



## 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

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:** *May 6th, 2022*
  - 2) **Statement of Subject:** Briefly describe the development or project that you are proposing:  
*Addition of a 6x6 detached appliance (walk-in cooler) in the rear of the building in order to open a French café*
  - 3) **Property Address or Specific Location:** *89 Bethlehem Pike, Philadelphia 19118*
  - 4) **Name of Owner(s) of Property or Location:** *Bowman Properties*
  - 5) **Name of Applicant (if different than owner):** *Amanda & Arthur de Bruc*
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6) **Owner/Applicant Business Name** *Matines Café*

7) **Owner/Applicant Postal Address:** *514 Kingston Rd, Oreland, PA 19075*

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

Daytime phone: 727 902 7729 Cell: 727 902 7729

Email *maisonbruc@gmail.com*

Website *under construction* *www.matinescafe.com*

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

Name:

Firm:

Postal Address:

Phone:

Email

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:

*Application number ZP-2022-004455 - Date of Refusal: 04/29/2022*

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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:** *July 13th, 2022* \_\_\_\_\_ **Time:** *9:30am* \_\_\_\_\_

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.

*We are hoping Matines Café will positively impact the community by means of employment (approx 10 part and full time local employees) as well as improving the vibrancy and attractiveness of the neighborhood. We are hoping to contribute to the development of the Bethlehem Pike retail neighborhood, along side Hilltop Book store and DanceFit and more. Having the appliance in the rear of the building (versus on the parking lot), will allow enough space for an outdoor dining area and on-site parking, freeing up space for off-street parking as well. It will provide a safer location for deliveries and employee access to the walk-in.*

- 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.**

*Neighbor notification is pending receipt of ZBA instructions. Adjoining neighbors: 93 and 87 Bethlehem Pike, Across neighbors: 84 Bethlehem Pike*

- 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.

☐ change in off-street parking demand ☐ fencing or landscaping along adjoining properties

☐ change in on-street parking demand ☒ increased noise levels

☐ change in pedestrian circulation

☐ change in vehicular circulation

☐ increased odors

☐ hours of operation *8am to 5pm*

☒ blocked views

☐ increased outdoor lighting

☐ access and timing of goods delivery ☐ party walls

☐ access and timing of waste removal ☐ change in utility demand

☐ number of customers/day ☐ number of employees

☐ other impacts (please specify) \_\_\_\_\_

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

=> Noise level: the noise level generated by the walk-in cooler is similar to an outdoor HVAC unit

=> Blocked view: though the appliance will be partially visible from the neighbor's side windows facing the rear of our building, it will not block their view since there will be at least 12ft between the appliance and the closest window. The windows in question are facing the building's back wall and their view is already partially blocked by the existing fence. Please refer to the photos attached for illustration. We are willing to add any greenery or any decorative means of separation along the existing fence to embellish the neighbor's view, in accordance with the neighbors liking, at our sole cost.

- 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 \_ *awaiting confirmation from the Chestnut Hill Conservancy.*
- 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).  
N/A \_\_\_\_\_
- 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 \_\_\_\_\_

- 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?

*Information on the café: Matines Café, an authentic Parisian café, will await you with quaint French decor and traditional café music as though you've just stepped out of Chestnut Hill and into Paris. While you wait for your handcrafted baguette sandwich or latte, why not peruse our selection of imported foods, goods and artwork from France and Europe. Whether you sit at the elegant outdoor tables or inside our welcoming café, you'll enjoy authentic French ambiance and delights and experience true French charm and hospitality.*

*We take much pride in offering a beautiful café both inside and out. We will fix and paint the facade of the building in close liaison with the Chestnut Hill Business Association in order to respect historic color schemes and blend in with the surrounding buildings, and plan on making the outdoor patio area as safe and elegant as possible. That will be true for any part of the property.*

Are you a member of the Chestnut Hill Business Association? ☒ Yes ☐ No Please indicate any partner(s) in the proposed development.

☐ NA

- 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.

*No impact on existing lots.*

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

*We would like to add a 6x6x7.7 outdoor walk-in cooler, for food storage purposes.*

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

*Being a local coffee shop, our main customer base will be from Chestnut Hill and surrounding areas.*

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

*Installation of the walk-in cooler will start as soon as we get the ZBA approval. Should not take more than a couple of hours to install.*

- 25) **Physical Features:** Please briefly describe the physical features of the proposed project in quantitative and qualitative terms, for example:

*Please refer to the appliance's full specs if needed (emailed with the application).*

Ground floor area (sq. ft.) \_\_\_\_\_ *36 square foot (6ftx6ft)*

Number of stories and height (feet) \_\_\_\_\_ *the walk-in is 7.7ft high*

Size of parcel and percent covered by building \_\_\_\_\_ *n/a*

Proposed off-street parking capacity \_\_\_\_\_ *n/a*

Plans for Employee Parking \_\_\_\_\_ *on-site*

Number of units or separate rentable spaces \_\_\_\_\_ *n/a*

Proposed architectural and landscape character, including materials and colors:

*26 gauge embossed coated steel interior & exterior finish*

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

*Please refer to plans*

- 26) **Signage\*:** Number of signs \_\_\_\_\_ *TBD*

Color(s) \_\_\_\_\_ Material(s) \_\_\_\_\_

Total dimensions of signs \_\_\_\_\_

Placement \_\_\_\_\_

Source of lighting \_\_\_\_\_

- 27) **Exterior Lighting\*:** Number of light fixtures \_\_\_\_\_ *n/a*

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)  
\_\_\_\_\_ *n/a*

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

31) **Security Systems\*:** Please describe any security systems you plan to install.  
(1) camera covering the building back door entrance and walk-in cooler area

**\*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? Y  
*Matines Café will be open 7 days, from 8am to 5pm, year round.*



Signature of Owner/Applicant



Signature of Owner/Applicant

AMANDA DE BRUC

Print Name

ARTHUR DE BRUC

Print Name