

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

Application Number: ZP-2023-008639	Zoning District(s): RSA3	Date of Refusal: 8/24/2023
Address/Location: 7918 ARDLEIGH ST, Philadelphia, PA 19118-4402 Building 1092851		Page Number Page 1 of 1
Applicant Name: Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN	Applicant Address: 2005 Market Street 16th Floor Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

For the proposed use, Visitor Accommodations, in an existing structure.

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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Visitor Accommodations, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

AP#1039832 For the documentation of an existing Three(3) Family Household Lining in an existing structure. Issued 1/7/2020

Parcel Owner:

Iron Head Properties LLC
733 Russells Way, Warrington, PA 18976



Andrew DiDonato
PLANS EXAMINER

8/24/2023
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.

Outdoor Pictures - Front



Outdoor Pictures – Right Side of Building



Outdoor Pictures – Left Side of Building



Interior Pictures



Interior Pictures



Interior Pictures



August 15, 2023

Unit Dimensions and Layout:

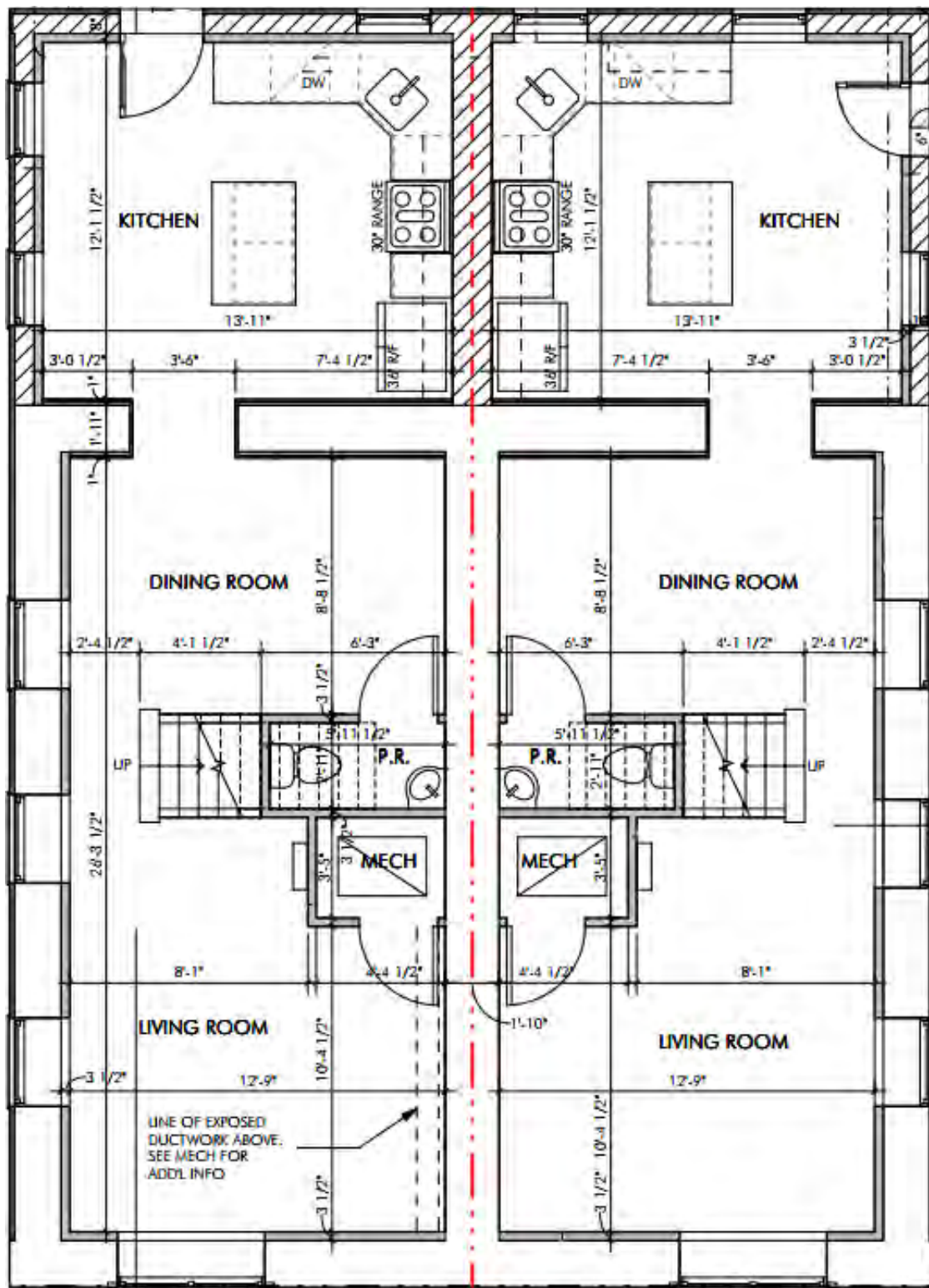
- Bedroom #1:** 11'-3" x 13'-7 1/2"
- Bedroom #2:** 11'-3" x 13'-7 1/2"
- Bath #1:** 9'-4" x 8'-1 1/2" (includes 30" vanity, toilet, and linen closet)
- Bath #2:** 9'-4" x 8'-1 1/2" (includes 30" vanity, toilet, and linen closet)
- Living Room:** 12'-7" x 9'-11 1/2"
- Dining:** 9'-11 1/2" x 7'-5"
- Kitchen:** 9'-11 1/2" x 7'-5" (includes 30" range, 30" S/F, and DW)
- Hallway:** 7'-5" x 3'-1 1/2"
- Closets:** Multiple closets (CL) throughout the units.
- Washer/Dryer:** W/D area in the kitchen of each unit.

7918-20 Ardleigh Street; Philadelphia, PA 19118

Iron Head Properties LLC

August 15, 2023

Second Floor Plan



August 15, 2023

This is a detailed floor plan for a duplex house, divided into two identical halves by a central vertical wall. The plan includes the following rooms and features:

- Bedrooms:** There are four bedrooms in total, labeled "BEDROOM #1" and "BEDROOM #2" on each side. Each bedroom has a width of 12'-1" and a length of 14'-9 1/2".
- Bathrooms:** There are two bathrooms, one on each side. Each bathroom has a width of 10'-11" and a length of 5'-7 1/2". They include a "36" VANITY", a toilet, and a shower area.
- Hallways:** A central "HALL" runs vertically through the middle of the plan, featuring "DN" (down) stairs on both sides. The hallways on each side are 3'-0" wide.
- Wardrobes and Closets:** Each bedroom has a closet ("CL") with a width of 5'-4" and a length of 2'-5". There are also wardrobes ("W/D") in the bathrooms, measuring 4'-3" by 3'-6".
- Dimensions:** The overall width of the duplex is 20'-10". The depth of each half is 14'-9 1/2".
- Roof:** A "ROOF" area is indicated at the top of the plan, with arrows pointing to the roofline.

Reviews



Bob
Encinitas, CA

★★★★★ · May 2023 · 5 night stay

First of all, if Nica's place is available-grab it. You will not find a place as charming, walkable, positioned and cozy. It looks just like the pictures-probably better. The best bakery and coffee is a quick walk away. You will feel as if you are living in Chestnut Hill, not just a temporary visitor. The location could not be better for trains to the city, Wissahickon walks and visiting the many shops that populate the area. Don't miss Morris Arboretum, Chestnut Hill Hotel for dinner or Weavers Way Coop for a real neighborhood experience. The stairs to the bedroom on the second level have short risers, my size 13 feet had to get used to this and made me pay attention. Honestly, that's my only caution for future guests. I can't say enough good things about this property.



Gayani
Portland, OR

★★★★★ · March 2023 · Stayed with kids

We were in town unfortunately for a family emergency and needed to stay particularly close to the hospital. Nica's place was perfect for our small family. Great location and so close to everything we needed. We truly enjoyed our stay and are so happy we got to be in town to support our family through a difficult time.



Ezra
New York, NY

★★★★★ · May 2023 · Stayed with kids

Great place! Very conveniently located for anyone visiting family or friends in the area. Chestnut Hill's restaurants and stores are a short walk away, and the neighborhood is beautiful and quiet. The apartment itself has everything you'd need for a visit!



Daniel
St. Louis, MO

★★★★★ · April 2022 · 3 night stay

We've stayed at a number of Airbnb's in Chestnut Hill since we have family there. Nica's place is by far our new favorite. Everything was so nicely arranged to make us feel at home. The communication was great. We will definitely be booking another visit here soon.



Jennifer
Phoenix, AZ

★★★★★ · January 2022 · Stayed a few Weeks

Nica's home is the perfect home away from home. We stayed for about 2 weeks to visit family during the holidays and it was better than we even expected. The house is as advertised, well furnished, beautifully upgraded, clean, and very comfortable. It is well stocked with everything you need to make yourself at home (utensils, cookware, dishes, linens). The location is absolutely amazing. Very close to public transportation, restaurants, shops, bars, etc. Not to mention a very walkable town with beautiful architecture and charm. I would highly recommend this home if you are looking for a place in or around Chestnut Hill and would absolutely stay again when we are back in town. Thanks Nica!! Jen



Angel
5 months on Airbnb

★★★★★ · July 2023 · Stayed a week

Staying at chestnut hill was wonderful! The apartment itself was clean and overall just a great place to be, especially with having a private little patio. Nica was an amazing host who was very responsive and kind and gave us many recommendations of restaurants to check out nearby. My friends and I came for an immersion for school and we will for sure be staying here (if available) again for the next one!



Greg
Ball Ground, GA

★★★★★ · June 2023 · Stayed with kids

The best AIRBNB I have ever stayed at. Immaculate and clean and didn't want to leave!! Outstanding host



Paul
Conyngham, PA

★★★★★ · June 2023 · 4 night stay

We had an absolutely beautiful stay! It was exactly how presented on Airbnb plus more!!! I would highly recommend the accommodations.... Very clean!!!! Very attentive!!! It was perfect. Very safe area, we walked everywhere. I would definitely return. We went for my husbands 60th birthday and had the best time! Thank you!!!

Reviews



Riley
Charlotte, NC

★★★★★ - December 2022 - 3 night stay

Nica, thank you so much for hosting my mom and my aunt a couple of weekends ago. They had the most amazing time and your Airbnb is absolutely beautiful. We will surely have friends and family stay there again!



Brad
Littleton, CO

★★★★★ - June 2022 - 3 night stay

My family could not be more complimentary of these accommodations in Chestnut Hill and Nica's hospitality. The unit appeared to be newly renovated and was beautifully appointed. The unit was clean, bright and in a quiet charming neighborhood. Nica had left additional toiletries, towels and even Keurig coffee for us to use as needed. One morning, we inquired if there were fans for the bedrooms as the afternoon was warm. There were not but the next morning, two brand new fans were waiting on our doorstep. The outside deck was a perfect place for morning coffee and afternoon libations. The overall location was perfect allowing us to walk to shops and dinner multiple times a day. I do not want to "gush" too much but we were just so impressed with our stay. We will definitely be planning another trip to visit Chestnut Hill and Nica's apartment. Cheers.



Juan Roberto
2 years on Airbnb

★★★★★ - June 2023 - Stayed with kids

Great stay at Chestnut Hill.
The unit was very clean and comfortable!!!
Good location, quiet place and very safe.
It was easy to walk and not need a car to get to restaurants and the market.
Also the host was very kind and responsive.
I highly recommend this place if you are spending a week or two in Philadelphia.
Thanks, JRA



Daniel
New York, NY

★★★★★ - April 2023 - Stayed with kids

Great place with comfortable beds, was spotless and clean throughout. Nica was also very helpful and responsive. Will check out their other listings. I



Peter
Evanston, IL

★★★★★ - August 2022 - Stayed a week

We had a rather lengthy stay at this apartment - my wife and I plus my sister and her husband - so we could greet a new granddaughter living nearby and help the new parents. We were able to prepare several meals for my daughter in the kitchen, which is large compared to most AirBnBs I've experienced. The location is just about perfect - two good bakery/coffeeshops, and two large food markets are only a short walk away, plus numerous restaurants and other attractions along Germantown Avenue in Chestnut Hill. The apartment is quiet, even out on the private deck, and the beds are very comfortable, which means all conducive to good sleep. Parking was always available on the street close by. Favorite discoveries include the family-run Indian restaurant around the corner on Willow Grove Ave, and Captain Andy's seafood and produce market a mile or so up the same road. Nica is an attentive host who communicates well and cares about the guests.



Jeff
Northville, MI

★★★★★ - June 2023 - 4 night stay

We loved Nica's place. The outdoor patio was fantastic for morning coffee. Everything was as described.



Gina
Virginia, United States

★★★★★ - March 2022 - Stayed a week


This place is a real find. It's even better than it looks in the pictures. The location is wonderful (near the train, but you can't hear it; and near Germantown Road). The house itself is charming -- a really nice kitchen with all new appliances and granite countertops, a comfy dining area with a couch, a half bath next to it, and a living room with an excellent tv. The bathroom is large and sparkling new with a lovely shower (and the laundry is right there). The rooms are a good size, and the beds were comfy. Really, I couldn't ask for more! The deck is right off the front door, and sits under a magnolia tree; just perfect. Nica has lots of nice touches, including a new Keurig and coffee, Hershey Kisses, beautifully labeled shampoo, soap and conditioner in the shower, and she is an excellent communicator! I can't recommend more highly!


Rules & Regulations

House rules

You'll be staying in someone's home, so please treat it with care and respect.

Checking in and out


 Check-in after 4:00 PM


 Checkout before 11:00 AM

 Self check-in with smart lock


During your stay

 4 guests maximum

 No pets

 Quiet hours
10:00 PM - 7:00 AM

 No parties or events

 No smoking

Hi Mark Sam,

Welcome to **Cheerful Chestnut Hill** and thank you for booking your stay with us! Our goal is to make sure you have the best possible stay in our place, so please don't hesitate to reach out with any questions or comments regarding the place or the area.

Check-In Details:

- Check-in is at 4:00 PM.
- Please **do not show up before check-in** as our housekeepers need time to make the place spotless. We take a lot of pride in providing our guests with an amazing experience. If the place is not spotless when you arrive, or if anything seems not right, please notify us immediately.

Few Things to note:

* Make sure to turn on the bathroom fan while showering! Steam from a hot shower can quickly fill the bathroom and/or the hallway if the fan is not in use.
* You can place any trash bag from the unit at any time in the green trash bin located under the outside staircase leading to your unit's front door. All glass, plastic (1 & 2) and aluminum should be placed in the blue bin also located under the access staircase. City trash and recycle pick up day is on **Fridays**. If you stay in our place on a Friday, please take the trash cans to the curb on Thursday night to ensure it gets pick up during the day on Fridays; and return them to the space under the stairs after the city collects the trash and recycling.

House Rules:

* No pets allowed.
* This is a completely NON-SMOKING property. Guests are not allowed to smoke inside the apartment or on the grounds outside the building.
* No parties or group events are permitted in the property. No unauthorized guests (visitors) are allowed. All guests on the property must be counted in the reservations guest count.
* Refrain from making excessive noise past 10pm or before 7am

Have a great stay and make yourselves at home! We aim for a 5-star stay from every guest, so if there is anything I can do to make your visit better or if something isn't 100% sparkling clean when you arrive at the house, please don't hesitate to contact me at +1 (267) 550-5675 so I can address it ASAP.

Enjoy!

Nica

October 13, 2023

Re: ZONING NOTICE PURSUANT TO PHILA. CODE § 14-303(12)

Dear Registered Community Organization and Property Owners:

This is a notice of an upcoming public meeting to discuss the project described below. All Registered Community Organizations (RCOs) that have geographic boundaries containing the project property and all community members are welcome to attend.

- Iron Head Properties LLC is the owner of the property at 7918-20 Ardleigh St., Philadelphia, PA 19118. The Property is zoned RSA-3. (3 Overlays: Open Space and Natural Resources - Steep Slope Protection, /EDO Eighth District Overlay District and /WWO Wissahickon Watershed Overlay District).
- The Application is for visitor accommodations in an existing structure.
- The project received one refusal for the following reason: The proposed visitor accommodation is expressly prohibited in the RSA-3 residential zoning district.
- Upon receipt of the Refusal Letter, Applicant filed an appeal to the Philadelphia Zoning Board of Adjustment (ZBA) on September 12, 2023, for variance relief from the zoning board.
- We have contacted and notified Chestnut Hill Conservancy and Chestnut Hill Community Association. Because there are multiple RCOs for this property, Councilmember Cindy Bass, pursuant to the Philadelphia Zoning Code, selected Chestnut Hill Community Association to be the coordinating RCO.
- **Chestnut Hill Community Association has scheduled a PUBLIC MEETING to discuss this project on Wednesday, November 21, 2023, at 7:00 pm via the following Zoom link: www.chestnuthill.org/2023_upcoming_meetings.php. Please contact Chestnut Hill Community Association or your District Councilperson for more information about the meeting.**
- The virtual ZBA Zoom hearing will be held on Wednesday, December 13, 2023 at 2:00 pm and can be accessed as follows:

Join Zoom Meeting:

<https://us02web.zoom.us/j/84850744629?pwd=WDdZUTIWN1cvTDIJZ2NUY1JIRXcxZ09>
Webinar ID: 848 5074 4629
Password: 400119

Or by Telephone:

Dial 1-646-558-8656
Webinar ID: 848 5074 4629
Password: 400119

If you have received this notice as the owner, managing agent or other responsible person at a multi-unit building, you are requested to post this notice at a prominent place in a common area of your building.

Thank you for your attention to this matter.

Sincerely,



DAWN M. TANCREDI

For ZARWIN BAUM DeVITO KAPLAN SCHAER TODDY, P.C.

DMT:

cc: Office of Councilmember Cindy Bass - c/o Charles.Richardson@phila.gov
Planning Commission – rco.notification@phila.gov
ZBA – rcozba@phila.gov
Chestnut Hill Conservancy – patricia@patriacove.com
Chestnut Hill Community Association – anne@chestnuthill.org

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

Application Number: ZP-2023-008639	Zoning District(s): RSA3	Date of Refusal: 8/24/2023
Address/Location: 7918 ARDLEIGH ST, Philadelphia, PA 19118-4402 Building 1092851		Page Number Page 1 of 1
Applicant Name: Dawn Tancredi DBA: ZARWIN BAUM DEVITO KAPLAN	Applicant Address: 2005 Market Street 16th Floor Philadelphia, PA 19103 USA	Civic Design Review? N

Application for:

For the proposed use, Visitor Accommodations, in an existing structure.

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 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Visitor Accommodations, is expressly prohibited in the RSA-3 residential zoning district.

ONE (1) USE REFUSAL

Fee to File Appeal: \$ 300.00

NOTES TO THE ZBA:

AP#1039832 For the documentation of an existing Three(3) Family Household Lining in an existing structure. Issued 1/7/2020

Parcel Owner:

Iron Head Properties LLC
733 Russells Way, Warrington, PA 18976



Andrew DiDonato
PLANS EXAMINER

8/24/2023
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.



Certificate of Bulk Mailing – Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Number of
Identical Weight
Pieces **49**

Class of Mail

1st

Postage for
Each Mailpiece
Paid

☒ Verified

Number of
Pieces to the
Pound

Total Number of
Pounds

Total Postage Paid
for Mailpieces

Fee Paid

Mailed For

VERONICA FERANTE

Mailed By

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee m
affixed (by round-date) at

If payment of total fee due
paid by Permit Imprint, include the
PostalOne!® Transaction Number here: _____



0000

U.S. POSTAGE PAID
PHILADELPHIA, PA
19103
OCT 13 23
AMOUNT
\$10.90
R2304M110134-77





Certificate of Bulk Mailing — Domestic

Fee for Certificate

Up to 1,000 pieces (1 certificate for total number)

For each additional 1,000 pieces, or fraction thereof

Duplicate Copy ☐

Use
Current
Price List
(Notice 123)

Postage: Mailers must affix meter, PC Postage®, or (uncanceled) postage stamps here in payment of total fee due.

Acceptance employee
affixed (by round-dat

If payment of total fee was
paid by Permit Imprint, include the
PostalOne!® Transaction Number here: _____



0000

U.S. POSTAGE PAID
PHILADELPHIA, PA
19103
OCT 13, 23
AMOUNT
\$10.90
R2304M110134-77

Number of Identical Weight Pieces 16	Class of Mail 1st	Postage for Each Mailpiece Paid <input checked="" type="checkbox"/> Verified	Number of Pieces to the Pound
--	-----------------------------	---	-------------------------------------

Total Number of Pounds	Total Postage Paid for Mailpieces	Fee Paid
---------------------------	--------------------------------------	----------

Mailed For VERONICA FERANTE	Mailed By
---------------------------------------	-----------

Postmaster's Certification

It is hereby certified that the number of mailpieces presented and the associated postage and fee were verified. This certificate does not provide evidence that a piece was mailed to a particular address.

(Postmaster or Designee)



ADDRESS	CITY	STATE	ZIP
7912-14 ARDLEIGH ST	Philadelphia	PA	19118
218 BENEZET ST	Philadelphia	PA	19118
184 E WILLOW GROVE AVE	Philadelphia	PA	19118
210 E WILLOW GROVE AVE	Philadelphia	PA	19118
7864 DEVON ST	Philadelphia	PA	19118
206 BENEZET ST	Philadelphia	PA	19118
7951 WINSTON RD	Philadelphia	PA	19118
212 BENEZET ST	Philadelphia	PA	19118
7909 ARDLEIGH ST	Philadelphia	PA	19118
201 BENEZET ST	Philadelphia	PA	19118
188 BENEZET ST	Philadelphia	PA	19118
186 E WILLOW GROVE AVE	Philadelphia	PA	19118
204 E WILLOW GROVE AVE	Philadelphia	PA	19118
193 BENEZET ST	Philadelphia	PA	19118
180 E WILLOW GROVE AVE	Philadelphia	PA	19118
7911 ARDLEIGH ST	Philadelphia	PA	19118
203 BENEZET ST	Philadelphia	PA	19118
198 E WILLOW GROVE AVE	Philadelphia	PA	19118
184 BENEZET ST	Philadelphia	PA	19118
7827 ARDLEIGH ST	Philadelphia	PA	19118
191 BENEZET ST	Philadelphia	PA	19118
7866 DEVON ST	Philadelphia	PA	19118
7918-20 ARDLEIGH ST	Philadelphia	PA	19118
214 E WILLOW GROVE AVE	Philadelphia	PA	19118
189 BENEZET ST	Philadelphia	PA	19118
190 E WILLOW GROVE AVE	Philadelphia	PA	19118
182 BENEZET ST	Philadelphia	PA	19118
205 BENEZET ST	Philadelphia	PA	19118
217 BENEZET ST	Philadelphia	PA	19118
215 BENEZET ST	Philadelphia	PA	19118
208 E WILLOW GROVE AVE	Philadelphia	PA	19118
7945 WINSTON RD	Philadelphia	PA	19118
7916 ARDLEIGH ST	Philadelphia	PA	19118
7947 WINSTON RD	Philadelphia	PA	19118
195 BENEZET ST	Philadelphia	PA	19118
178 BENEZET ST	Philadelphia	PA	19118
201 E WILLOW GROVE AVE	Philadelphia	PA	19118
187 BENEZET ST	Philadelphia	PA	19118
194 E WILLOW GROVE AVE	Philadelphia	PA	19118
7905 ARDLEIGH ST	Philadelphia	PA	19118
7917 ARDLEIGH ST	Philadelphia	PA	19118
200 E WILLOW GROVE AVE	Philadelphia	PA	19118
196 BENEZET ST	Philadelphia	PA	19118
7868 DEVON ST	Philadelphia	PA	19118
196 E WILLOW GROVE AVE	Philadelphia	PA	19118
176 BENEZET ST	Philadelphia	PA	19118

212 E WILLOW GROVE AVE	Philadelphia	PA	19118
206 E WILLOW GROVE AVE	Philadelphia	PA	19118
205 E WILLOW GROVE AVE	Philadelphia	PA	19118
211 BENEZET ST	Philadelphia	PA	19118
180 BENEZET ST	Philadelphia	PA	19118
219 BENEZET ST	Philadelphia	PA	19118
205 1/2 BENEZET ST	Philadelphia	PA	19118
203 E WILLOW GROVE AVE	Philadelphia	PA	19118
192 BENEZET ST	Philadelphia	PA	19118
7828 ARDLEIGH ST	Philadelphia	PA	19118
209 BENEZET ST	Philadelphia	PA	19118
197-99 BENEZET ST	Philadelphia	PA	19118
7949 WINSTON RD	Philadelphia	PA	19118
103-05 BENEZET ST	Philadelphia	PA	19118
7821-35 WINSTON RD	Philadelphia	PA	19118
181-85 E WILLOW GROVE AVE	Philadelphia	PA	19118
7943 WINSTON RD	Philadelphia	PA	19118
7941 WINSTON RD	Philadelphia	PA	19118
7939 WINSTON RD	Philadelphia	PA	19118



ZONING BOARD OF ADJUSTMENT

**APPLICATION FOR
APPEAL**

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

**CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
BOARDS ADMINISTRATION
MUNICIPAL SERVICES BUILDING, 11TH FLOOR
1401 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19102**

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

LOCATION OF PROPERTY (LEGAL ADDRESS)

7918-20 Ardleigh Street

PROPERTY OWNER'S NAME:

Iron Head Properties LLC

PHONE #: 267-767-0403

E-MAIL:

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

733 Russells Way
Warrington, PA 18976

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

APPLICANT:

Dawn M. Tancredi, Esquire, attorney for Owner

FIRM/COMPANY: Zarwin Baum DeVito Kaplan Schaer Toddy P.C.

PHONE #: 215-569-2800

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

2005 Market Street, 16th Floor
Philadelphia, PA 19103

E-MAIL: dmtancredi@zarwin.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # ZP-2023-008639

**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.

Compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours history and physical dimensions of the property. The hardship is not self inflicted.

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.

The variance seeks the least modification possible of the code provision to provide relief from the requirements of the zoning code.

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

The variance will not increase congestion in public streets or in any way endanger the public.

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

The variance will not substantially or permanently harm the neighbors' use of their properties or impair an adequate supply of light and air to those properties.

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

The variance will not substantially increase traffic congestion in public streets or place undue burden on water, sewer, school, park or other public facilities.

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

The variance will not create environmental damage, pollution, erosion, or siltation or increase the danger of flooding.

REASONS FOR APPEAL:

Applicant is seeking a variance to legalize the use of the current 3 dwelling units as visitor accommodations. The use conforms to the history of use of the Property. The use benefits families in the community who utilize the well-maintained space to host out of town family and guests.

It is further averred that the proposed use will not be detrimental to the health, safety or general welfare of the community.

It is further averred that enforcement of the provisions of the ordinance will result in unnecessary hardship and the spirit of the ordinance shall be observed and substantial justice done if the variance is granted.

The proposed use will not be detrimental to the surrounding properties.

Appellant reserves the right to supplement its reasons for the appeal to be consistent with the issues raised during any zoning hearing.

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

Applicant's Signature: /s/Dawn M. Tancredi Date: 9 12 2023
MONTH DATE YEAR

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

7918-20 ARDLEIGH ST

Council District #

8

Name of Applicant

Dawn Tancredi

Zoning Application Number

2023008639

Address of Applicant

2005 Market Street
16th Floor
Philadelphia, PA 19103

Contact Information

Is the contact person the same as applicant?

- Yes

Name of Contact Person

Dawn Tancredi

Phone Number of Contact Person

(215) 825-3587

Email Address of Contact Person

dmtancredi@zarwin.com

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?

Yes

Is your zoning application exclusively for signage?

No

Key Project Statistics

Current Land Use on Parcel(s):

3 dwelling units

Proposed Land Use on Parcel(s):

3 units for visitor accommodations

Net Change in Number of Housing Units:

0

Net Change in Commercial Square Footage:

0

Net Change in Total Floor Area:

0

Net Change in On-Street Parking:

0

Number of Off-Street Parking Spaces to be Provided:

0

Approximate Projected Construction Period:

N/A

Please provide a brief summary of your proposed project:

The application is for the legalization of visitor accommodations.

Please describe any planned changes to the landscaping and lighting on any public space within or adjacent to your project:

N/A

Please describe any anticipated impacts on the transportation network (e.g. parking, sidewalks, street safety or traffic, transit) and any plans for mitigating any negative impacts:

The application seeks to maintain the status quo. There is no impact to the neighborhood.

Approximately how many full time equivalent jobs (if any) are currently located on site?

0

Approximately how many full time equivalent workers will be employed on-site during the construction period?

0

Approximately how many full time equivalent jobs (if any) will be located on-site after construction is complete? Approximately how many of these jobs (if any) will be paid a wage of at least \$15/hour and will include health and/or retirement benefits?

0

Describe your plan, if any, to increase the supply of affordable housing:

N/A

Please describe any partnerships with local community organizations that will be utilized during and/or after construction:

N/A

Please provide a brief summary of any plans for local hiring and job training/apprenticeships during or after construction. Also, please indicate whether you plan to submit an Economic Opportunity Plan to the Office of Economic Opportunity:

N/A

Please describe any other anticipated community impacts (positive or negative) associated with this project:

The proposed use is a benefit for the community because it provides well maintained space in the neighborhood to use for family members visiting from out of town.

Sign & Submit

Agreement:

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

Printed Name of Applicant

Dawn Tancredi, Esquire

Please sign with the Initials of the Applicant

DMT

Date

09/12/2023

[Feedback](#)

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

1515019-00129

Tax Parcel: 09-1-1997-00

Being known and Numbered as 7918-20 Ardleigh Street, Philadelphia, Pennsylvania

Prepared by:

Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

eRecorded in Philadelphia PA Doc Id: 53493567
04/01/2019 08:13 AM Page 1 of 6 Rec Fee: \$256.75
Receipt#: 19-29864
Records Department Doc Code: D
State RTT: \$4,283.00 Local RTT: \$14,039.67

Return to:

Title Services
75 Shannon Road
Harrisburg, PA 17112
(717) 901-8342

THIS DEED,

MADE THE 26th day of MARCH, in the year Two Thousand Nineteen (2019)

BETWEEN David L. Crow, Trustee of The David L. Crow Revocable Agreement of Trust, Dated September 14, 2009, Grantor

and

Iron Head Properties LLC, a Pennsylvania Limited Liability Company, Grantee:

WITNESSETH, that in consideration of the sum of Four Hundred Twenty-Eight Thousand Three Hundred and 00/100 Dollars (\$428,300.00), in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee(s),

EXHIBIT "A"

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

SITUATE in the 9th Ward of the City of Philadelphia, County of Philadelphia and State of Pennsylvania and described according to a Survey and Plan thereof made by John T. Campbell, Esquire, Surveyor and Regulator of the 9th District, on the 2nd day of September, A.D., 1949, as follows, to-wit:

BEGINNING at a point on the Southwesterly side of Ardleigh Street (50 feet wide) at the distance of 49 feet 11-5/8 inches Northwesterly from the Northwesterly side of Benezet Street (40 feet wide); thence extending South 39 degrees, 32 minutes, 5 seconds West along the Southeast side of an 8 feet wide driveway which extends Northeastwardly into Ardleigh Street, 65 feet 5-1/2 inches to a point; thence extending North 50 degrees, 27 minutes, 55 seconds West 50 feet to a point; thence extending North 39 degrees, 30 minutes, 15 seconds East 65 feet 5-1/2 inches to a point on the Southwesterly side of Ardleigh Street; thence extending along said side of Ardleigh Street (erroneously omitted in prior deed) South 50 degrees, 27 minutes, 55 seconds East 50 feet to the first mentioned point and place of BEGINNING.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid eight feet wide driveway as and for a driveway and passageway at all times hereafter, forever, in common with the owners, tenants and occupiers of premises known as 197 and 199 Benezet Street.

BEING known as **7918-20 Ardleigh Street**.

OPA NO. **091199700**

BEING the same premises which William H. Adams, by Deed dated 11/27/1996 and recorded 03/03/1997 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Deed Book JTD 244, Page 439, granted and conveyed unto David L. Crow and Carmen R. Alvarez-Crow, husband and wife as tenants by the entirety.

①

AND ALSO BEING the same premises which David Crow and Carmen R. Alvarez-Crow, husband and wife, by Deed dated 09/14/2009 and recorded 09/21/2009 in the Office of the Recorder of Deeds in and for the County of Philadelphia in Document No. 52120954, granted and conveyed unto David Crow, Trustee of The David L. Crow Revocable Agreement of Trust.

And the said grantors hereby covenant and agree that they will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantors have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
In the Presence of

(Witness)

The David L. Crow Revocable Agreement of
Trust, Dated September 14, 2009

David L. Crow
By: David L. Crow, Trustee

STATE OF PENNSYLVANIA

COUNTY OF Philadelphia

On this, the 26th day of MARCH, 2019 before me, the undersigned officer,
personally appeared David L. Crow, Trustee of The David L. Crow Revocable Agreement of Trust, Dated
September 14, 2009, known to me (or satisfactorily proven) to be the person whose name is subscribed to the
within instrument, and acknowledged that he executed same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

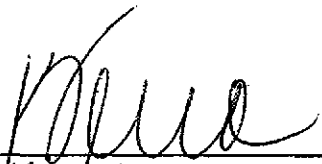
Kristen A. Ferro
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KRISTEN A. FERRO, Notary Public
City of Philadelphia, Phila. County
My Commission Expires June 28, 2020

I do hereby certify that the precise residence and complete post office address of the within grantee is:

733 Russells Way, Warrington PA 18976

March 26, 2019.


Agent for grantee



Bureau of Individual Taxes
PO BOX 280603
Harrisburg, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Page 2 for instructions.

RECORDER'S USE ONLY

State Tax Paid

Book Number

Page Number

Date Recorded

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. If more space is needed attach additional sheets. A Statement of Value (SOV) is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. However it is recommended that a SOV accompany all documents filed for recording.

A. CORRESPONDENT – All inquiries may be directed to the following person:

Name: The David L. Crow Revocable Agreement of Trust, Dated September 14, 2009		Telephone Number:
Mailing Address: 7918-20 Ardleigh Street	City, State, ZIP Code Philadelphia, PA 19118	

B. TRANSFER DATA

Date of Acceptance of Document 3/26/19	Grantee(s)/Lessee(s) Iron Head Properties LLC, a Pennsylvania Limited Liability Company		
Grantor(s)/Lessor(s) The David L. Crow Revocable Agreement of Trust, Dated September 14, 2009	Mailing Address 733 Russells Way		
Mailing Address 7918-20 Ardleigh Street	City, State, ZIP Code Philadelphia, PA 19118	Telephone Number:	City, State, ZIP Code Warrington, PA 18976
		Telephone Number:	

C. REAL ESTATE LOCATION

Street Address 7918-20 Ardleigh Street		City, Township, Borough City Of Philadelphia
County Philadelphia	School District Philadelphia	Tax Parcel Number 09-1-1997-00

D. VALUATION DATA

Was transaction part of an assignment or relocation? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N		
1. Actual Cash Consideration 428,300.00	2. Other Consideration + 0.00	3. Total Consideration = 428300.00
4. County Assessed Value 592800.00	5. Common Level Ratio Factor X 1.01	6. Computed Value = 598728.00

E. EXEMPTION DATA – Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$ 0.00	1b. Percentage of Grantor's Interest in Real Estate 100%	1c. Percentage of Grantor's Interest Conveyed 100%
---	--	--

Check Appropriate Box Below for Exemption Claimed.

- ☐ Will or intestate succession. (Name of Decedent) (Estate File Number)
- ☐ Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- ☐ Transfer from a trust. Date of transfer into the trust
If trust was amended attach a copy of original and amended trust.
- ☐ Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
- ☐ Transfers to the commonwealth, the U.S. and instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- ☐ Transfer from mortgagor to a holder of a mortgage in default. (Attach copy of mortgage and note/assignment.)
- ☐ Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles.)
- ☒ Other (Please explain exemption claimed.) this is a bona-fide sale & arms-length transaction-transfer tax is paid on the actual consideration

Under Penalties of law, I declare that I have examined this statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party 	Date 3/26/2019
---	--------------------------

PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.

PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

A. CORRESPONDENT — All inquiries may be directed to the following person:

NAME The David L. Crow Revocable Agreement of Trust, Dated 9/14/2009		TELEPHONE NUMBER:	
STREET ADDRESS 7918-20 Ardleigh Street, Philadelphia PA 19118		AREA CODE ()	ZIP CODE

B. TRANSFER DATA

GRANTOR(S)/LESSOR(S) The David L. Crow Revocable Agreement of Trust,	DATE OF ACCEPTANCE OF DOCUMENT: 3/26/19
STREET ADDRESS 7918-20 Ardleigh Street	GRANTEE(S)/LESSEE(S) Iron Head Properties LLC, a Pennsylvania Limited
CITY STATE ZIP CODE Philadelphia, PA 19118	STREET ADDRESS 733 Russells Way
	CITY STATE ZIP CODE Warrington, PA 18976

C. PROPERTY LOCATION

STREET ADDRESS 7918-20 Ardleigh Street	CITY, TOWNSHIP, BOROUGH Philadelphia, PA 19118
COUNTY Philadelphia	SCHOOL DISTRICT Philadelphia
	TAX PARCEL NUMBER 09-1-1997-00

D. VALUATION DATA

1. ACTUAL CASH CONSIDERATION \$ 428,300.00	2. OTHER CONSIDERATION + \$0.00	3. TOTAL CONSIDERATION = \$ 428,300.00
4. COUNTY ASSESSED VALUE 592800.00	5. COMMON LEVEL RATIO FACTOR X 1.01	6. FAIR MARKET VALUE = 598728.00

E. EXEMPTION DATA

1A. AMOUNT OF EXEMPTION 0	1B. PERCENTAGE OF INTEREST CONVEYED 100
-------------------------------------	---

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession _____
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed \$ _____.
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____, Page Number _____.
Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- ☐ Corrective deed (Attach copy of the prior deed).
- ☒ Other (Please explain exemption claimed, if other than listed above.) _____

This is a bona-fide sale & arms-length transaction-transfer tax is paid on the actual consideration

Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY

DATE


3/26/2019