



## CHESTNUT HILL COMMUNITY ASSOCIATION

8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX

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*Serving the community since 1947*

### DEVELOPMENT REVIEW COMMITTEE APPLICATION for Review of Zoning Variances and Special Exceptions

**This is not to be completed online. Please DOWNLOAD this form.**

If you have applied for a Zoning Permit from the Philadelphia Department of Licenses and Inspections and received a Refusal or Referral, you may choose to file an appeal. If you do, you will be referred to the Chestnut Hill Community Association for RCO review. To initiate that process we ask you to fill out this application, and submit it to us, along with a copy of the Refusal or Referral, your Appeal, plans (site, floor, elevation), photographs of the property and surrounding area, and any other documentation you feel would be helpful.).

Please send this information to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) or deliver it to 8434 Germantown Avenue. 19118

If you have questions, please call the Executive Director at Town Hall (215-248-8811) or e-mail [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org). In order to be included on our meeting agendas, you need to initiate contact with us no less than 8 days in advance of the next DRC meeting, which is held on the third Tuesday of every month.

The CHCA review process provides opportunities for your application to be reviewed by professionals, community members and organizations, over the course of 3-5 regularly-scheduled meetings. The process typically spans 37-44 days. Occasionally, revisions are requested that may lengthen the process. Participation in the review process is the only way your application can receive a letter of support from the CHCA Board.

We appreciate your submitting this information early in your process, even preliminary to having a ZBA hearing date. The sooner we hear from you, the better we are able to help you in this process. We look forward to meeting with you, and helping you make a positive contribution to Chestnut Hill. Thank you.

**Please DOWNLOAD this form; PRINT or TYPE and complete only the applicable sections:**

- 1) **Date of Application:** February 2nd, 2024
- 2) **For the consolidation of lot lines to create one (1) lot (Parcel A) from three (3) existing lots (all currently under OPA Account No. 092217910). On the newly consolidated lot, uses and structures proposed as follows: for the renovation of and use of the existing structure as four (4) dwelling units. For an addition to the existing structure (height NTE 38') for use as one (1) dwelling unit. The application also proposes the erection of two (2) new detached single-family dwellings on the lot, each with one (1) interior private parking space and one (1) exterior driveway parking space. Total proposed dwelling units: 7. For the creation of additional parking areas (fourteen (14) total parking spaces with one (1) ADA space), drive aisles and landscaping as shown in the enclosed plans."**
- 3) **Property Address or Specific Location:** 208-210 Rex Avenue, Philadelphia PA 19118
- 4) **Name of Owner(s) of Property or Location:** Hewson and Virginia Baltzell
- 5) **Name of Applicant (if different than owner):**  
Mike Stanton, Project Development Manager

- 6) **Owner/Applicant Business Name** The HOW Group
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- 7) **Owner/Applicant Postal Address:** 720 Fayette Street, Conshohocken PA 19428
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8) **Owner/Applicant Contact Information and Website:**

Daytime phone: 717-525-1430 Cell: 717-525-1430

Email Mstanton@howgroup.com

Website howgroup.com

9) **Professional Representation (if applicable):**

Name: Jeff Watson and Meredith Ferleger

Firm: Barton Partners and Dilworth Paxson LLP

Postal Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Jwatson@bartonpartners.com, mferleger@dilworthlaw.com

- 10) **Refusal or Referral:** If you are seeking a Zoning Variance or Special Exception, you will need to provide the Philadelphia Department of Licenses & Inspections Refusal or Referral by number and date:

ZP-2024-000840

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We ask you to provide a copy of your Refusal or Referral to [RCO-CHCA@chestnuthill.org](mailto:RCO-CHCA@chestnuthill.org) prior to the first meeting. If you do not have it, please call us so we can discuss options to create the meeting schedule. If you have received a date and time for your Zoning Board of Adjustments (ZBA) meeting please provide it here:

**ZBA Meeting Date:** \_\_\_\_\_ **Time:** \_\_\_\_\_

- 11) **Plans & Drawings:** Please provide the plans and drawings as you submitted them to the Philadelphia Department of Licenses & Inspections. These plans must be submitted in PDF form with your application. Please bring full size plans or drawings to the DRC meeting and other review committee meetings as requested.

- 12) **Community Benefits:** If applicable, provide a statement of benefits of the project to Chestnut Hill.

Specifically, where the Zoning Code would permit a maximum occupied area of 30% of the site, the proposal only contemplates covering 14% of the site, leaving approximately 52,894sf of open space. Additionally, since this project proposes for-sale homes and condominium units, the development will introduce seven (7) new long-term families to the CHCA community and local businesses.

- 13) **Notification to Neighbors:** The City of Philadelphia requires applicants for variances and special exceptions to notify neighbors within a specified radius of your property. This notification must state that you will be presenting your plans to the community and include the property address, date, time and location of the meeting. Instructions and a list of specific addresses for notification are provided to applicants by the Philadelphia City Planning Commission. (You will first need to file an Appeal with the Philadelphia Zoning Board of Adjustment in order to obtain these instructions and addresses.)

Directions on how to proceed with notifications can be found at:

<https://www.phila.gov/rconotification/>

IMPORTANT: We ask that you contact us prior to sending out neighbor notices so we can confirm the meeting date with you.

- 14) **Please provide the addresses of neighbors adjoining and across from your proposed development. Before a recommendation can be made by the DRC to the CHCA Board, signed letters or petitions indicating the responses of the adjoining neighbors are requested.**

Adjoining would be 222 Rex Ave, 8619 Millman Place, 8615 Millman Place, 8609 Millman Place. Across the street on Rex Ave would be 217 through 201 Rex Avenue. Across the street on Crefeld would be 134 Rex Avenue and 122 Hilltop Road. The full required address list for the mailings is attached.

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- 15) **Operational Impacts:** Please check the items below that may cause the proposed development to have operational impacts on immediate neighbors, businesses, and the surrounding community.

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> change in off-street parking demand   | <input checked="" type="checkbox"/> fencing or landscaping along adjoining properties |
| <input type="checkbox"/> change in on-street parking demand   | <input type="checkbox"/> increased noise levels                                       |
| <input type="checkbox"/> change in pedestrian circulation   | <input type="checkbox"/> increased odors  |
| <input type="checkbox"/> change in vehicular circulation  | <input type="checkbox"/> blocked views  |
| <input type="checkbox"/> hours of operation <u>N/A</u>  | <input checked="" type="checkbox"/> increased outdoor lighting                        |
| <input type="checkbox"/> access and timing of goods delivery  | <input type="checkbox"/> party walls  |
| <input type="checkbox"/> access and timing of waste removal   | <input type="checkbox"/> change in utility demand                                     |
| <input type="checkbox"/> number of customers/day _____  | <input type="checkbox"/> number of employees  |
| <input type="checkbox"/> other impacts (please specify) <u>site will have an HOA established for management</u> |   |

**Please attach statements or diagrams of how you plan to address each of these items.**

- 16) **Historic Significance:** Please indicate the historic significance of the property (i.e., date of construction, style of architecture, architect if known, National Historic Register status.) The Chestnut Hill Conservancy has documented nearly every existing structure and can provide you with this information. Contact 215-247-9329, Ext 205  
208 Rex Avenue- Designated 2/12/2021, William L. Hirst/Louis I. Duhring House.

Built in 1857.

- 17) **Historical Context:** Please describe the proposal relative to the historical context of the property and the surrounding properties. (If not known, consult the Chestnut Hill Conservancy.)

Maintaining existing house, replacing necessary materials in-kind

and converting the existing building to condos with an addition on the rear.

- 18) **Environmental Assessment:** Please describe the proposal relative to the environmental context of the property and the surrounding properties (e.g., removal of tanks, trees, hedges, walls).

The development team has studied the existing site and there are a total of 89 trees that were measured and tagged as part of this development. Seven (7) trees are heritage which the team is not proposing to remove any them. Overall, we will be removing 110.5 total caliper inches of trees from the site and replacing with 60 total caliper inches of new trees.

- 19) **Wissahickon Watershed:** Chestnut Hill lies entirely within the Wissahickon Watershed. A City of Philadelphia ordinance restricts all development within the Watershed with regard to set backs from water courses, site clearing and construction activity on steep slopes (greater than 15 percent), impervious coverage ratios, and some earth-moving activity. Describe the effect of your proposed project on the Watershed. Contact 215-247-0417 – for the Friends of the Wissahickon for more information

The site lies in category 5 designation of the Wissahickon Watershed, which does not require additional design considerations from PWD. However, the site will utilize an engineered rain garden that will collect and filter the storm water for the entire site. While there are steep slopes on site, the slopes were a result of man made construction. The design will utilize retaining walls and drainage connected to the rain garden.

\* \* \* \* \* IF THIS IS A RESIDENTIAL PROPOSAL, STOP HERE AND SIGN FINAL PAGE \* \* \* \* \*

- 20) **Business Context:** If this is a business, please describe how your proposal will contribute to the business community, e.g., how does it complement or duplicate existing businesses?

N/A

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Are you a member of the Chestnut Hill Business Association? \_\_\_\_ Yes \_\_\_\_ No

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Please indicate any partner(s) in the proposed development.

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- 21) **Parking:** A Parking Plan is requisite to any business project. Please provide a parking plan if your business will impact or use any parking facilities, lots, residential streets, driveways or public thoroughfares, due to customers, employees or deliveries.

If your parking needs will impact or use any of Chestnut Hill's parking lots you must consult with the Executive Director of the Chestnut Hill Parking Foundation as part of this process. Call 215-247-6696 to reach the Parking Foundation.

- 22) **Statement of Use and Size:** Please briefly state the intended use and size of the development.

Development of the existing house converted into 4 condos with an addition on on the rear of the existing house. Two (2) single family homes to be built on the rest of the site with roadway improvements and 14 parking spots.

- 23) **Users / Customers:** Please describe the demographics and geographic origins of the users / customers of the proposed development. What is your target market?

Homeowners

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- 24) **Schedule:** Please provide the proposed schedule. \_\_\_\_\_

Construction 24 months from start date with the historical building beginning first.

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- 25) Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:
- Building floor area – total (sq.ft.) EXISTING ~12,111 SF ADDITION ~3,465 SF SFH ~3,500 SF (2)
- Ground floor area (sq. ft.) EXISTING ~3,100 SF ADDITION ~1,100 SF SFH ~1,600 SF (2)
- Number of stories and height (feet) EXISTING ~32' PROPOSED ~34'-6" NTE 38'
- Size of parcel and percent covered by building EXISTING ~12,111 SF ADDITION ~3,465 SF SFH ~3,500 SF
- Proposed off-street parking capacity 14
- Plans for Employee Parking n/a
- Number of units or separate rentable spaces Five (5) Condominiums and Two (2) SFD's
- Proposed architectural and landscape character, including materials and colors:
- EXISTING BUILDING WILL BE RESTORED IN COORDINATION WITH PHC. NEW CONSTRUCTION BUILDINGS WILL FOLLOW THE THEMES OF THE EXISTING BUILDING, AND USE HISTORIC COLOR TONES.
- Please provide scale plans and elevations of the proposed project and surrounding properties.**
- 26) Signage\*:** Number of signs n/a
- Color(s) \_\_\_\_\_ Material(s) \_\_\_\_\_
- Total dimensions of signs \_\_\_\_\_
- Placement \_\_\_\_\_
- Source of lighting \_\_\_\_\_
- 27) Exterior Lighting\*:** Number of light fixtures TBD
- Design(s) and size of light fixtures TBD but will fit into the aesthetic of the project design
- Material \_\_\_\_\_
- Location \_\_\_\_\_
- 28) Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)
- PHC WILL APPROVE EXISTING BUILDING COLORS. HISTORIC COLOR TONES WILL BE USED FOR THE NEW CONSTRUCTION, AND COLOR SAMPLES WILL BE PROVIDED AT MEETING.
- \_\_\_\_\_

29) **Awnings\*:** (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) n/a Dimensions (WxLxH) \_\_\_\_\_

Material (please include sample) \_\_\_\_\_

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

\_\_\_\_\_

Purpose for awning(s) \_\_\_\_\_

Intended graphics/type \_\_\_\_\_

30) **Façade\*:** Please describe the proposed alterations to the current façade.

The existing building will be restored in accordance with the PHC approval.

\_\_\_\_\_

31) **Security Systems\*:** Please describe any security systems you plan to install.

The building and new homes will have security systems

\_\_\_\_\_

**\*NOTE: The City of Philadelphia may require separate permits for these items outside of the ZBA process**

32) **Hours of Operation:** Please describe your intended hours, each day of the week, and seasonal any differences. Do you plan to participate in the business community special schedules?

n/a

**Please sign your application:**

\_\_\_\_\_  
Signature of Owner/Applicant

\_\_\_\_\_  
Signature of Owner/Applicant

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

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

<b>Application Number:</b> ZP-2024-000840	<b>Zoning District(s):</b> RSD3	<b>Date of Refusal:</b> <b>2/5/2024</b>
<b>Address/Location:</b> 208-10 REX AVE, Philadelphia, PA 19118-3719 Parcel (PWD Record)		<b>Page Number</b> Page 1 of 2
<b>Applicant Name:</b> Meredith Ferleger DBA: Dilworth Paxon LLP	<b>Applicant Address:</b> 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	<b>Civic Design Review?</b> N


**Application for:**

For the consolidation of lot lines to create one (1) lot (Parcel A) from three (3) existing lots (all currently under OPA Account No. 092217910). On the newly consolidated lot, uses and structures proposed as follows: for the renovation of and use of the existing structure as four (4) dwelling units. For an addition to the existing structure (height NTE 38') for use as one (1) dwelling unit. The application also proposes the erection of two (2) new detached single-family dwellings on the lot, each with one (1) interior private parking space and one (1) exterior driveway parking space. Total proposed dwelling units: 7. For the creation of additional parking areas (fourteen (14) total parking spaces with one (1) ADA space), drive aisles and landscaping as shown in the enclosed plans.

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>
Section 14-401(4)(b)	Multiple Principal Uses and Buildings.	No more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts.  Whereas three principal structures would be prohibited in the RSD-3 residential zoning district.
Section 14-704(2)(b)(.2)	Steep Slope Protection: Restrictions on Disturbance	On those portions of the lot where the slope of land is twenty-five percent (25%) or greater, no site clearing or earth moving activity is permitted.
Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Multi Family Household Living, is expressly prohibited in the RSD-3 residential zoning district.

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



Andrew DiDonato  
PLANS EXAMINER

2/5/2024  
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.



**Notice of:**

☒ **Refusal**

☐ **Referral**

<b>Application Number:</b> ZP-2024-000840	<b>Zoning District(s):</b> RSD3	<b>Date of Refusal:</b> <b>2/5/2024</b>
<b>Address/Location:</b> 208-10 REX AVE, Philadelphia, PA 19118-3719 Parcel (PWD Record)		Page Number Page 2 of 2
<b>Applicant Name:</b> Meredith Ferleger DBA: Dilworth Paxon LLP	<b>Applicant Address:</b> 1500 Market St Suite 3500E Philadelphia, PA 19102 USA	<b>Civic Design Review?</b> N

**Fee to File Appeal:** \$ 300.00

NOTES TO THE ZBA:

N/A

Parcel Owner:

BALTZELL WILLIAM H, BALTZELL HEWSON



Andrew DiDonato  
PLANS EXAMINER

2/5/2024  
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.