

Amanda & Arthur de Bruc - 514 Kingston Rd, Oreland PA 19075
Matines Café - 89 Bethlehem Pike, Philadelphia PA 19118



June 2nd, 2022

Via Email: Celeste Hardester C/O CHCA

Dear Ms. Hardester,

We understand that the CHCA wants the addresses of the neighbors adjoining and across from our proposed 6x6 walk-in cooler unit, and letters of support regarding our project. The neighbors are listed here below:

On Bethlehem Pike: #82, 84, 85, 86, 87, 90, 97
On E Chestnut Hill Avenue: #38, 39, 41, 42, 43-45, 48

We are attaching (A) the information letter template presented to the neighbors, along with (B) the signed letters of support from the following adjoining neighbors:

- o Ian Doyle – 82 Bethlehem Pike
- o Amy Wilson – 84 & 97 Bethlehem Pike
- o Brigid Blake and Robert Ryan - 85 Bethlehem Pike
- o Mark Ziegler – 86 Bethlehem Pike – 1st Floor
- o Samuel A. Rossitto – 86 Bethlehem Pike – 2nd Floor
- o Cynthia D'Amico – 90 Bethlehem Pike
- o Gerald R. Phelan, MD – 39 E Chestnut Hill Avenue
- o Marshall and Jenn Schwartz – 41 E Chestnut Hill Avenue
- o Alison Montemarrone – 42 E Chestnut Hill Avenue
- o Barry Blum – 43-45 E Chestnut Hill Avenue
- o Joe Dworetzky – 48 E Chestnut Hill Avenue

In addition, we are attaching (C) a letter of support from Mr. Richard Snowden, owner of Bowman Properties Group, for 84, 86, 89, 97, 101, 103-105 & 107 Bethlehem Pike and 42 & 48 E Chestnut Hill Ave.

Would you kindly make these letters of support part of the CHCA file pertaining to the variance appeal for 89 Bethlehem Pike?

The information letter mentioned above is an addition to (D) the official notification letter for the Public Hearing, that was mailed out on May 17th to all 38 neighbors within the 250ft radius.

Respectfully,

Amanda de Bruc

Arthur de Bruc

Cc : Anne Mc Niff (via email) ; Patricia Cove (via email)



**(A) Adjoining neighbors
information letter template 1/2**

Bonjour! Hello!

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In order to properly operate our coffee shop, we will need to add a walk-in cooler in the rear of the building. This addition requires a variance from the City of Philadelphia, for which we are kindly asking for your support.

Please find more information about our project and the impact of the walk-in cooler below. If you have any questions or concerns, please reach out anytime!!

Thank you! Merci beaucoup!

Amanda & Arthur de Bruc - (727) 902 7729 - maisonbruc@gmail.com

Impact of Matines Café on the community

- Help improve the vibrancy and attractiveness of the Bethlehem Pike neighborhood
- Multiple part-time and full-time employment positions, year-round, for locals with or without experience
- Authentic French café, kid-friendly
- Open 7 days, from 8am to 6pm (no late hours, minimum disruption)
- Conveniently grab a coffee, a sandwich, or a nice brunch right in your neighborhood, without having to drive or park on Germantown Ave!

Information on the walk-in cooler

- Specs : 6ft x 6ft x 7.7ft - NORL-KODF7766-C
- Noise level: similar to an HVAC unit
- Location: rear of the building - see photos below for exact location

First and Last Name: _____

Address: _____

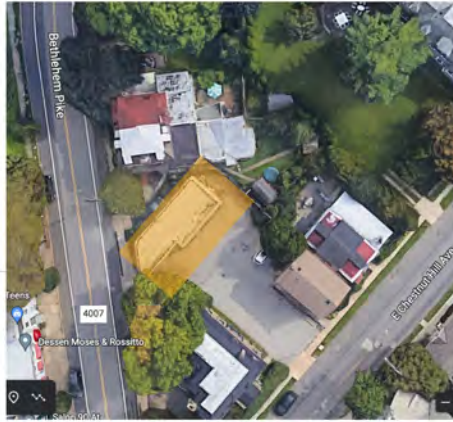
Phone #: _____ email: _____

- ☐ I live or work in close proximity to 89 Bethlehem Pike property
- ☐ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.

Signature _____

Aerial view of
the property and
its surroundings

89 Bethlehem Pike



Front view of
building



Side view of
the building

Main entrance
to the Café

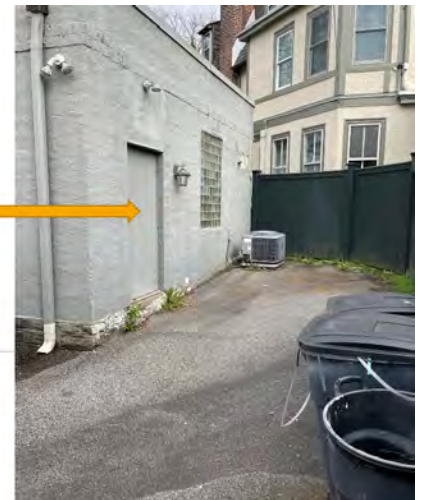
Outdoor
dining area



Street view
from Bethlehem
Pike

Rear view of the
building

Delivery
door/Employee
access



Rear view of the
building

Walk-in cooler
location





(B) Adjoining neighbors
signed letters of support
- 11 total

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- Location: rear of the building - see photos below for exact location

First and Last Name: Gerald R. Phelan, mo.

Address: 39 E Chestnut Hill Ave, Phelan, PA 19118

Phone #: 215 248 5600 email: geraldphelan41@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

☒ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.


Signature



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- Location: rear of the building - see photos below for exact location

First and Last Name: MARSHALL + JENN SCHWARTZ

Address: 41 E. CHESTNUT HILL AVE, PHILA PA 19118

Phone #: 215 429 1572 email: MSCHWARTZ @ OBRLAW.COM

☒ I live or work in close proximity to 89 Bethlehem Pike property

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First and Last Name:

Alison Montemaranano

Address:

42 East Chestnut Hill Ave

Phone #:

215-317-1398

email:

alisonmontemaranano@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

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Signature

A. Montemaranano



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- Location: rear of the building - see photos below for exact location

First and Last Name: _____

Barry Blum

Address: _____

45 Chestnut Hill Ave

Phone #: _____

215 242 8877

email: _____

barryblum@comcast.net

- ☐ I live or work in close proximity to 89 Bethlehem Pike property
- ☐ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.

Signature _____

Barry Blum

Sorely Needed in this section of town
there is a fifty percent vacancy for years. BB



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First and Last Name: _____

Address: _____

Phone #: _____

email: _____

Joe Dworetzky
48 E Chestnut Hill Avenue
267 886 4540 joe.dworetzky@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

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Signature _____

Dworetzky



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- Location: rear of the building - see photos below for exact location

First and Last Name: IAN DOYLE

Address: 82 BETHLEHEM PIKE

Phone # (215) 239-4240 email: gentdoyle@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

☒ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.

Signature



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- Location: rear of the building - see photos below for exact location

First and Last Name: Amy Wilson

Address: 84 Bethlehem Pike

Phone #: (507) 581-4421 email: amy@chestnuthilllibraryfriends.org

☒ I live or work in close proximity to 89 Bethlehem Pike property

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- Location: rear of the building - see photos below for exact location

First and Last Name: Brighid Blala + Robert Ryan

Address: 85 Bethlehem Pike, Phila PA 19118

Phone #: 215-248-1422 email: brighidblala@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

☒ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.

Signature Brighid Blala + Robert Ryan



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- Location: rear of the building - see photos below for exact location

First and Last Name: Samuel A. Rossitto

Address: 86 Bethlehem Pike, Suite 200, Phila PA 19118

Phone #: 215-242-3830 email: Srossitto@lms-lawyer.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

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Signature



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- Location: rear of the building - see photos below for exact location

First and Last Name: Mark Ziegler

Address: 86 Bethlehem Pike, Philadelphia, PA 19118

Phone #: 215 753 1501

email: Ziegler.m22@gmail.com

☒ I live or work in close proximity to 89 Bethlehem Pike property

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Signature Mark Ziegler



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First and Last Name: Cynthia D'Amico

Address: 90 Bethlehem Pike

Phone #: 215.242.2883 email: _____

☒ I live or work in close proximity to 89 Bethlehem Pike property

☒ Amanda and Arthur have shown me where they propose to install the walk-in cooler and I do not object to them adding it where they hope to install it.

Signature _____

May 16th, 2022

Re: 89 Bethlehem Pike, Philadelphia PA 19118

Dear Registered Community Organization or Neighbor:

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

Property Owner:

Bowman Properties Limited – 8238 Germantown Ave, Philadelphia 19118

Property Description:

89 Bethlehem Pike, 1608 sqft, at corner with E. Chestnut Hill Ave, RSA 3/CMX2, council district 8

Project Description:

Erection of a detached outdoor walk-in cooler in the rear of the building, for the use of coffeeshop, with a proposed yard depth of 3ft versus 9ft. Copies of the zoning application and any related information can be obtained at https://www.chestnuthill.org/zoning_projects_under_review.php

Summary of Refusal: *the proposed yard depth is 3ft versus 9ft*

Chestnut Hill Community Association as Coordinating RCO has scheduled a **PUBLIC MEETING** in advance of a public hearing to discuss the project at the following date, time and location:

Public Meeting Date & Time: *June 21st at 7pm*

Location: *via Zoom. For more information, visit https://www.chestnuthill.org/2022_upcoming_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 **located at** 1515 Arch Street, 18th Floor, Philadelphia, PA 19102 (or online, via Zoom) on the issue. The ZBA hearing date, along with hearing access instructions, can also be found at the ZBA hearing calendar site, here: <https://www.phila.gov/zba/appeals-calendar>

For reference, contact information for all affected Registered Community Organizations and the District Councilperson is provided as follows:

Charles L. Richardson, Charles.richardson@phila.gov, District 8 Council Person

Chestnut Hill Community Association, RCO-CHCA@chestnuthill.org, Anne McNiff, 215-248-8811

Chestnut Hill Conservancy, patricia@patriacove.com, Patricia Cove, 215-248-3219

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.

Sincerely,

Amanda & Arthur de Bruc (Matines Café)



A.d.B.

cc: Charles L. Richardson, Charles.richardson@phila.gov
Planning Commission - rco.notification@phila.gov
Chestnut Hill Community Association – RCO-CHCA@chestnuthill.org
Chestnut Hill Conservancy – patricia@patriacove.com
ZBA at rcozba@phila.gov

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

Application Number: ZP-2022-004455	Zoning District(s): RSA3 CMX2 (Overlays: WWO, Open Space and Natural Resources - Steep Slope Protection, EDO)	Date of Refusal: 4/29/2022
Address/Location: 89 BETHLEHEM PIKE, Philadelphia, PA 19118-2820 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Amanda DE BRUC	Applicant Address: 514 KINGSTON ROAD ORELAND, PA 19075 USA	

Application for:

FOR THE ERECTION OF A DETACHED STRUCTURE (OUTDOOR WALK-IN FREEZER) FOR THE USE OF EATING AND DRINKING
ESTABLISHMENTS- PREPARED FOOD SHOP (SIZE AND LOCATION AS SHOWN ON 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.)**

<u>Code Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>	
Table 14-701-3	Minimum Rear Yard Depth (ft.)	REQUIRED	PROPOSED
		9 ft.	3 ft.

ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ 300

Parcel Owner:

BOWMAN PROPERTIES LIMITED



REEBA MERIN BABU
PLANS EXAMINER

4/29/2022
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.