

ZONING MEETING NOTICE
8226 Germantown Ave

VP 8226 Germantown LLC
830 Welsh Road
P.O. Box 264
Huntingdon Valley, PA 19006

Dear Registered Community Organization or Neighbor:

February 19, 2026

This is a notification of a **PUBLIC MEETING** to discuss the project described above. All Registered Community Organizations that have geographic boundaries containing the project property and all community members are welcome to attend.

- **Property Description:** VP 8226 Germantown LLC (“Owner”) is the owner of the property at 8226 Germantown Ave (the “Property”). The Property is occupied by an existing 2-story, historic structure.
- **Project Description:** Owner proposes the historic preservation of the existing 2-story structure for use as a single-family residence and the new construction of a 4-story detached structure with related building and site improvements for use of the new structure as vacant commercial/retail space at the 1st floor, for such uses as permitted in a CMX-2 Zoning District, and for use of the 1st through 4th floor for 4 single-family residential dwelling units (5 total residential dwelling units proposed on the Property; i.e. Multi-Family Household Living); together with 6 accessory on-site, surface parking spaces, including one van-accessible ADA space; all as per the submitted plans (the “Project”).
- A Zoning Permit Application was recently filed with the Department of Licenses and Inspections (L&I) for the Project.
- The Property is located in a RSA-3 Residential Zoning District. The Property is also located in the Neighborhood Commercial Area Overlay District – Germantown Avenue area, Wissahickon Watershed Overlay District, Eighth District Overlay District and the Narcotics Injection Sites Overlay District.
- **Summary of Refusal & Referral:** In response to the Application, L&I issued a Refusal & Referral Letter because: (1) no more than one principal use of the lot is permitted, whereas multiple principal uses are proposed; (2) no more than one principal building is permitted on the lot, whereas two principal buildings are proposed; (3) the proposed use, Multi-Family Household Living, is prohibited; (4) the proposed use for the commercial space, all uses permitted in the CMX-2 Commercial Zoning District, is prohibited; (5) the minimum required front yard depth is 8 feet, whereas 5 feet is proposed, and (6) a Heritage Tree may not be removed from the property without special exception approval, whereas one Heritage Tree is proposed to be removed.
- Upon receipt of the Refusal & Referral Letter, an appeal to the Philadelphia Zoning Board of Adjustment (ZBA) was filed on behalf of Owner.
- Copies of the Zoning Permit Application for this project can be obtained at:

The Department of Licenses & Inspections (L&I) Attention: Andrew DiDonato Municipal Services Building – Concourse Level 1401 John F. Kennedy Boulevard Philadelphia, PA 19102	Klehr Harrison Harvey Branzburg LLP c/o Stephanie Boggs Magagna, Esquire 1835 Market Street – Floor 14 Philadelphia, PA 19103 (215) 569-2897
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- As a neighbor within 250 feet of this property we are notifying you of this matter. We have also contacted and notified the Chestnut Hill Community Association (CHCA), Chestnut Hill Conservancy, Chestnut Hill Business Improvement District, Chestnut Hill Forward and Friends of the Wissahickon. They are the Registered Community Organizations (RCOs) for the Property as recognized by the City. CHCA is the Coordinating RCO. We also notified Councilmember Cindy Bass’s office of this matter.
- CHCA, as the Coordinating RCO, has scheduled a **VIRTUAL, ON-LINE, VIDEO, PUBLIC COMMUNITY MEETING** in advance of a public hearing to discuss the project at the following date, time, and location at an on-line video meeting via ZOOM format as follows:
 - Tuesday, March 17, 2026 at 7:00 P.M.
 - Information about how to register and attend this meeting is available at the following link:

<https://www.chestnuthill.org/meetings.php>

- Please review the zoning posters for the date of the **PUBLIC HEARING** to be held by the City of Philadelphia Zoning Board of Adjustment. The ZBA holds hearings at 1515 Arch Street on the 18th floor in Room 18-002. The public can participate in person, by phone, or online. The ZBA hearing date, along with hearing access instructions, can be found online at the ZBA hearing calendar website (<https://www.phila.gov/zba/appeals-calendar>).
 - Wednesday, March 25, 2026 at 2:00 P.M.
 - Webinar ID is: 820 8829 2595
 - Passcode: 634842
- For reference, contact information for all affected Registered Community Organizations and the District Councilmember is provided as follows:
 - Chestnut Hill Community Association (rco-chca@chestnuthill.org)
 - Chestnut Hill Conservancy (david@chconservancy.org)
 - Chestnut Hill Business Improvement District (coneill@chestnuthillpa.com)
 - Chestnut Hill Forward (tyler@chforward.org)
 - Friends of the Wissahickon (stevenson@fow.org)
 - Councilmember Cindy Bass (Charles.Richardson@phila.gov)

IF YOU HAVE RECEIVED THIS NOTICE AS THE OWNER, MANAGING AGENT, OR OTHER RESPONSIBLE PERSON AT A MULTI-UNIT BUILDING, YOU ARE REQUESTED TO POST THIS NOTICE AT A PROMINENT PLACE IN A COMMON AREA OF YOUR BUILDING.

- Chestnut Hill Community Association (rco-chca@chestnuthill.org); Chestnut Hill Conservancy (david@chconservancy.org); Chestnut Hill Business Improvement District (coneill@chestnuthillpa.com); Chestnut Hill Forward (tyler@chforward.org); Friends of the Wissahickon (stevenson@fow.org); Councilmember Cindy Bass (Charles.Richardson@phila.gov); RCO.Notification@phila.gov; RCOZBA@Phila.gov; Director of the Office of Sustainability (elizabeth.lankenau@phila.gov; sustainability@phila.gov).
- cc: VP 8226 Germantown LLC
c/o Roy Aharonovich
830 Welsh Road
P.O. Box 264
Huntingdon Valley, PA 19006

Notice of: **Refusal** **Referral**

Application Number: ZP-2025-000171	Zoning District(s): RSA3	Date of Refusal: 2/18/2026
Address/Location: 8226 GERMANTOWN AVE, Philadelphia, PA 19118-3402 Parcel (PWD Record)		Page Number Page 1 of 2
Applicant Name: Stephanie Boggs-Magagna Esq DBA: Klehr Harrison Harvey Branzburg LLP	Applicant Address: 1835 Market Street Suite 1400 Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

On the same lot as an existing Historic Structure:

For the erection of a semi-detached structure (not to exceed 38 ft. in height) that includes a roof deck accessed from the interior. Site improvements to include accessory parking for 6 spaces (including 1 accessible space) accessed via an easement agreement with 8224 Germantown Ave. Size and location per plans.

For the proposed uses of "All uses allowed in the CMX-2 Commercial Zoning District" on the first floor of the proposed structure, Multi-Family Household Living (4 dwelling units in the proposed structure), and Single-Family Household Living within the existing structure.

The permit for the above

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)(a)	Multiple Principal Uses in Residential Districts	Whereas no more than one principal use is allowed per lot in RSD, RSA, and RTA zoning districts, except as otherwise expressly stated in this Zoning Code.
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. Multiple principal buildings may be placed on a single lot in RM and RMX districts. Dormitories and recreation-related buildings accessory to education facilities and residential dwelling units accessory to religious assembly uses are exempt from limitations on the number of buildings per lot.
Section 14-705(1)(f)	Preservation of Heritage Trees.	The location, DBH, and species of all existing trees shall be included in a landscape and tree plan. Heritage trees may not be removed from any property unless the applicant meets the standards of § 14-705(1)(f)(.1) or obtains a special exception approval in accordance with § 14-705(1)(f)(.2).
Table 14-602-1	Uses Allowed in	Whereas the proposed use, Multi-Family Household Living, is expressly prohibited in the RSA-3 residential zoning district.



Andrew DiDonato
PLANS EXAMINER

2/18/2026
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.

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	<i>Residential Districts - Refusal</i>							
Table 14-602-1	<i>Uses Allowed in Residential Districts - Refusal</i>	<i>Whereas the proposed use, all uses permitted within the CMX-2 commercial zoning district, is expressly prohibited in the RSA-3 residential zoning district.</i>						
Table 14-701-1	<i>Residential Dimensional Standards</i>	<table border="1"> <thead> <tr> <th></th> <th>REQUIRED</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>Minimum Front Yard Depth</td> <td>8 ft.</td> <td>5 ft.</td> </tr> </tbody> </table>		REQUIRED	PROPOSED	Minimum Front Yard Depth	8 ft.	5 ft.
	REQUIRED	PROPOSED						
Minimum Front Yard Depth	8 ft.	5 ft.						

FOUR (4) USE REFUSALS

ONE (1) ZONING REFUSAL

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Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

AP# 57817, CAL # 76-0578 Granted 6/30/1976 For a Retail Yarn and Antique Shop.

AP# 08705, CAL# 79-1198 Granted 11/7/1979 Fort the erection of a double-faced sign accessory to the Retail Yard and Antique Shop.

Parcel Owner:

VP 8226 GERMANTOWN LLC

Zoning Overlay District: <i>WWO Wissahickon Watershed Overlay District/EDO Eighth District Overlay District/Open Space and Natural Resources - Steep Slope Protection/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue - Chestnut Hill Subarea/NCA Neighborhood Commercial Area Overlay District - Germantown Avenue/NIS Narcotics Injection Sites Overlay District</i>
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 Andrew DiDonato
 PLANS EXAMINER

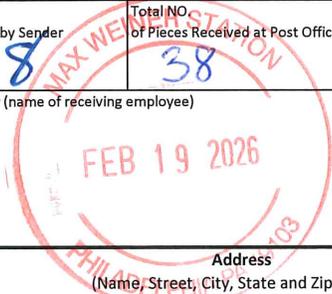
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Certificate of Mailing - Firm \$026.60⁰
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 0006209324 FEB 19 2026

Name and Address of Sender Stephanie M. Boggs, Esquire 1835 Market Street, Suite 1400 Philadelphia, PA 19103	Total NO. of Pieces Listed by Sender 38	Total NO. of Pieces Received at Post Office™ 38	Affix Stamp Here Postmark with Date of Receipt.
	Postmaster, per (name of receiving employee)		



USPS® Tracking Number	Address (Name, Street, City, State and Zip Code™)	Postage	Fee
Firm-Specific Identifier			
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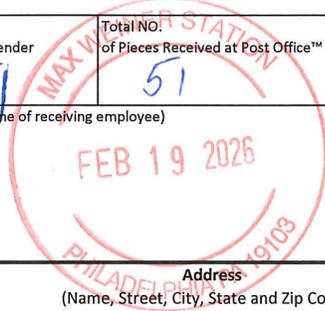
1	RESIDENT	10 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
2	RESIDENT	117 E HARTWELL LN PHILADELPHIA, PA 19118	\$0.74	\$0.70
3	RESIDENT	119 E HARTWELL LN PHILADELPHIA, PA 19118	\$0.74	\$0.70
4	RESIDENT	12 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
5	RESIDENT	123 E HARTWELL LN PHILADELPHIA, PA 19118	\$0.74	\$0.70
6	RESIDENT	14 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
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8	RESIDENT	18 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
9	RESIDENT	19 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
10	RESIDENT	21 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
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12	RESIDENT	25 W SOUTHAMPTON AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
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36	RESIDENT	8200 GERMANTOWN AVE UNIT 4B PHILADELPHIA, PA 19118	\$0.74	\$0.70
37	RESIDENT	8200 GERMANTOWN AVE UNIT 4C PHILADELPHIA, PA 19118	\$0.74	\$0.70
38	RESIDENT	8200 GERMANTOWN AVE UNIT 4D PHILADELPHIA, PA 19118	\$0.74	\$0.70



Certificate of Mailing - Firm **\$09.10⁰⁰**

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Firm-Specific Identifier				
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9	RESIDENT	8226 GERMANTOWN AVE PHILADELPHIA, PA 19118	\$0.74	\$0.70
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