

The Germantown Avenue Urban Design Guidelines CHCA Application & Review Process

The information below is provided as a reference in planning and proposing work that will impact the Germantown Avenue Streetscape:

- Excerpts from **The Germantown Avenue Urban Design Guidelines** related to **Building Facades, Awnings, Signs and Illumination.**
- **Application for Streetscape Committee Review**
- **Application for Review by Development Review Committee**

It highlights The Germantown Avenue Urban Design Guidelines, references The City of Philadelphia Zoning Code and outlines the Chestnut Hill Community Association (CHCA) application and review process.

The full version of **The Germantown Avenue Urban Design Guidelines** are available at: Chestnuthill.org/Development/RCO.

REVIEW PROCESS:

FOR PROJECT NOT REQUIRING VARIANCE:

Projects limited to changes to an existing Building Façade, Awning, Signage, Illumination or Sidewalk must submit a

Streetscape Committee Review Application.

The project will be scheduled and reviewed with the CHCA Streetscape Committee for recommendations in complying with The Germantown Avenue Urban Design Guidelines and the City of Philadelphia Zoning Code.

All signage projects require a permit from the City of Philadelphia.

Projects requiring a zoning/use variance or a special exception from the City of Philadelphia must submit an Application for a review by the Development Review Committee.

The **Streetscape Committee Review Application** can be obtained and filed at:

**The Chestnut Hill Community Association Office
Town Hall Building,
8434 Germantown Ave.**

Please contact CHCA Office at 215-248-8810

FOR PROJECT REQUIRING A VARIANCE:

Projects requiring a zoning/use variance or a special exception from the City of Philadelphia as determined by the zoning code must submit a

Development Review Committee Application

The **Development Review Process** is initiated by submitting the Development Review Committee (DRC) Application to the CHCA. It is a **39-45 day** process:

- Notification is posted by CHCA and a meeting is scheduling for review with the DRC.
- After this review it is normally referred to one or more of the committees in CHCA Physical Division for further review at a scheduled meeting.
- If all committees approve the request, the DRC will recommend the variance be approved by the CHCA Board.
- The CHCA Board will send the letter to the City of Philadelphia Zoning Board of Adjustment (ZBA) who will make a final decision on request.

The **Development Review Committee Application** can be obtained and filed at:

**The Chestnut Hill Community Association Office
Town Hall Building,
8434 Germantown Ave.**

Please contact CHCA Office at 215-248-8810



CHESTNUT HILL COMMUNITY ASSOCIATION

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CODE REFERENCES:

All work must conform to the requirements of the City of Philadelphia Zoning Code and The Germantown Avenue Urban Design Guidelines, whichever is more restrictive.

Reference to the Philadelphia Zoning Code include but are not limited to:

Title 11 Streets

- Section 11-505 Sidewalks Paving and other improvement by Owners
- Section 11-506 Alleys, Driveways and Retaining Walls
- Section 11-600 Construction, Encroachments and Projections over, on and under streets
- Section 11-603 Projections over streets
- Section 11-604 Encroachments upon and Obstructions over streets

Title 14 Zoning and Planning

- Section 14-100 General Provisions
- Section 14-200 Definitions
- Section 14-400 Base Zoning Districts
- Section 14-500 Overlay Zoning Districts
- Section 14-503 NCA Neighborhood Commercial Area Overlay
 - (3) Germantown Avenue
- Section 14-510 WWO (Wissahickon Watershed Overlay)
- Section 14-900 Signs
- Section 14-904 Accessory Sign Controls

The Germantown Avenue Urban Design Guidelines

The Guidelines are organized and refer to specific requirements for different areas of Germantown Avenue described as:

- Southern - 7600-7900 Germantown Avenue
- Central - 7900-8200 Germantown Avenue
- Northern - 8223-8617 Germantown Avenue
- Top of the Hill - 8612-8708 Germantown Avenue

ADDITIONAL REFERENCE INFORMATION:

available at the CHCA Office in Town Hall Building, 8434 Germantown Avenue:

- Color Charts
- Awning Types: Examples of preferred styles and canvas material, color and patterns
- Germantown Avenue Urban Design Guidelines, Full Version
- Streetscape Committee Review Application.
- Development Review Committee Application.

Please contact the CHCA office at 215-248-8810



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