



**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:** 1/8/24, date of Application of Appeal

- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing
Erection of a detached one-story structure to use for model train storage shed and
covered porch as part of Morris Arboretum.

- 3) **Property Address or Specific Location:** 9600 Stenton Ave. Philadelphia, PA 19118

- 4) **Name of Owner(s) of Property or Location:** Trustees of the University of Pennsylvania,
Morris Arboretum

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

6) **Owner/Applicant Business Name** Trustees of the University of Pennsylvania,
Morris Arboretum

7) **Owner/Applicant Postal Address:** 3101 Walnut St. Philadelphia, PA 19104

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

Daytime phone: 215-421-2604 Cell: 215-421-2604

Email ira.kauderer@ogc.upenn.edu

Website _____

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:

ZP-2023-011420

Refusal Date: 12/19/23

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: 3/20/24 **Time:** 2:00pm

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.

The shed will enhance the Morris Arboretum and Garden's popular Garden Railway exhibit.

In addition to storage for train equipment, the structure will include a shaded porch and seating area for the visiting public.

- 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/rnotification/>

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.**

Refer to attached certificate of mailing:

RCO Exhibit H_ZP-2023-011420_9600 STENTON AVE_RCO Meeting Letters Certificate of Mailing_240130

- 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 increased odors
- change in vehicular circulation blocked views
- hours of operation _____ 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.

- 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

The Morris Arboretum was listed on the National Register of Historic Places in 1978.

- 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.)

NA

- 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).

NA

- 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

No impact. Documentation was submitted to L&I as part of the zoning permit application.

PWD Stormwater Mgmt reviewed and accepted the application without comment.

******* 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 model railway garden at the Morris Arboretum is one of the largest outdoor model train displays in the country. It has been part of the Arboretum for over 25 years. The proposed project supports this unique visitor experience.

Are you a member of the Chestnut Hill Business Association? Yes No

Please indicate any partner(s) in the proposed development.

None

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.

Model Train Storage Shed: 370 SF. Use: Storage and maintenance of model train display and coverage for staff, volunteers, and the visiting public (porch area only).

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

Staff, volunteers. and the visiting public (porch area only).

24) Schedule: Please provide the proposed schedule.

The shed will be constructed between January and May 2025, for a period of approximately 8 weeks, to avoid interrupting the annual Holiday and Summer exhibitions.

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.) 370

Ground floor area (sq. ft.) 370

Number of stories and height (feet) 1 story; 17'-0-1/2" (high side) and 13'-6" (low side)

Size of parcel and percent covered by building Parcel: 116 acres; impervious coverage: 5.78%

Proposed off-street parking capacity NA

Plans for Employee Parking NA

Number of units or separate rentable spaces _____

Proposed architectural and landscape character, including materials and colors:

Wood board and batten siding with wood decking. Asphalt shingle roof.

Colors to match the historic Chestnut Hill West train station news stand. Refer to attached photo.

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

26) **Signage*:** Number of signs 1

Color(s) See above Material(s) Wood

Total dimensions of signs 15'-10" x 8"

Placement Integral to roof structure

Source of lighting None

27) **Exterior Lighting*:** Number of light fixtures None

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)

Colors to match the historic Chestnut Hill West train station news stand. Refer to attached photo.

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

Color(s) NA Dimensions (WxLxH) NA

Material (please include sample) NA

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?

NA

Purpose for awning(s) NA

Intended graphics/type NA

30) **Façade***: Please describe the proposed alterations to the current façade.

NA

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

NA

***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?

Open during normal operating hours of the Arboretum and Gardens 10am-4 pm or 5pm

depending on the time of year.

Please sign your application:

Ira Kauderwood

Signature of Owner/Applicant

Ira Kauderwood

Print Name

Eric Delss

Signature of Owner/Applicant

Eric Delss

Print Name