

City of Philadelphia Zoning Board of Adjustment



APPLICATION FOR SPECIAL EXCEPTION

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) **7111 GERMANTOWN AVE, Philadelphia, PA 19119-1838**

PROPERTY OWNER'S NAME:
7111 DEVELOPMENT ASSOCIATES LLC
PHONE #: (215)247-5555
E-MAIL: kate@phillyofficeretail.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
**4701 Germantown Avenue
Philadelphia, PA 19144**

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

APPLICANT:
Steve Masters, Esquire

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)
**621 W Mount Airy Avenue
Philadelphia PA 19119**

FIRM/COMPANY:
JustLaws PLLC

PHONE #: **484.483.3344**

E-MAIL: **steve@justlaws.org**

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

SPECIAL EXCEPTION REFERRAL OF ZONING/USE REGISTRATION PERMIT APPLICATION # **ZP-2021-012264**

PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIAAS REQUIRED FOR THE GRANTING OF A SPECIAL EXCEPTION

Will the special exception cause congestion in public streets or transportation systems beyond what would normally be expected from the proposed use? Explain.

Not at all. The Lantern Theater Company commissioned a parking study by Dawood Engineering. The study was conducted in September 2021 and concluded that, "Based on the collected parking count inventory data, the area surrounding the proposed theater will be able to accommodate the additional parking needs for the proposed theater."

Will the special exception cause overcrowding of the land beyond what would normally be expected from the proposed use? Explain.

Not at all. Our student matinee performances run for 5-performances per week, Monday – Friday 10 am – 12 pm, for three to five weeks in April and May. We plan to produce one to two mainstage plays in the Mt. Airy Theater in the 2023/24 season, with likely performance runs of 6 performances per week (Wednesday – Sunday) for three or four weeks per play. Mainstage performances generally begin at 2 pm for public matinees (vs. student matinees at 10 am) and 7 pm or 8 pm.

Will the special exception impair the adquate supply of light and air adjacent properties? Explain.

Not at all. There will be no changes to the exterior of the existing building so the supply of light and air to adjacent properties will remain the same.

Will the special exception burden the water, sewer, school, park or other public facilities beyond what would be normally expected from the proposed use? Explain.

Not at all. In fact the theater will greatly benefit the local public schools in Mt. Airy. We plan to operate our theater school and a summer theater camp for children in Mt. Airy, and we anticipate that participants in our theater school and summer camp will be mainly from Mt. Airy and northwest Philadelphia. Since 2018, we have produced Romeo and Juliet for middle school and high school audiences, designing this production to suit the curricular needs of the teachers and students. The Mt. Airy Theater will enable us to add another play to our student matinee series.

Will the special exception impair or permanently injure the use of adjacent properties? Explain.

The theater will greatly benefit the adjacent properties. Two-thirds of theatergoers visit a restaurant, bar, or coffee shop immediately prior to or following their attendance at plays. We intend to create a unique neighborhood pass at even more affordable rates for neighbors living in the immediate vicinity of the Mt. Airy Theater, including the 00 blocks of east and west Mt. Pleasant Avenue, the 7100 block of Chew Avenue, and the 00 block of east Durham Avenue.

Will the special exception impair the adequate supply of light and air adjacent properties? Explain.

Not at all. There will be no changes to the exterior of the existing building so the supply of light and air to adjacent properties will remain the same.

Additional details:

Lantern Theater Company is a professional, not-for-profit theater company that was established in 1994 and has been producing a full mainstage subscription series of plays at St. Stephen's Theater in Center City Philadelphia since 1996. The Lantern will continue to produce plays at St. Stephen's Theater, and we are excited to move our educational program and new artistic programming to the Mt. Airy Theater.

The Lantern Theater has secured a long-term lease to develop a performance venue in the former Mt. Airy Presbyterian Church in Mt. Airy. This theater will become the home of the Lantern's education program, including our student matinee performances and our theater school. We plan to operate a theater camp in the summers, and we intend to deepen our relationship with our partner schools of the Philadelphia School District in northwest Philadelphia.

The theater will have a capacity of 170 – 180 patrons in a flexible, black-box style performance space.

The Mt. Airy Theater will become the home of the Lantern's education program, including our student matinee performances and our theater school. Since 2018, we have produced Romeo and Juliet for middle school and high school audiences, designing this production to suit the curricular needs of the teachers and students. We have long planned to add another play to our student matinee series, and the Mt. Airy Theater will enable us to do so.

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 license issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: _____



Date: _____

12
MONTH

22
DATE

2021
YEAR

City of Philadelphia
Zoning Board of Adjustment

APPLICATION FOR SPECIAL EXCEPTION



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..."