



CHESTNUT HILL COMMUNITY ASSOCIATION
8434 GERMANTOWN AVENUE, PHILADELPHIA, PA 19118 • 215-248-8810 • 215-248-8814 FAX
WWW.CHESTNUTHILL.ORG • INFO@CHESTNUTHILL.ORG
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:** October 13, 2023
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing
Visitor Accomodations in an existing structure

- 3) **Property Address or Specific Location:** 7918-20 Ardleigh Street

- 4) **Name of Owner(s) of Property or Location:** Iron Head Properties LLC

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

- 6) **Owner/Applicant Business Name** Iron Head Properties LLC
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- 7) **Owner/Applicant Postal Address:** 733 Russels Way Warrington, PA 18976
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- 8) **Owner/Applicant Contact Information and Website:**
Daytime phone: 267-767-0403 Cell: 267-767-0403
Email veronica.ferrante1@gmail.com
Website www.idealstaysusa.com
- 9) **Professional Representation (if applicable):**
Name: Dawn M. Tancredi, Esquire
Firm: Zarwin Baum Devito Kaplan Schaer Toddy P.C.
Postal Address: 2005 Market Street, 16th Floor, Philadelphia, PA 19103
Phone: 267 273 7433
Email Dmtancredi@zarwin.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:
The Application Number is ZP-2023-008639 and the Refusal was issued on August 24, 2023
-
- 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:** December 13, 2023 **Time:** 2:00 PM
- 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.
Our goal is not only to provide comfortable accommodation but also to foster an appreciation for the unique charm of Chestnut Hill.
By allowing families to stay closer to their loved ones in the area, we contribute positively to the local community
and enhance the visitor experience in this historic neighborhood.
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- 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.**

7916 Ardleigh Street and 201 Benezet Street

- 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 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 type="checkbox"/> other impacts (please specify) _____ | |

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

This property is not listed on the Philadelphia Register of Historic Places

- 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.)

This property is not listed on the Philadelphia Register of Historic Places

- 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

This project will have no impact as this is an existing structure

***** 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?

The proposed use will attract visitors to the community, which can lead to increased spending at local businesses.

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.

Visitor accommodations in an existing structure

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

We cater specifically to families, especially to ones with loved ones residing in the Chestnut Hill area

Our goal is not only to provide comfortable accommodation but also to foster an appreciation for the unique charm of Chestnut Hill.

- 24) **Schedule:** Please provide the proposed schedule. The property will be available year round

- 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.) This is an existing structure
- Ground floor area (sq. ft.) This is an existing structure
- Number of stories and height (feet) Three stories
- Size of parcel and percent covered by building This is an existing structure
- Proposed off-street parking capacity N/A
- Plans for Employee Parking N/A
- Number of units or separate rentable spaces Three
- Proposed architectural and landscape character, including materials and colors:
- There will be no changes to the exterior
-
- Please provide scale plans and elevations of the proposed project and surrounding properties.**

- 26) **Signage*:** Number of signs There will be no changes to the exterior
- Color(s) _____ Material(s) _____
- Total dimensions of signs _____
- Placement _____
- Source of lighting _____

- 27) **Exterior Lighting*:** Number of light fixtures There will be no changes to the exterior
- 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)
- There will be no changes to the exterior
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- 29) **Awnings*:** (see our Streetscape Guidelines for preferred choices.) Please provide samples.

Color(s) N/A Dimensions (WxLxH) N/A

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.

None

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

None

***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?

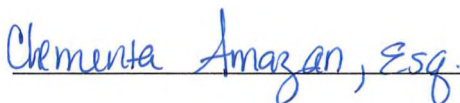
The property will be available year round. Visitors check in at 4 pm and check out before 11 AM

Please sign your application:



Signature of Owner/Applicant

Signature of Owner/Applicant



Print Name

Print Name