



**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 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 PRINT or TYPE and complete only the applicable sections:

1) **Date of Application:** October 9, 2020

2) **Statement of Subject:** Briefly describe the development or project that you are proposing
Townhouse Development at 30 West Highland Avenue; 8 units arranged along a pedestrian garden walk leading from W Highland Avenue to the back of the site, with off-street garage parking (2 cars/unit) at the property's perimeter bordering an alley to the east and a community parking lot to the west.

3) **Property Address or Specific Location:** 30 West Highland Avenue, Phila, PA 19118

4) **Name of Owner(s) of Property or Location:** Henry & Suzy O'Reilly

5) **Name of Applicant (if different than owner):**
Lawrence D McEwen, McEwen Architects

6) **Owner/Applicant Business Name** McEwen Architects

7) **Owner/Applicant Postal Address:** 28 West Evergreen Avenue, Phila, PA 19118

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

Daytime phone: 215 844 4880 Cell: 215 356 7185

Email larry.mcewen@ McEwenARCH.com

Website _____

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

Name: Carl S. Primavera, Esquire

Firm: Klehr, Harrison, Harvey, Branzburg & Ellers LLP

Postal Address: 260 S. Broad St., 4th Floor, Philadelphia, PA 19102-5003

Phone: (215) 569-1663

Email CPrimave@Klehr.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:

Will send before November LUPZC Meeting

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: No date as of this time **Time:** _____

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.

Although the CA-1 zoning district specified by L+I (the site falls under 2 districts) does not permit residential use, this site is surrounded by residential uses on both sides of W Highland Avenue and at the rear of at least one Gtn Ave address to the rear. This development will place 8 new households w/in 1/2 block of shops and restaurants on Gtn Ave's business district, and will replace a large surface parking lot w/green space and trees. The proposed materials and/or color palette are harmonious w/surrounding buildings and w/Chestnut Hill in general.

- 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.**

14, 16, 18, 20 W Highland Avenue, commercial / residential uses

23 W Highland Avenue, commercial use

25-27 W Highland Avenue, CH Parking Foundation lot

8400 Germantown Avenue, parking lot

~~36 W Highland Avenue, residential use west of 8400 lot~~

29 W Highland Avenue, residential use west of CHPF lot

~~8434 Germantown Avenue, CHCA Town Hall~~

8432 Germantown Avenue, commercial use

8430 Rear Germantown Avenue, residential use

(-) denotes decrease, (+) denotes increase

- 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

30 West Highland: 2-story stone structure, contributing, ca 1925. Will be removed, but Wissahickon Schist stone walls and jack arches at window & door openings will be repurposed at the ground floor of the Townhouses.

~~14R West Highland: 2-story painted brick structure will be partially removed, 1-story garage will be removed. New townhouse will include the existing footprint of the house and garage.~~

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.)

14/16/18/20 West Highland: contributing residential structures

~~8430 Germantown Avenue: original building contributing, rear addition not ranked~~

8432 Germantown Avenue: contributing commercial structure

8434 Germantown Avenue: Town Hall; contributing (TB confirmed) commercial structure

8440 Germantown Avenue: contributing commercial structure

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).

This development will remove impervious paving and replace it with pervious paving and green space, 16 new trees, resulting in a reduction of impervious coverage from 86% to 60%. Several trees at the periphery fronting on the alley adjacent to 14 W Highland Avenue will be removed; one of the new trees is in that area.

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 property falls entirely within Category 5; NO LIMIT on impervious coverage. Per 18 above, we are reducing impervious coverage on the site by 26%.

******* 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?

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.

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

24) **Schedule:** Please provide the proposed schedule. _____

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.) _____

Ground floor area (sq. ft.) _____

Number of stories and height (feet) _____

Size of parcel and percent covered by building _____

Proposed off-street parking capacity _____

Plans for Employee Parking _____

Number of units or separate rentable spaces _____

Proposed architectural and landscape character, including materials and colors:

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

26) Signage*: Number of signs _____

Color(s) _____ Material(s) _____

Total dimensions of signs _____

Placement _____

Source of lighting _____

27) Exterior Lighting*: Number of light fixtures _____

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)

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

Color(s) _____ 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.

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

***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?

Please sign your application:



Signature of Owner/Applicant

Signature of Owner/Applicant

Lawrence D McEwen

Print Name

Print Name