

City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
Department of Planning & Development
Zoning Board of Adjustment
One Parkway Building
1515 Arch St, 18th Floor
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS):

8226 Germantown Ave (OPA #092245200)

PROPERTY OWNER'S NAME:

VP 8226 Germantown LLC

(215) 569-2897

PHONE #: _____

E-MAIL: sboggs@klehr.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

342 N Front Street

Philadelphia, PA 19106

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

Stephanie Boggs Magagna, Esq.

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

1835 Market Street, Suite 1400

Philadelphia, PA 19103

FIRM/COMPANY:

Klehr Harrison Harvey Branzburg LLP

PHONE #: (215) 569-2897

E-MAIL: sboggs@klehr.com

RELATIONSHIP TO OWNER: ☐ TENANT/LESEE ☒ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR ☐ OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2025-000171

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

YES. NO. THE SIZE, CONDITION, LOCATION, USE, PROPOSED USE, SURROUNDING USES AND CONFIGURATION OF THE PROPERTY CREATES AN UNNECESSARY HARDSHIP TO VIABLY USE OR DEVELOP THE PROPERTY.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

YES. THE PROPOSED USE CREATES THE LEAST MODIFICATION POSSIBLE.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

NO. THE REQUESTED VARIANCE AND SPECIAL EXCEPTION WILL CAUSE OR CREATE NO SUCH IMPACTS.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

NO. THE REQUESTED VARIANCE AND SPECIAL EXCEPTION WILL CAUSE OR CREATE NO SUCH IMPACTS.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

NO. THE REQUESTED VARIANCE AND SPECIAL EXCEPTION WILL CAUSE OR CREATE NO SUCH IMPACTS.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding ? Explain.

NO. THE REQUESTED VARIANCE AND SPECIAL EXCEPTION WILL CAUSE OR CREATE NO SUCH IMPACTS.

REASONS FOR APPEAL:

THIS APPEAL REQUESTS APPROVAL, ON THE SAME LOT AS AN EXISTING HISTORIC STRUCTURE, FOR THE ERECTION OF A DETACHED STRUCTURE (NTE 38 FT. IN HEIGHT) THAT INCLUDES A ROOF DECK WITH ACCESSORY PARKING FOR 7 SPACES (INCLUDING 1 ACCESSIBLE SPACE), FOR USE OF THE EXISTING STRUCTURE AS COMMERCIAL/RETAIL USES (AS PERMITTED IN THE CMX-2 DISTRICT) ON THE FIRST FLOOR AND 1 RESIDENTIAL DWELLING UNIT ABOVE AND FOR USE OF THE NEW STRUCTURE FOR 7 RESIDENTIAL DWELLING UNITS (8 TOTAL DWELLING UNITS ON THE LOT, MULTI-FAMILY HOUSEHOLD LIVING), ALL AS PER THE SUBMITTED PLANS.

THE PROPOSED USE AND DEVELOPMENT MEETS THE ELEMENTS OF PROOF UNDER 14-303(7) AND 14-303(8) OF THE PHILADELPHIA ZONING CODE. THEREFORE, SPECIAL EXCEPTION APPROVAL AND VARIANCE RELIEF IS REQUESTED. APPLICANT ALSO REQUESTS ANY OF THE VARIANCES, SPECIAL EXCEPTIONS OR SPECIAL USE PERMITS THAT ARE NECESSARY. APPELANT RESERVES THE RIGHT TO SUPPLEMENT THIS APPEAL WITH DOCUMENTS, ARGUMENTS, REASONS AND WITNESSES AT OR AFTER THE HEARING.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: Stephanie Boggs Magagna

06	24	2025
MONTH	DATE	YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal



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Project Information Form

Applicants must also complete a **Project Information Form (PIF)**.

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.

This requirement can be found in Section §14-303 (15)(a)(.3)(A) of the Philadelphia Code, "an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."

City of Philadelphia Project Information Form

PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View all projects submissions.

PRINT YOUR FORM

Applicant Information

Address of Development Project

8226 GERMANTOWN AVE

Council District #

8

Name of Applicant

Stephanie Magagna

Zoning Application Number

25-000171

Address of Applicant

Klehr Harrison Harvey Branzburg LLP
1835 Market Street, Suite 1400
Philadelphia, Pennsylvania 19103

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Stephanie Magagna

Phone Number of Contact Person

(215) 569-2897

Email Address of Contact Person

sboggs@klehr.com

Project Information

Is your project exclusively residential?

No

Does your project result in a total of 2,500 square feet or more of floor area?

Yes

Is your zoning application exclusively for signage?

No

Key Project Statistics

Current Land Use on Parcel(s):

Vacant/Existing historic structure

Proposed Land Use on Parcel(s):

Mixed-use

Net Change in Number of Housing Units:

8

Net Change in Commercial Square Footage:

Unknown

Net Change in Total Floor Area:

10,879 sq. ft.

Net Change in On-Street Parking:

None.

Number of Off-Street Parking Spaces to be Provided:

7

Approximate Projected Construction Period:

To be determined.

Please provide a brief summary of your proposed project:

The Applicant proposes (1) the Historic preservation of the existing 2-story structure for use of the ground floor for such use(s) as permitted in a CMX-2 Zoning District, and for use of the second floor and attic for 1 single-family dwelling; and (2) the new construction of a 4-story detached structure with related building and site improvements for use of the new structure as 7 single-family residential dwelling units (8 total new residential dwelling units proposed on the Property; Multi-Family Household Living); (3) together with 7 accessory on-site, surface parking spaces, including one van-accessible ADA space; all as per the submitted plans.

Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:

The Project will include landscaping and lighting improvements in accordance with the submitted plans.

Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:

The Project includes sufficient off-street parking. No negative impacts to the existing transportation network are anticipated.

Approximately how many full time equivalent jobs (if any) are currently located on site?

None.

Approximately how many full time equivalent workers will be employed on-site during the construction period?

To be determined.

Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?

To be determined.

Describe your plan, if any, to increase the supply of affordable housing:

Not applicable.

Please describe any partnerships with local community organizations that will be utilized during and/or after construction:

To be determined.

Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:

To be determined.

Please describe any other anticipated community impacts (positive or negative) associated with this project:

Testimony regarding the impacts of this Project will be provided at the community meetings, before the Historical Commission and before the Philadelphia Zoning Board.

Sign & Submit

Agreement:

- I understand that all information submitted on this form is public information.

Printed Name of Applicant

Stephanie Boggs Magagna

Please sign with the Initials of the Applicant

SBM

Date

06/23/2025

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