



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 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. 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:** 12/9/2025
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing
This project proposes (A) the preservation of the existing 2-story, historic structure for use as a single-family dwelling (Single-Family Household Living); and (B) the new construction of a 4-story detached structure with related buildings and site improvements for use of the new structure for vacant commercial space at the 1st floor, for such use(s) as permitted in a CMX-2 Zoning District, and for four (4) single-family dwelling units (Multi-Family Household Living) and the 1st-4th floor (5 total new residential dwelling units on the Property); together with six (6) accessory on-site, surface parking spaces, including one (1)-van accessible ADA space, as as per the submitted plans.
- 3) **Property Address or Specific Location:** 8226 Germantown Ave

- 4) **Name of Owner(s) of Property or Location:** VP 8226 Germantown LLC

- 5) **Name of Applicant (if different than owner):**
N/A

6) **Owner/Applicant Business Name:** N/A

7) **Owner/Applicant Postal Address:** 830 Welsh Road, PO Box 264, Huntingdon Valley, PA 19006

8) **Owner/Applicant Contact Information and Website:**

Daytime phone: (215) 569-2897 Cell:

Email: sboggs@klehr.com

Website:

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

Name: Michael V. Phillips, Esq. & Stephanie Boggs Magagna, Esq.

Firm: Klehr Harrison Harvey Branzburg LLP

Postal Address: 1835 Market Street, Suite 1400, Philadelphia, PA 19103

Phone: (215) 569-2897

Email: sboggs@klehr.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-2025-000171, dated June 20, 2025.

We ask you to provide a copy of your Refusal or Referral to 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: March 25, 2026 **Time:** 2:00 P.M.

- 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.

Testimony regarding the impacts of this Project will be provided at the community meetings as well as at the Zoning Board hearing.

- 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.**

8224 Germantown Ave, 8236 Germantown Ave, 10 W Southampton Ave, 12 W Southampton Ave,
14 W Southampton Ave, 16 W Southampton Ave, 18 W Southampton Ave, 8221-35 Germantown Ave

- 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 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 _____ | <input 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 checked="" type="checkbox"/> other impacts (please specify) <u>See project plans for proposed improvements along the property line.</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

The existing structure was individually designated historic on May 28, 1957. The remainder of the lot is vacant.

- 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.)

N/A

- 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 Application requests special exception approval to remove a Heritage Tree.

- 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

N/A

*** * * * * 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?
Vacant commercial space is proposed at the ground floor of the proposed structure, for such use(s) as permitted in the CMX-2 Zoning District. No specific use is proposed for this space at this time.

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

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

- 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.

Approximately 1,018 sq. ft. of vacant commercial space is proposed at the 1st floor of the new proposed structure. A total of 5 residential dwelling units are also proposed. The existing historic structure will be converted to use as a single-family dwelling while 4 units are proposed at the 1st-4th floor of the new structure.

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

To be determined.

- 24) **Schedule:** Please provide the proposed schedule. To be determined.
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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.) 10,976 sq. ft.

Ground floor area (sq. ft.) _____

Number of stories and height (feet) 2 stories (existing structure to remain as is); 4 stories (new structure)

Size of parcel and percent covered by building Lot Area: 9,876 sq. ft.

Proposed off-street parking capacity 6 ~~7~~ spaces

Plans for Employee Parking N/A

Number of units or separate rentable spaces 5~~8~~ total residential units; 1 commercial space

Proposed architectural and landscape character, including materials and colors:

Testimony will be provided at the meetings by the Project Architect.

Please provide scale plans and elevations of the proposed project and surrounding properties.

- 26) **Signage*:** Number of signs No signage proposed with this Application.

Color(s) _____ Material(s) _____

Total dimensions of signs _____

Placement _____

Source of lighting _____

- 27) **Exterior Lighting*:** Number of light fixtures Lighting to be provided as shown on plans.

Design(s) and size of light fixtures _____

Material _____

Location _____

- 28) **Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

To be determined.

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

Color(s) _____ Dimensions (WxLxH) _____

Material (please include sample) _____

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

N/A

Purpose for awning(s) _____

Intended graphics/type _____

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

Testimony regarding the details of the preservation of the existing structure will be provided at the

upcoming meetings.

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

To be determined.

***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?

To be determined.

Please sign your application:

Stephanie Boggs Magagna

Signature of Owner/Applicant

Stephanie Boggs Magagna, Esq.

Print Name

Signature of Owner/Applicant

Print Name