

NO PARKING
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THE HILL COLLECTIVE
CLIMBING TOGETHER

HOME WORKS



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

Application Number: ZP-2022-010140	Zoning District(s): CMX1	Date of Refusal: 1/26/2023
Address/Location: 8129 GERMANTOWN AVE, Philadelphia, PA 19118-3422 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: Shawn Gibbons	Applicant Address: 600 Runnymede Ave Jenkintown, PA 19046 USA	Civic Design Review? N

APPLICATION IS FOR A VISITOR ACCOMODATIONS AT SECOND (2ND) FLOORS IN THE SAME BUILDING WITH EXISTING RETAIL STORE AT FIRST FLOOR IN AN EXISTING STRUCTURE. NO SIGN ON THIS APPLICATION.

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 14-602-2	USES ALLOWED IN COMMERCIAL DISTRICT	THE PROPOSED, VISITOR ACCOMMODATIONS, IS PROHIBITED, IN THIS ZONING DISTRICT

ONE (1) USE REFUSAL

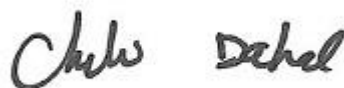
Fee to File Appeal: \$300

NOTES TO THE ZBA:

NONE

Parcel Owner:

TOME ARSENIO



CHELI DAHAL
PLANS EXAMINER

1/26/2023
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.



City of Philadelphia Zoning Board of Adjustment



Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
Department of Planning & Development
Zoning Board of Adjustment
One Parkway Building
1515 Arch St, 18th Floor
Philadelphia, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

8129 Germantown Ave

PROPERTY OWNER'S NAME: 8129 Germantown LLC

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
8129 Germantown Ave, Philadelphia PA, 19118

PHONE #: 215-275-2338

E-MAIL: mbowman@rittenhouseltd.com

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

8129 Germantown LLC

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

8129 Germantown Ave, Philadelphia PA, 19118

FIRM/COMPANY:

Rittenhouse LTD

PHONE #:
215-275-2338

E-MAIL:
mbowman@rittenhouseltd.com

RELATIONSHIP TO OWNER: ☐ TENANT/LESEE ☒ ATTORNEY ☐ DESIGN PROFESSIONAL ☐ CONTRACTOR ☐ EXPEDITOR ☐ OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

No

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

Yes, there is another extended stay accommodation at 7916 Ardleigh Street, Philadelphia, PA. The concept has been set and accepted in the area.

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

No

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair anadequate supply of light and air to those properties? Explain.

No.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water,sewer, school park or other public facilities? Explain.

No.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger offlooding? Explain.

No.

REASONS FOR APPEAL:

1. The apartment has historically been used for long term rentals and we would like to have the flexibility of hosting guests for periods, less than 3 months. Specifically related to housing for guest employed by or affiliated with neighboring colleges and hospitals.
2. We have remote teammates that are housed throughout the year in the apartment and thus we require flexibility regarding rental terms and duration.
3. There is another extended stay accommodation at 7916 Ardleigh Street, Philadelphia, PA. The concept has been set and accepted in the area.

I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understandthat if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of myfalse application, and such other penalties as may be prescribed by law.

Applicant's Signature: Shawn Gibbons Date: 2 15 2023
MONTH DATE YEAR

City of Philadelphia
Zoning Board of Adjustment
Application for Appeal



City of Philadelphia Zoning Board of Adjustment

Project Information Form

Applicants must also complete a **Project Information Form (PIF)**.

This form can be found at: <https://forms.phila.gov/form/project-information-form/>.

You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork.

NOTE: THE ZBA WILL NOT ACCEPT YOUR APPEAL PAPERWORK WITHOUT A COMPLETED PROJECT INFORMATION FORM.

This requirement can be found in Section §14-303 (15)(a)(.3)(A) of the Philadelphia Code, "an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."

City of Philadelphia Project Information Form

PIF Confirmation Page

Thank you for submitting your information. A copy of this information will be sent to your e-mail address. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View all projects submissions.

PRINT YOUR FORM

Applicant Information

Address of Development Project

8129 GERMANTOWN AVE

Council District #

8

Name of Applicant

Shawn Gibbons

Zoning Application Number

2022010140

Address of Applicant

600 Runnymede Avenue
Jenkintown, Pennsylvania 19046

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Shawn Gibbons

Phone Number of Contact Person

(215) 519-7735

Email Address of Contact Person

sgibbons@cisolutionsllc.net

Project Information

Is your project exclusively residential?

No

Does your project result in a total of 2,500 square feet or more of floor area?

No

Sign & Submit

Agreement:

- I understand that all information submitted on this form is public information.

Printed Name of Applicant

Shawn Gibbons

Please sign with the Initials of the Applicant

SG

Date

02/14/2023

Feedback

[Terms of use](#) [Right to know \(pdf\)](#) [Privacy Policy](#)

PLAN OF PROPERTY

Sub-divided for
HENRY W. UHLE

22nd. Ward
Philadelphia

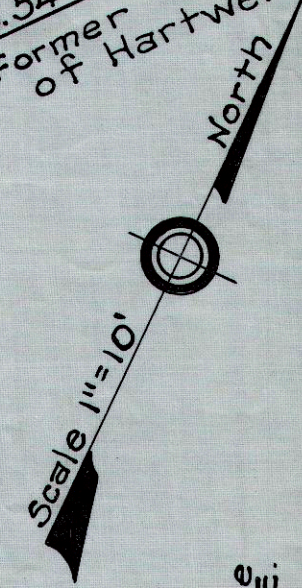
Proposed sub-division lines and
blue figures added to plan
Aug. 27, 1942.

John J. Campbell
Sur. & Reg. 9th Dist.

John J. Campbell.
Sur. & Reg. 9th Dist.
Sep 5, 1928.

AVE.

HARTWELL LANE
(93.54' wide)
Former S.E. House Line
of Hartwell Lane (60' wide)



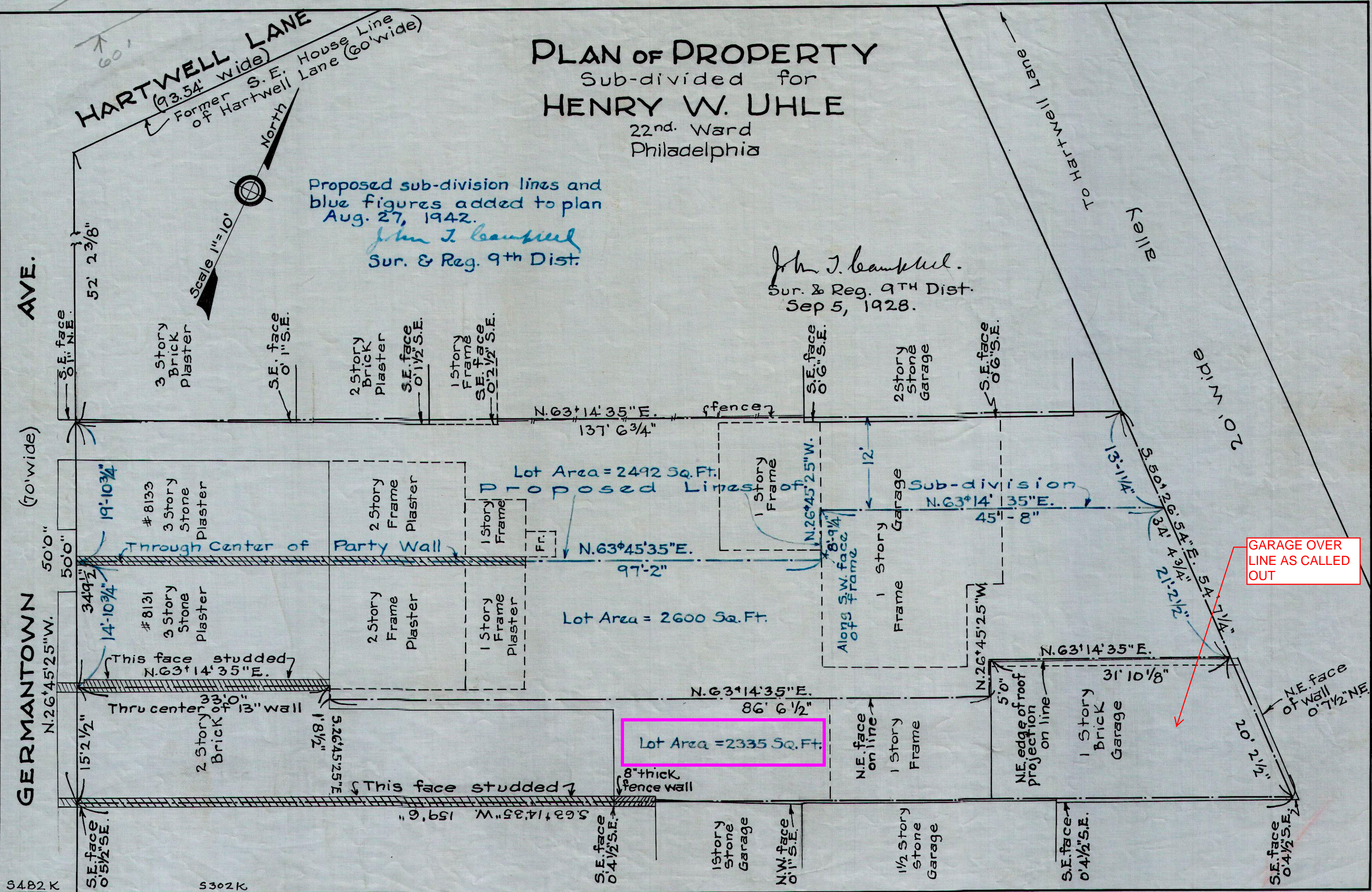
(70' wide)

GERMANTOWN

S482K

S302K

GARAGE OVER
LINE AS CALLED
OUT



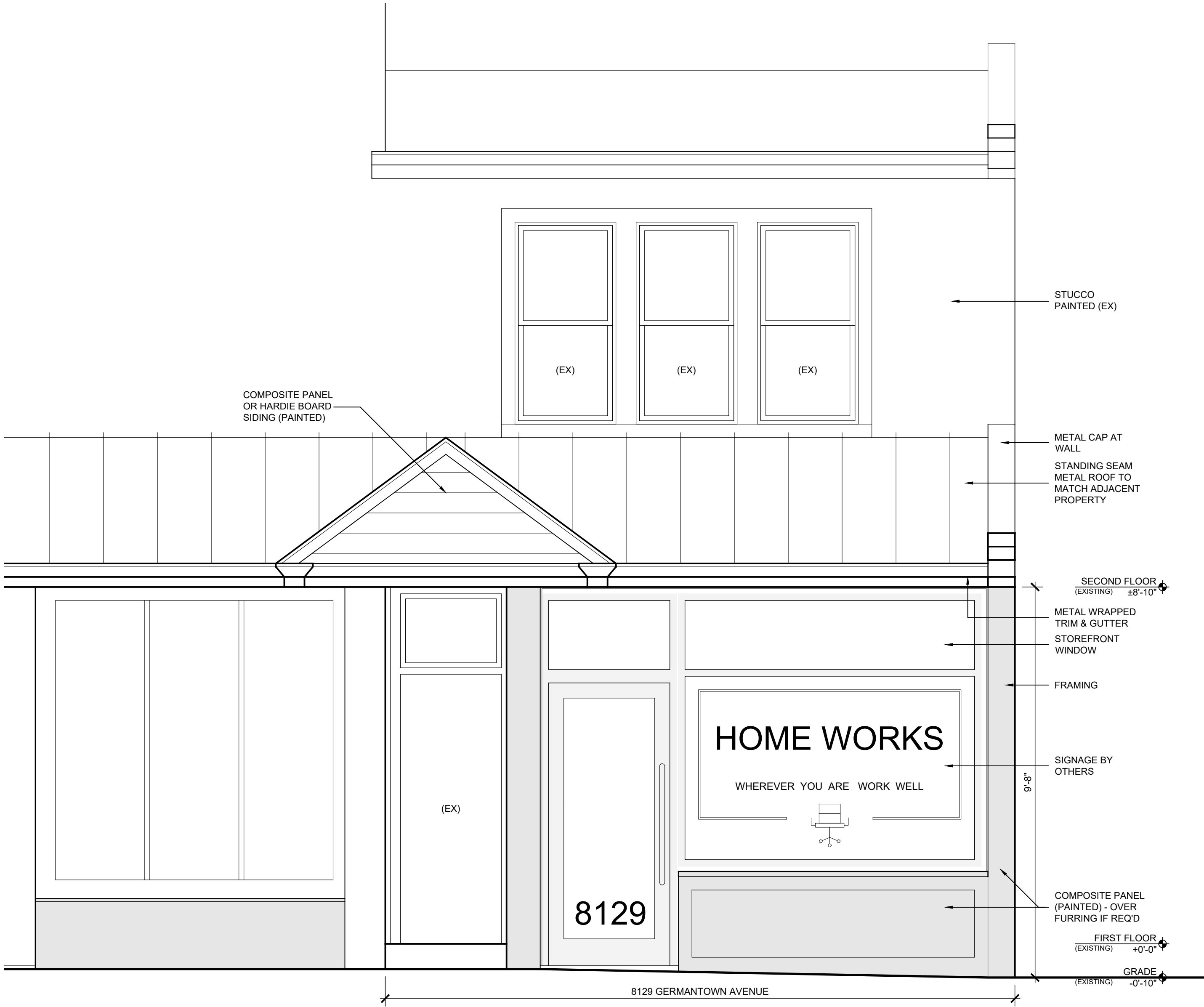
F.B. I.S. 2-52.
D9909
Plan 144-64
C.B.G.H.W. 4-37 1/2 38.

Plan S.M.
Blue Figures S.M.



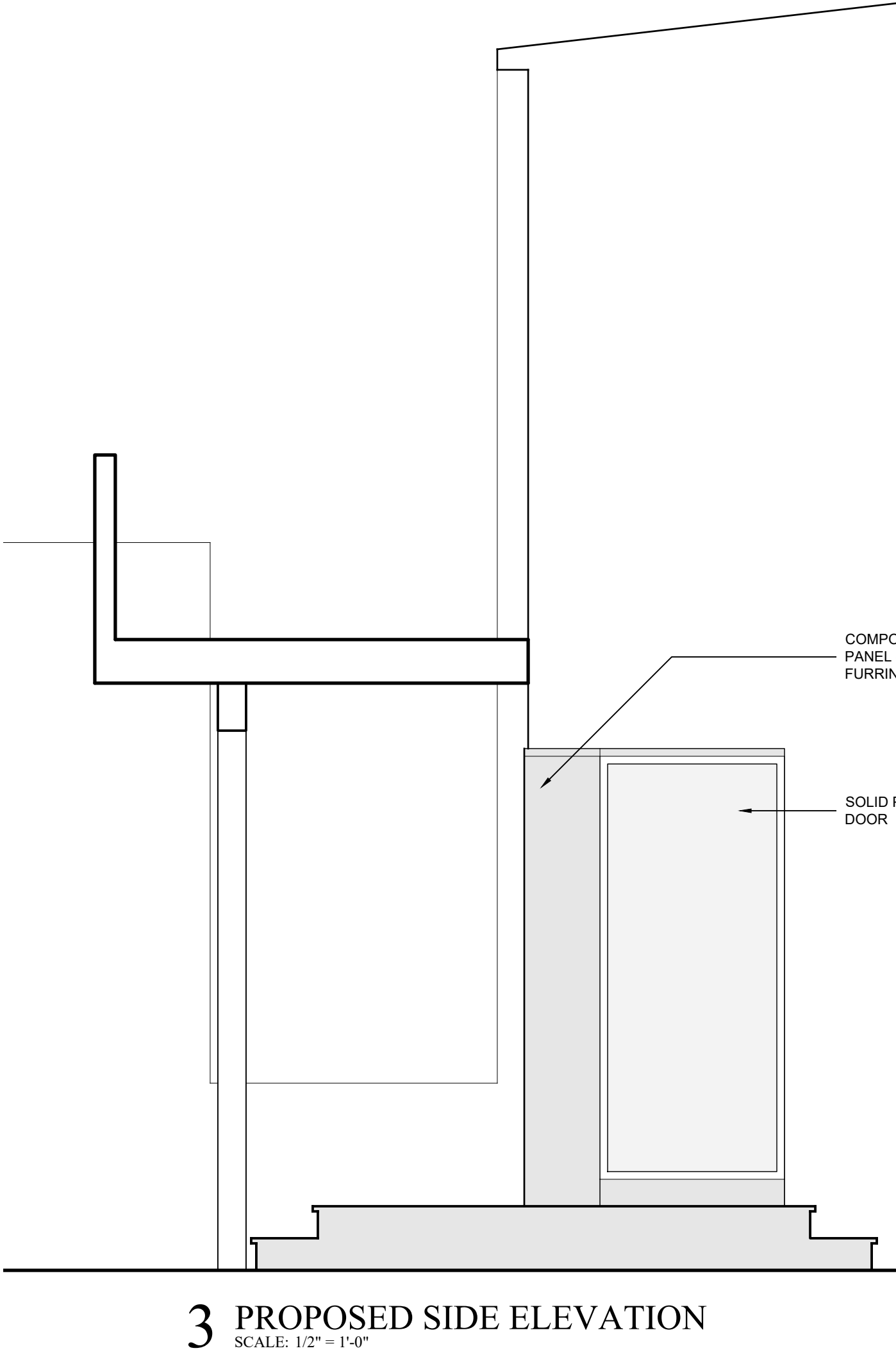
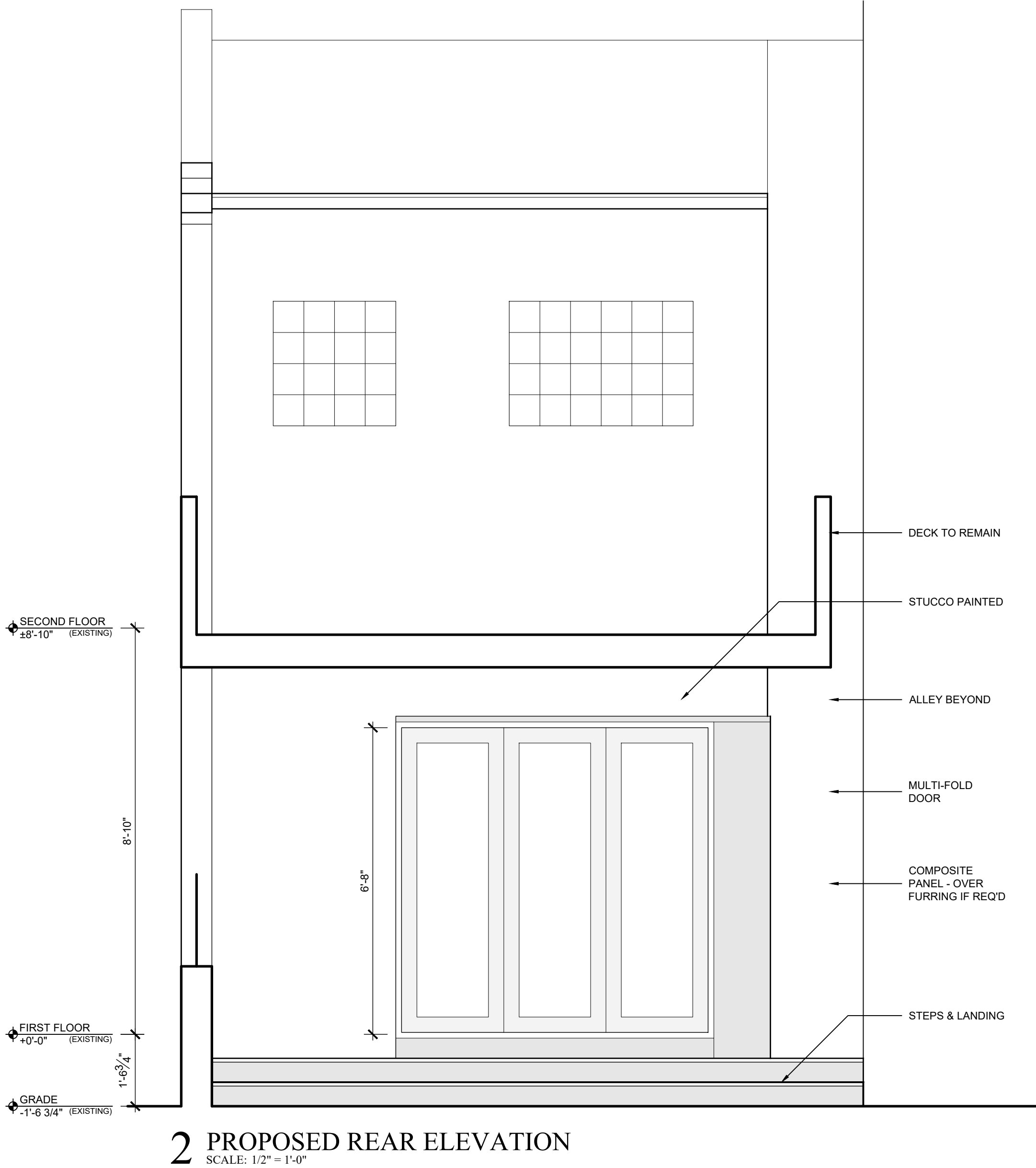
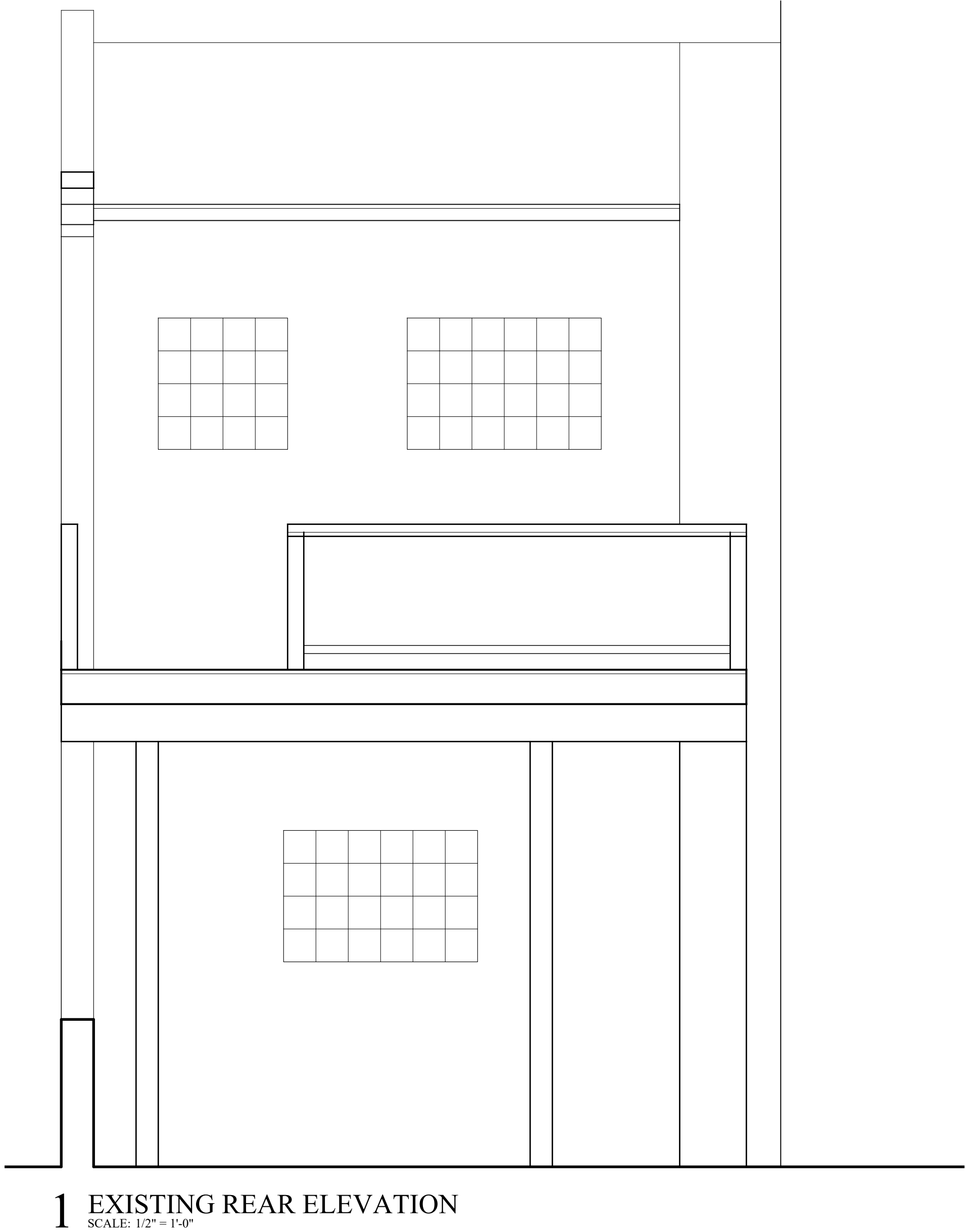
1 EXISTING FRONT ELEVATION

SCALE: 1/2" = 1'-0"



2 PROPOSED FRONT ELEVATION

SCALE: 1/2" = 1'-0"



REV.#	REV. DATE	REV. NOTES
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CI SOLUTIONS

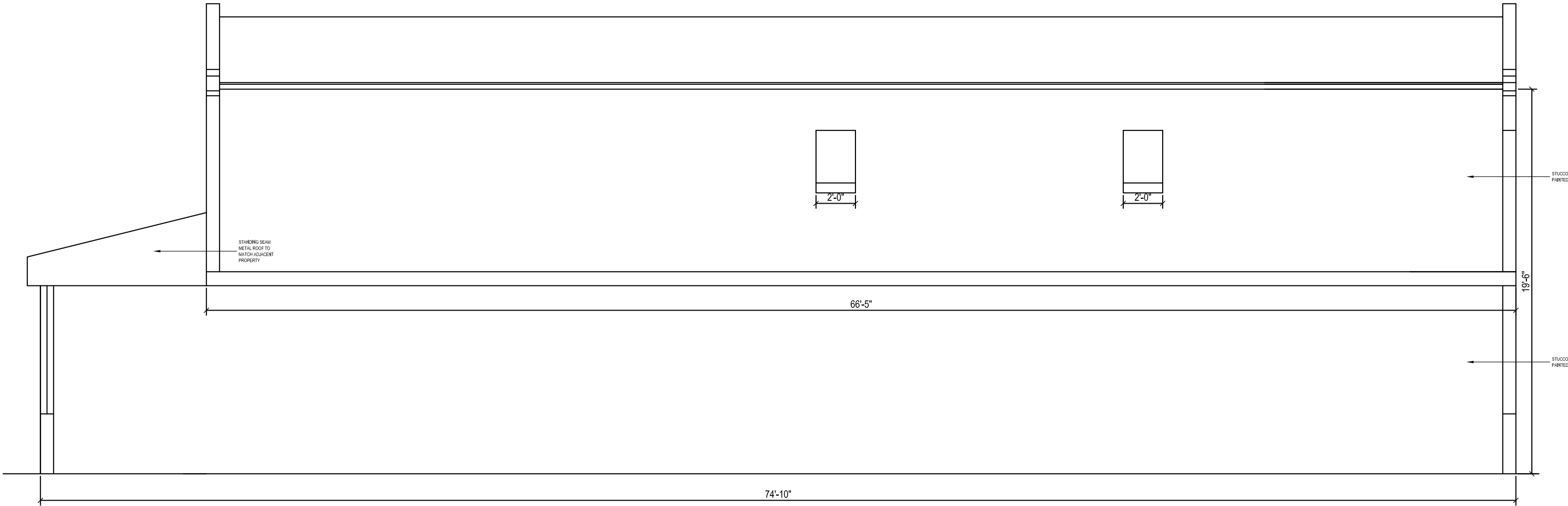
8129 GERMANTOWN AVENUE
PHILADELPHIA, PA 19118
PROJECT

DATE: 09/04/22
REVISION
2
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NOT FOR CONSTRUCTION

SCALE: 3/16"=1'-0"
SIDE EXTERIOR
ELEVATION

E1
DRAWN BY: MR



ELEVATION - 8129 GERMANTOWN AVE - EXTERIOR SIDE
SCALE: 3/16" = 1'-0"



CI SOLUTIONS

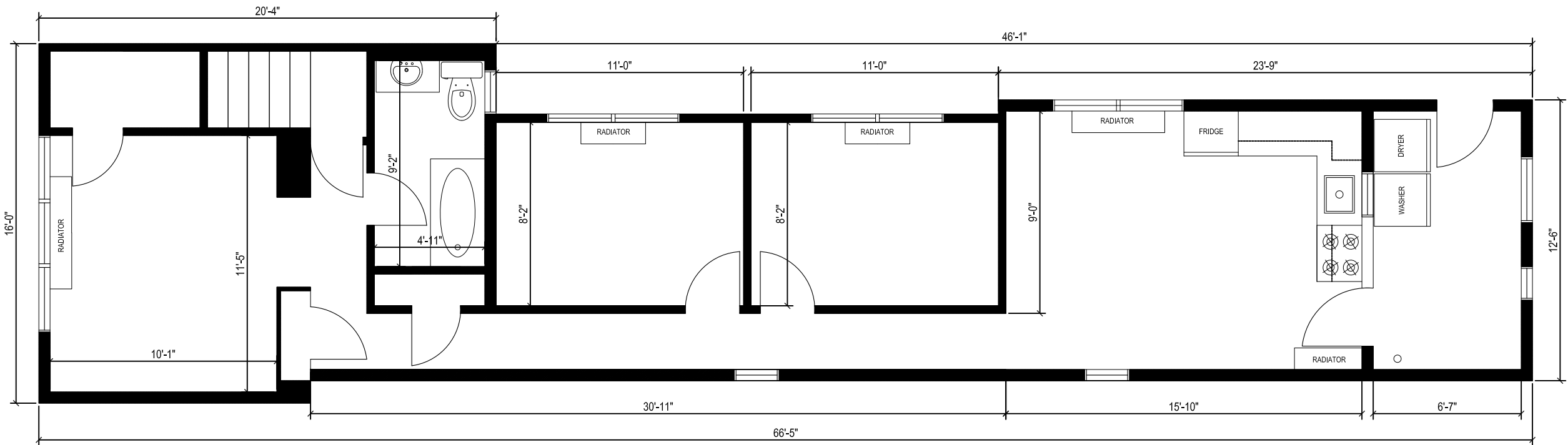
8129 GERMANTOWN AVENUE
PHILADELPHIA, PA 19118
PROJECT

DATE: 09/04/22
REVISION
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NOT FOR CONSTRUCTION

SCALE: 3/16"=1'-0"
SECOND FLOOR
PLAN

D1
DRAWN BY: MR



PLAN - 8129 GERMANTOWN AVE - SECOND FLOOR
SCALE: 3/16" = 1'-0"



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:** 4/14/2023
- 2) **Statement of Subject:** Briefly describe the development or project that you are proposing
8129 Germantown LLC requests a variance from the ZBA to allow for short term
accommodations at the specified site.
- 3) **Property Address or Specific Location:** 8129 Germantown Ave, Philadelphia PA, 19118
- 4) **Name of Owner(s) of Property or Location:** 8129 Germantown LLC
- 5) **Name of Applicant (if different than owner):**
Shawn Gibbons

- 6) **Owner/Applicant Business Name** 8129 Germantown LLC
-
- 7) **Owner/Applicant Postal Address:** 600 Runnymede ave Jenkintown PA 19046
-
- 8) **Owner/Applicant Contact Information and Website:**
Daytime phone: _____ Cell: 215-275-2338
Email mbowman@rittenhouseltd.com
Website https://rittenhouseltd.com/
- 9) **Professional Representation (if applicable):**
Name: Michael Bowman
Firm: Rittenhouse LTD
Postal Address: 600 Runnymede ave Jenkintown PA 19046
Phone: 215-275-2338
Email mbowman@rittenhouseltd.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:
ZP-2022-010140
Date of refusal: 1/26/2023

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: August 9, 2023 **Time:** 9:30
- 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.
Flexible space will allow the various members of CI Solutions and Homeworks
to visit for extended periods and during the stay, and team members patronise
local stores and restaraunts.

- 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.**

8131 Germantown Ave, Philadelphia, PA 19118, United States

8138 Germantown Ave, Philadelphia, PA 19118, United States

- 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

Throughout much of the 19th Century Germantown ave consisted of singles and twins with side yards separating individual buildings. Many of these buildings were converted to storefronts on the first floor. 8129 was not initially built with a storefront, but one was shortly added.

- 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.)

The earliest officially recorded business at 8129 Germantown ave was a contractor called "Bowman & Ralston Contractors", which was officially recorded in 1925.

This is the year the house was built and its conversion took place in the same year.

- 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).

The surrounding environment will be unaffected.

- 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

N/A

***** 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?

There's an existing AirBnB at 7916 Ardleigh St."Anam Cara Accomodations",
but there's a dearth of these alternative accomodations. In addition to housing our
team members, there's several local organizations that have a need for guest accomodations,
Chestnut Hill Hospital, Arcadia, and Chestnut Hill College being prime examples.

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

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

N/A

- 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.

We propose to ammend our zoning to accomodate short term accomodations, specifically
enabling us to run an AirBnB on the second floor of our property.

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

Our target market is an older established clientelle traveling from out of town to experience
the unique charm of Chestnut Hill and its events or else are visiting Philadelphia
for special events or to make use of our local hospitals, universities, parks or other excursions.

- 24) **Schedule:** Please provide the proposed schedule. The space was already accomodating
long term rentals, so there's no major adjustment to the space required.

- 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.) 2100 Sq Ft.

Ground floor area (sq. ft.) 1200 Sq. Ft.

Number of stories and height (feet) 2

Size of parcel and percent covered by building _____

Proposed off-street parking capacity N/A

Plans for Employee Parking N/A

Number of units or separate rentable spaces 1

Proposed architectural and landscape character, including materials and colors:

N/A

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

- 26) **Signage*:** Number of signs N/A

Color(s) N/A Material(s) N/A

Total dimensions of signs N/A

Placement N/A

Source of lighting N/A

- 27) **Exterior Lighting*:** Number of light fixtures 1

Design(s) and size of light fixtures Existing Recess Light

Material N/A

Location Existing light fixture above front entry door

- 28) **Exterior Color(s):** Use of historic palette is preferred. Please provide paint chips of color(s)

N/A

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

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

Material (please include sample) N/A

Will awning(s) cover important façade features (e.g., wood moldings, stained glass, etc.)?
No, they will not.

Purpose for awning(s) N/A

Intended graphics/type N/A

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

N/A

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

There was an existing Ring doorbell monitoring system in order to monitor the comings
and goings of guests, as well as to bolster security generally.

***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?

N/A

Please sign your application:

Shawn Gibbons

Signature of Owner/Applicant

Shawn Gibbons

Print Name

Signature of Owner/Applicant

Print Name