



The Chestnut Hill Community Association  
8434 Germantown Avenue  
Chestnut Hill  
Philadelphia, PA. 19118

By Hand Delivery and Electronic Mail

Re: 89 Bethlehem Pike/Zoning Variance Cafe Matine

To Whom It May Concern:

In my capacity as president of Bowman Properties, I am writing this letter in support of the proposed zoning variance for the above-referenced property owned by our partnership.

The subject property is presently zoned appropriately to accommodate the intended restaurant use. This variance relates only to the placement of a cold box to the rear of the building. The cold box is to be appropriately screened by fencing and makes no more noise than a typical modern air conditioning unit.

Initially, we opposed the variance, not wanting to disrupt the near neighbors. However, we ultimately reached the conclusion that this addition was crucial to the manner in which the cafe will successfully operate and we asked our tenants, Amanda and Arthur de Bruc, to visit with all of the near neighbors and understand any objections they might have.

To our delight, Mr. and Mrs. de Bruc took this task to heart and have received what we believe is overwhelming support not only for this minor variance, but for the lovely French cafe they are planning to open as presently allowed under zoning.

Bowman Properties has made a very large commitment to the Bethlehem Pike business district where Cafe Matine is locating. Our partnership currently owns ten properties (107,103-105,101, 97, 89, 84, 86 and 100 Bethlehem Pike as well as 42 and 48 East Chestnut Hill Avenue) encompassing 12 buildings. Due to its separation from Chestnut Hill's main business district and the diminished use of the Chestnut Hill East train station, the Bethlehem corridor has struggled. This food use will be crucial the success of our vision for this district as a vibrant mixed use area featuring art galleries, antique shops and the very successful new Hilltop Books which is expanding into a second building next door to the French cafe. In addition to these commercial uses, we are adding or are currently renovating 12 luxury apartments. Cafe Matine will be a superb amenity to compliment these residences.

Thank you for your consideration in this matter. Vive la France!

Best Regards,

A handwritten signature in blue ink, appearing to read "Richard Wood Snowden", is written over a horizontal line.

Richard Wood Snowden

8238 Germantown Avenue  
Chestnut Hill, Philadelphia, Pennsylvania 19118  
215-247-2770  
[www.BowmanCH.com](http://www.BowmanCH.com)