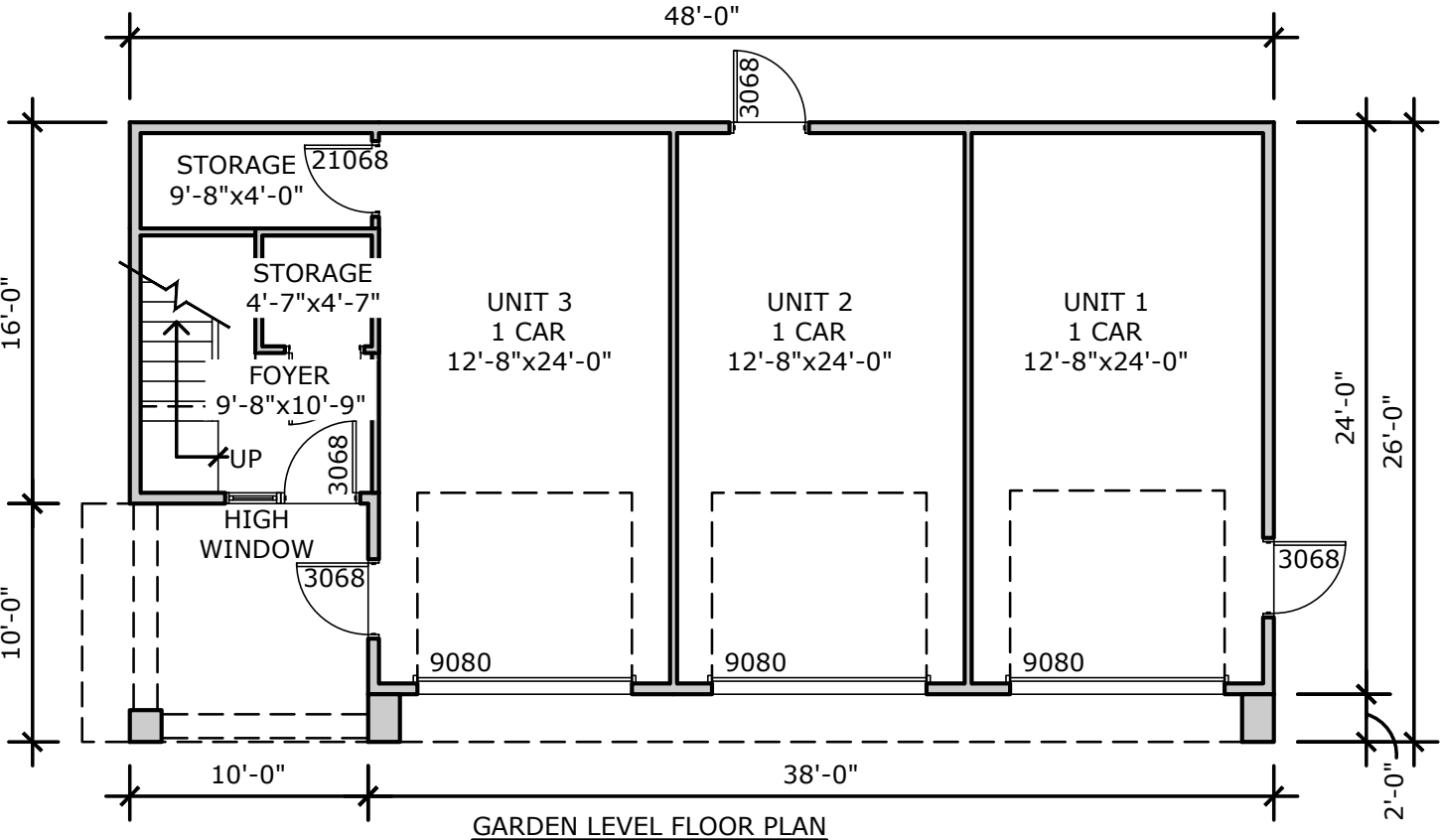
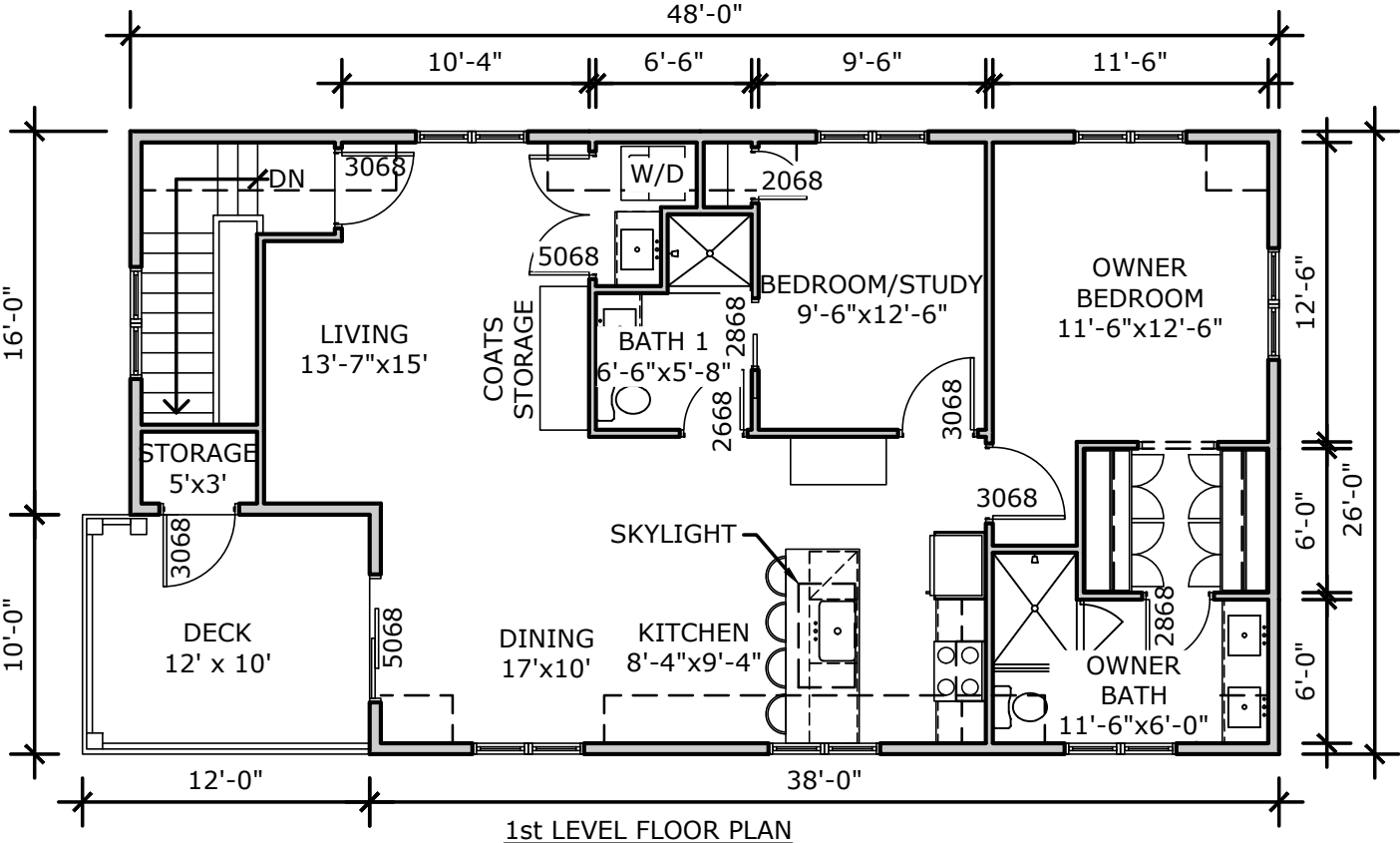
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5 E CHESTNUT HILL AVE: ZONING VARIANCE REQUEST FOR CARRIAGE HOUSE  
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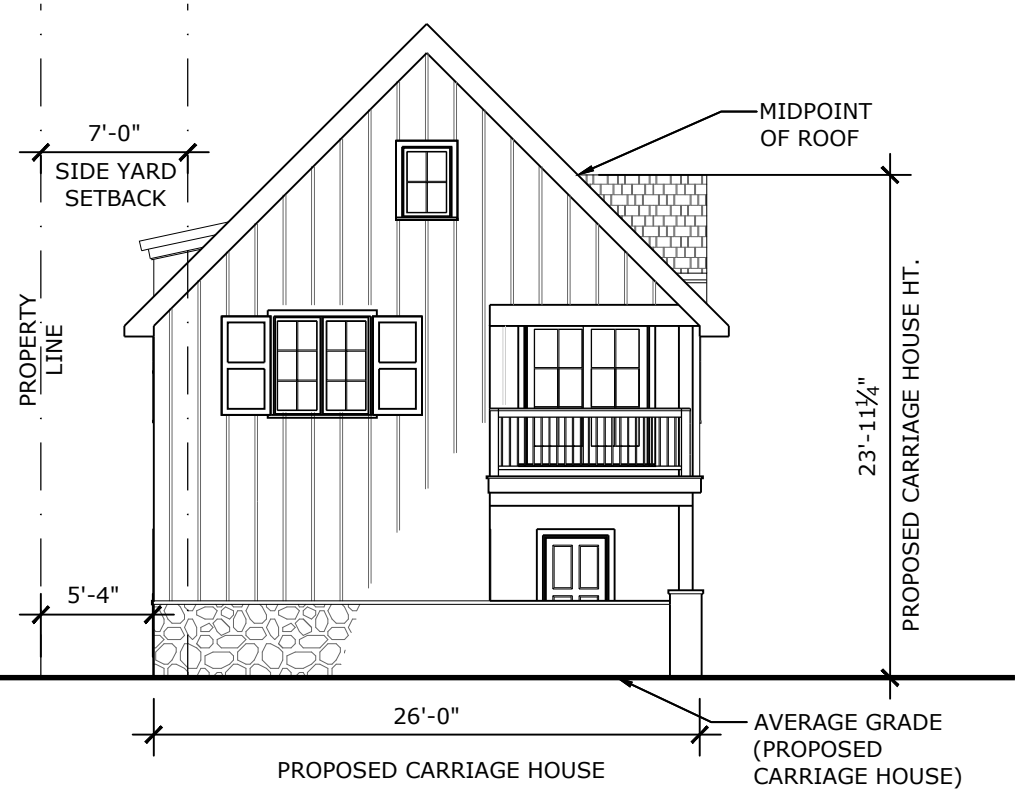


CARRIAGE HOUSE PROPOSED FLOOR PLANS





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)



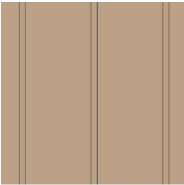
EXTERIOR ELEVATION - NORTHEAST (FACING CHURCH)



EXTERIOR ELEVATION - NORTHWEST (FACING HOSPITAL)



ROOFING SHINGLES



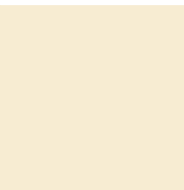
BOARD & BATTEN  
SIDING - LATTE  
SW6108 BY SHERWIN  
WILLIAMS



STONE - BARN DASH



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

1/17/2023

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PROPOSED BUILDING ELEVATIONS

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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



PROPOSED VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE



EXISTING VIEW DOWN DRIVEWAY FROM GERMANTOWN AVE

*PROPOSED VIEW DOWN DRIVEWAY*

1/17/2023

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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



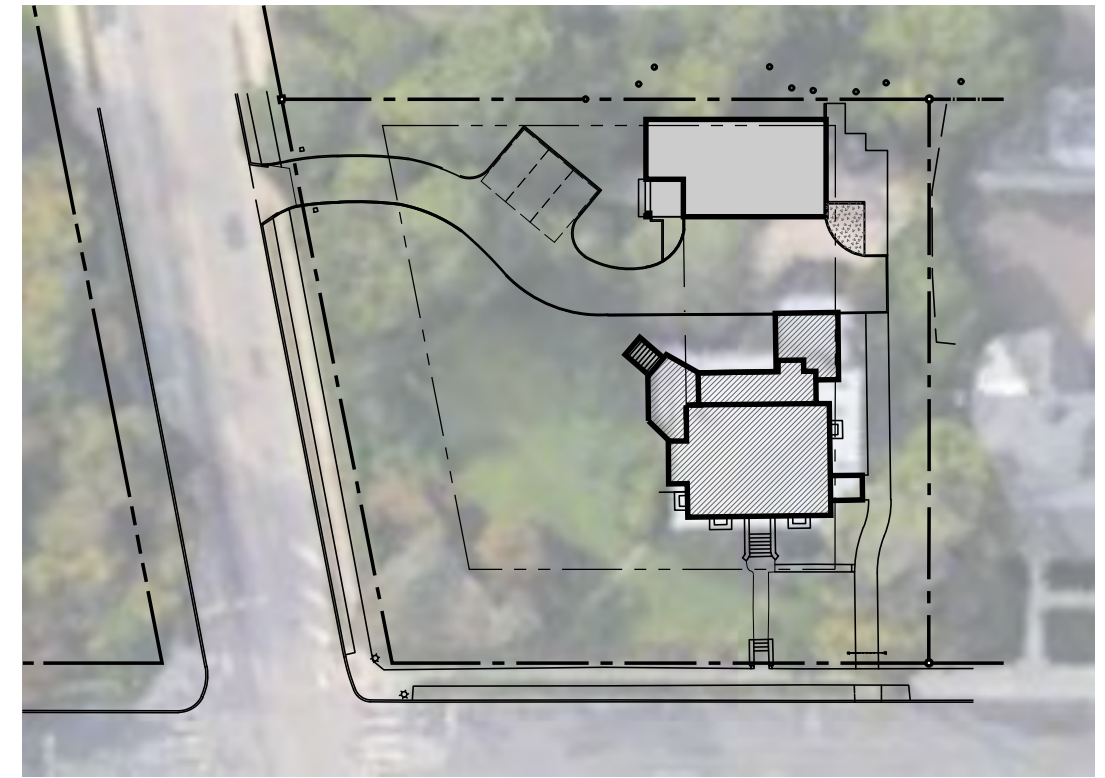
EXISTING PHOTO#2: GRAVEL PARKING AREA WITH PROPOSED  
CARRIAGE HOUSE FOOTPRINT MARKED UP IN RED



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



EXISTING PHOTO#4: OMC GARAGE



EXISTING PHOTO KEY PLAN

1/17/2023

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EXISTING TREE LINE ALONG NORTHWEST PROPERTY BOUNDARY

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*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.		3,288 S.F.		1,774 S.F.			
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'											

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







*Live + Jesus*

## ***Our Mother of Consolation Parish***

7 East Chestnut Hill Ave - Philadelphia, PA 19118

Established 1855

January 10, 2023

To whom it may concern,

Kim Dukes presented Our Mother of Consolation with detailed drawings, sketches, and explanations on her proposals for her property on 5 Chestnut Hill Ave. Our lawyer, director of property & facilities, business manager, and finance director reviewed them and reported that everything seemed fine. There is excitement as to how the renovation will enhance the block. Already, small steps such as the removal of shrubs and the installation of a new and attractive fence have made great improvements. We look forward to her plans coming to fruition.

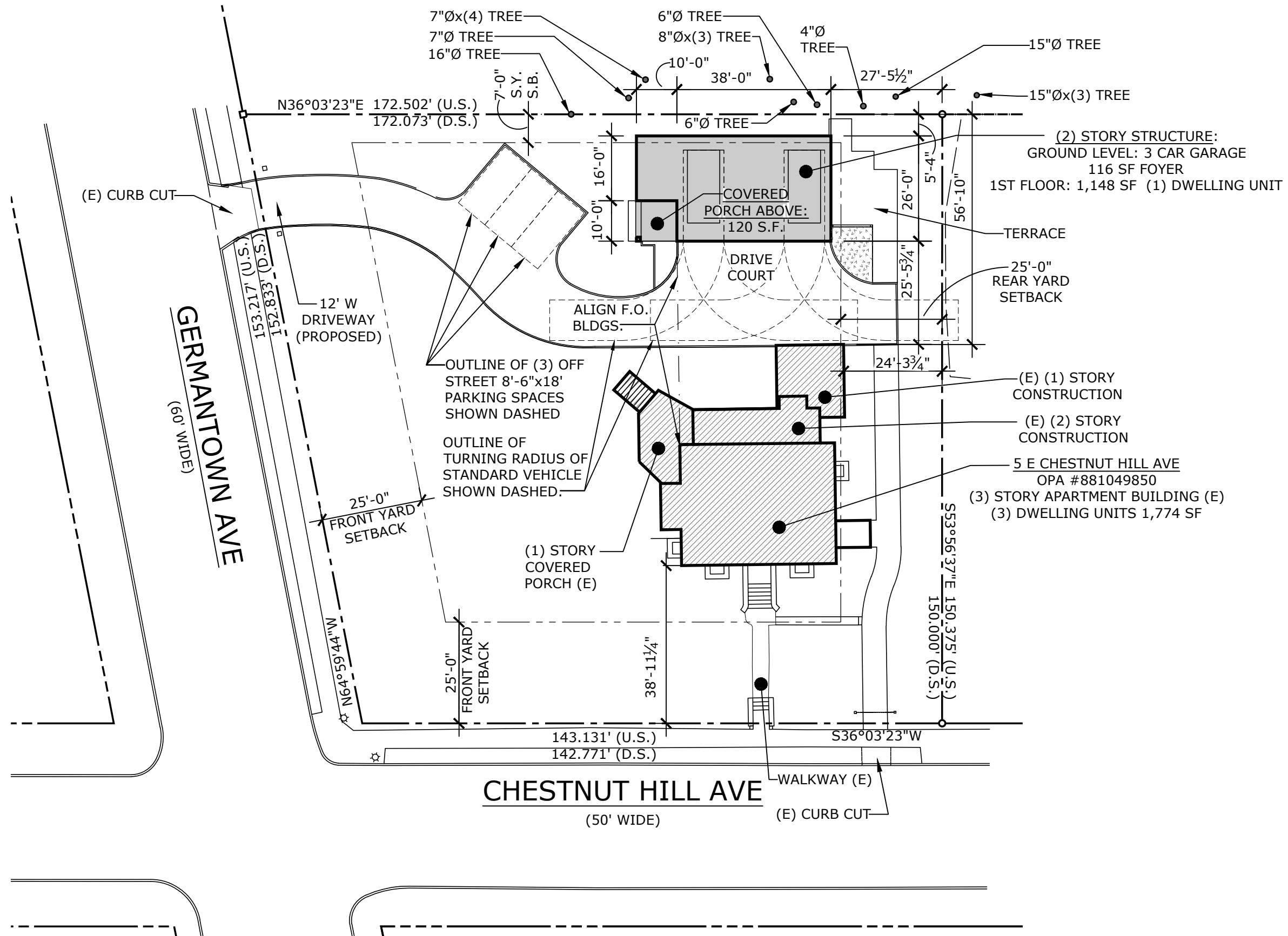
Sincerely,

(Fr.) John Fisher, OSFS  
Pastor



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

5 E Chestnut Hill Avenue, Philadelphia, PA 19118



PROPOSED SITE PLAN

1/17/2023

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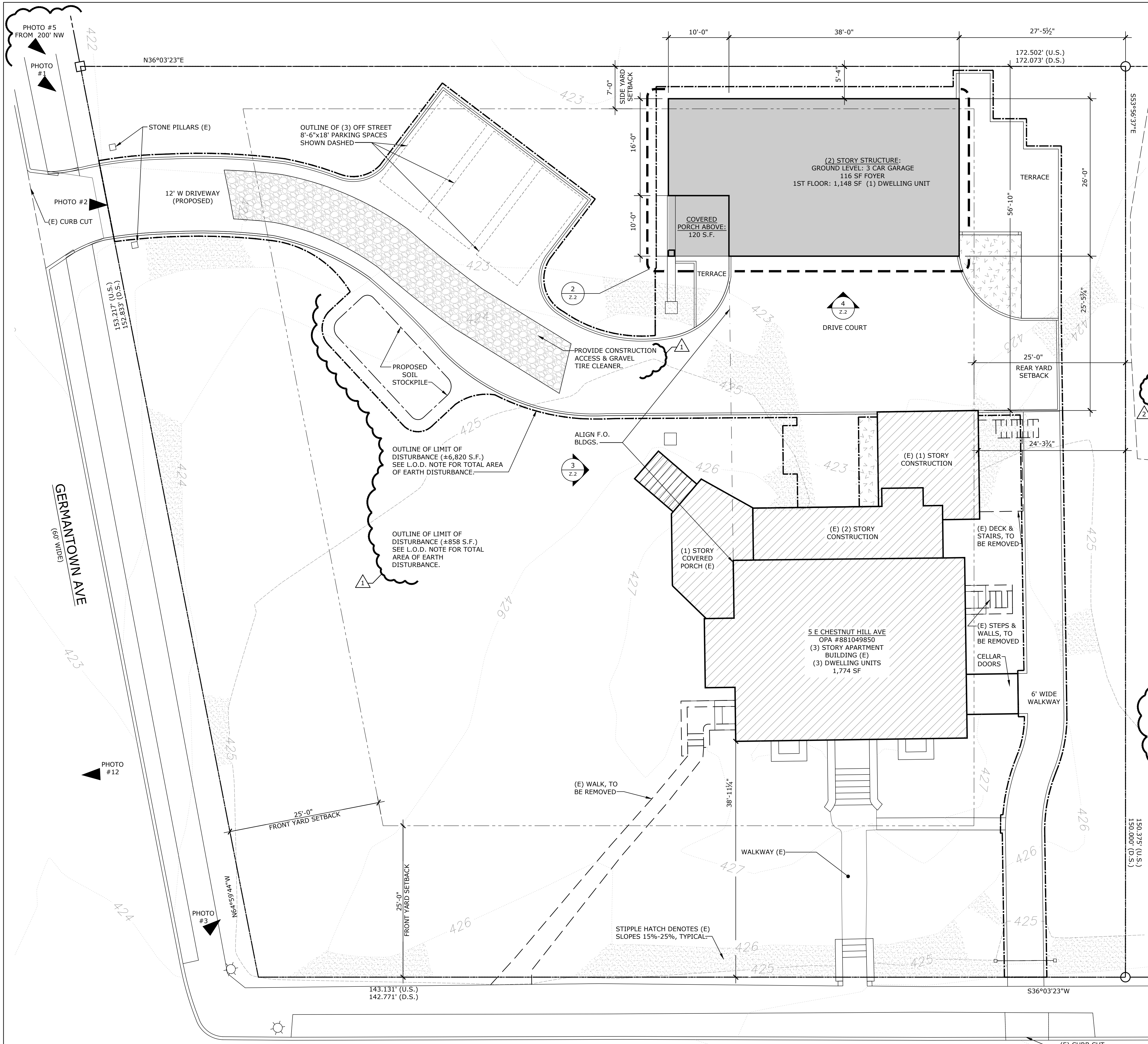


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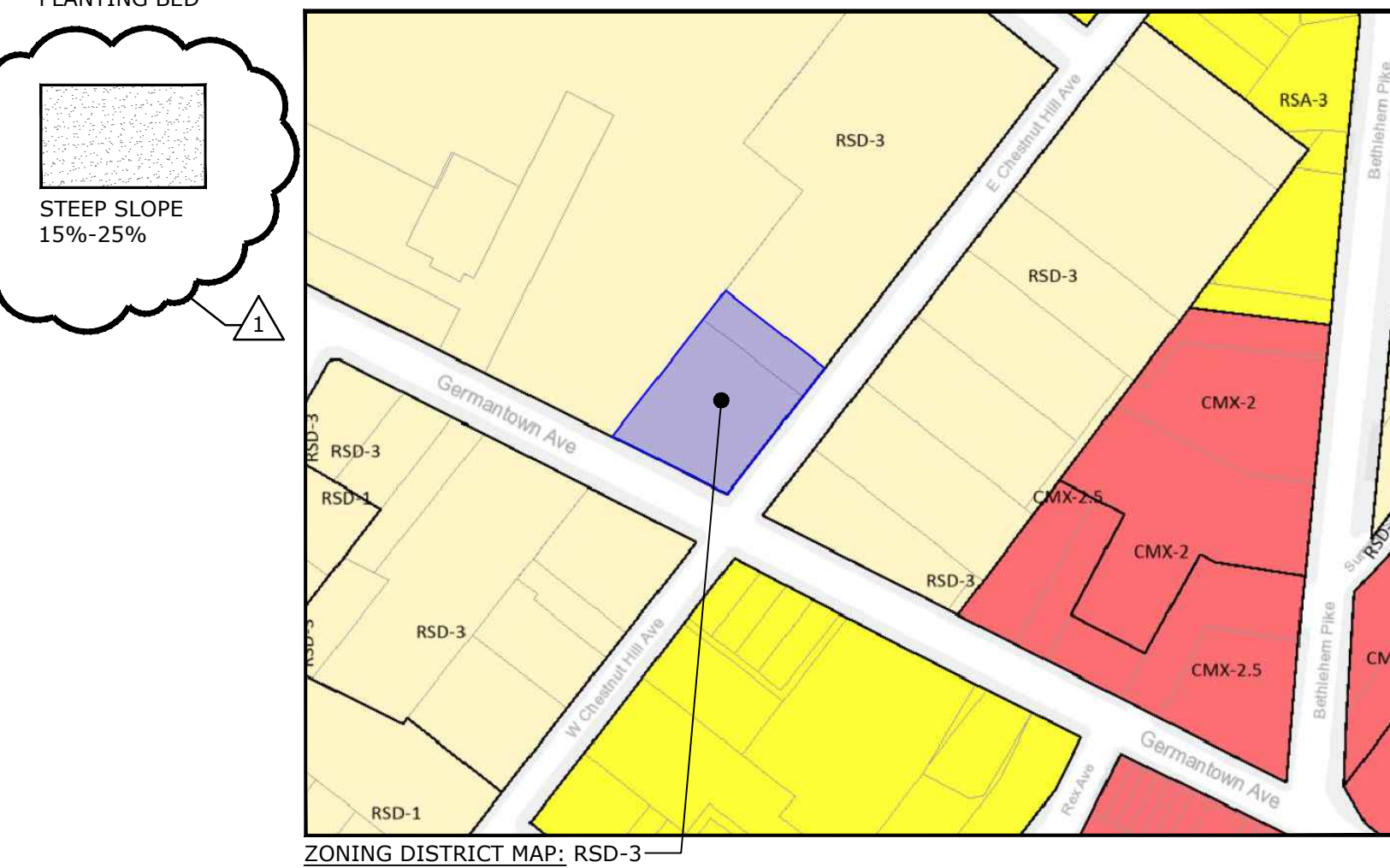
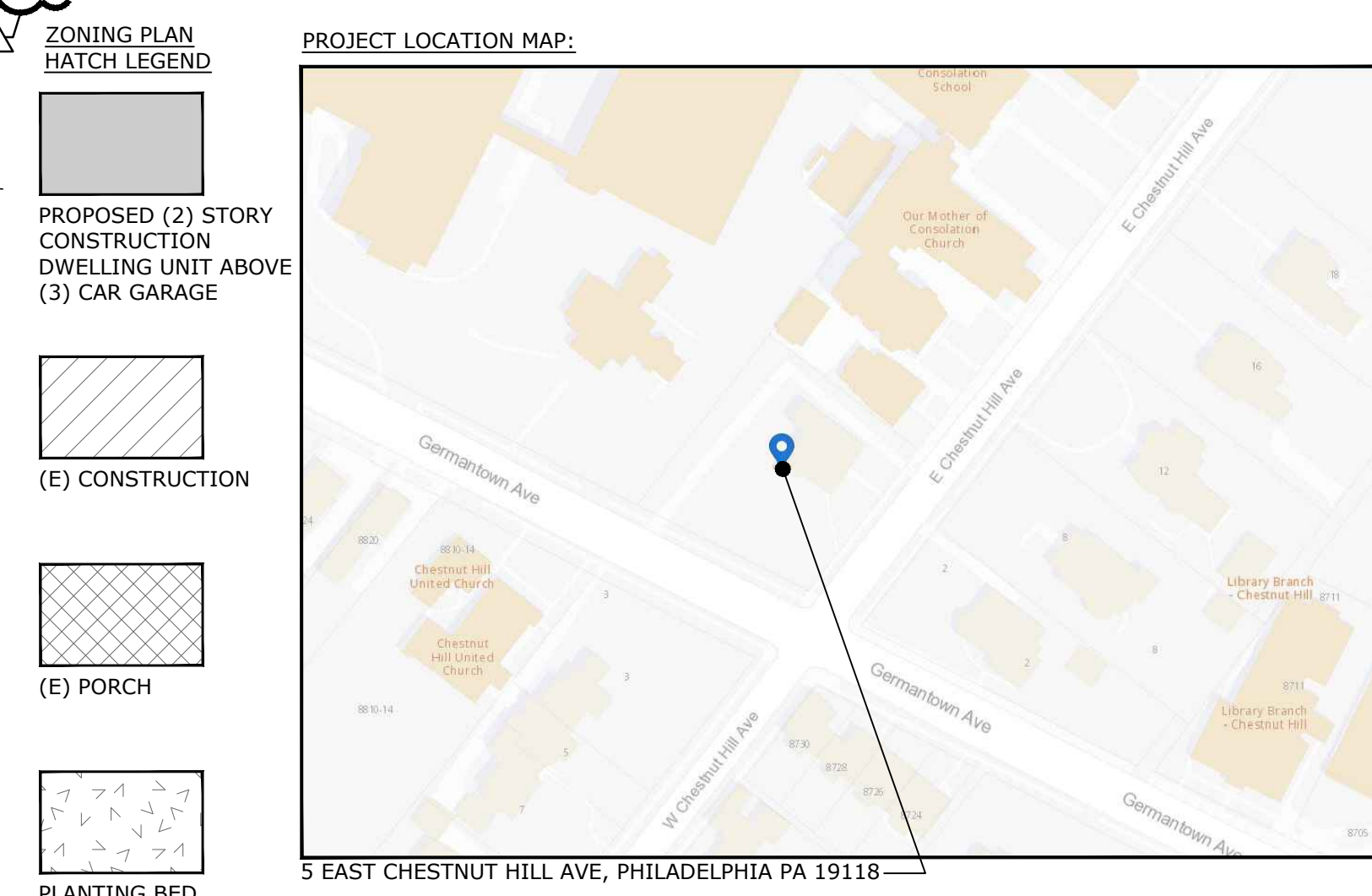




ZONING CODE INFORMATION			Property Address						
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MAX. BUILDING HEIGHT (FT.)		38 FT.		38'-7 1/2" FT.	± ***		38'-7 1/2" FT.	**** ( E )	
( E ) DENOTES EXISTING, PROP. DENOTES PROPOSED.									
* DENOTES CORNER LOT SIDE SETBACK									
** DENOTES TWO 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								
Area	Existing	%	Proposed	%	Net Increase/ 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%		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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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%



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

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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

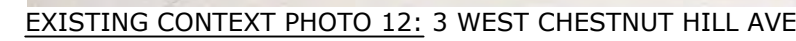
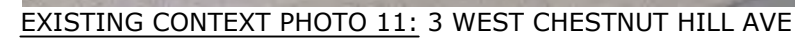
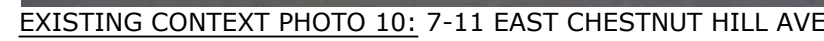
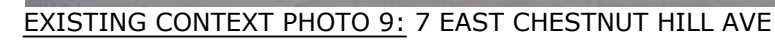
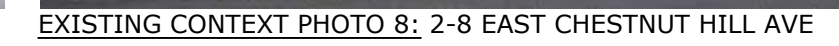
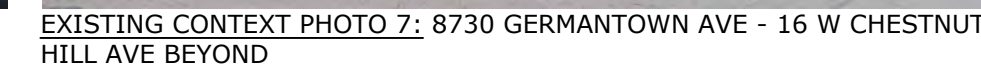
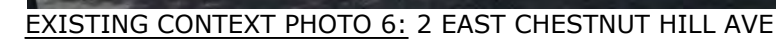
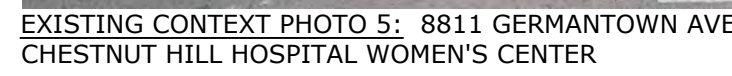
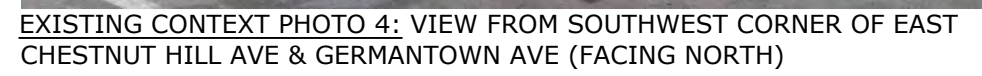
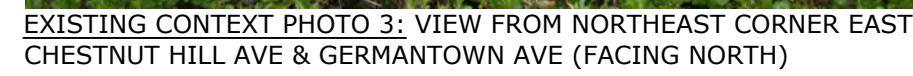
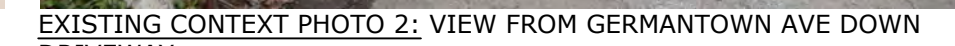
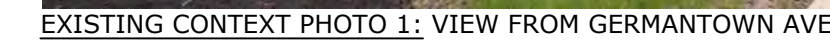
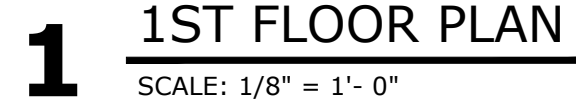
ZONING PLAN

SCALE  
1/8" = 1'-0"

DATE  
9/13/2022

DRAWING NUMBER  
Z.1





5 E  
CHESTNUT  
HILL AVENUE  
RENOVATION

E CHESTNUT HILL AVE.  
PHILADELPHIA, PA 19118

PROJECT NUMBER

02.01

CIVIL ENGINEER

STRUCTURAL ENGINEER

E/P ENGINEER

EAL

**NOT FOR**  
**CONSTRUCTION**

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ISSUED FOR PERMITTING  
& COST ESTIMATING  
PURPOSES ONLY

NOTES

[illegible]

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DRAWING TITLE

## ZONING DRAWING

SCALE	DATE
1/8" = 1'-0"	09/13/2022

DRAWING NUMBER

## Z.2