5-7 W. Mount. Airy Ave.

Applicant: Kenniah Chestnut, 150 Monument Road-Unit 207, Bala Cynwyd, PA 19004

Owner: L B S Realty Assoc LT, 1424 Heron Way, Chalfont, PA 18914.

Appeal to Philadelphia Zoning Board of Adjustment: Application No. ZP-2022-012520

Zoning Board of Adjustment Calendar No. MI-2022-007450

**West Mt. Airy Neighbors Zoning Committee Meeting: 8/2/2023 @ 7:00 PM at Summit Presbyterian Church 6757 Greene St.(corner of Westview and Greene Sts.-enter on Greene St.).**

**RCO MEETING RESCHEDULED from 7/5/23 on ZOOM to PUBLIC MEETING on 8/2/2023**

**Philadelphia Zoning Board of Adjustment Hearing: Wednesday, August 9, 2023 @9:30 AM on ZOOM.**

The Zoning Classification for the property is CMX 2.5 (Neighborhood Commercial Mixed-Use)

This application to the Department of Licenses and Inspections was **REFERRED** to the Zoning Board of Adjustment for a **Special Exception Approval** on November 17, 2022.

The appeal proposes an event hall use for the property which falls under the assembly and entertainment category in the Zoning Code and requires a **Special Exception** approval in the CMX 2.5 Zoning District. The last approved use for this property on August 23, 2018 was “for a day care center not more than 24 consecutive hours with accessory preparation and serving of food at 2nd floor in the same building with house of worship at first floor. No sign on the application.”

The proposed use for **Special Exception: Assembly and Entertainment** would allow uses that provide gathering places for participation or spectator recreation, entertainment, or other assembly activities such as (1) amusement arcades, (2) casinos, (3) nightclubs and private clubs, (4) pool or billiards room, and (5) movie theater. Incidental food or beverage service for on- or off-premises consumption is permitted.