

## Commonwealth Docket Sheet

## Commonwealth Court of Pennsylvania

Docket Number: 1440 CD 2017

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March 28, 2024



## CAPTION

The Faithful Laurentians, by Their  
Trustees Ad Litem, Carolyn Devine  
and Venise Whitaker,  
Appellants

v.

City of Philadelphia, Zoning Board of  
Adjustment

v.

1600 Berks, LLC

## CASE INFORMATION

Initiating Document: Notice of Appeal

Case Status: Closed

Case Processing Status: April 2, 2019 Completed

Journal Number: 55-11-2018

Case Category: Civil Case Type(s): Zoning/Land Use

## CONSOLIDATED CASES

## RELATED CASES

## COUNSEL INFORMATION

**Appellant** Whitaker, Venise

Pro Se: No

IFP Status:

Attorney: Schirmer, Henry Louis  
Law Firm: Law Offices of Henry L. Schirmer Jr., Esq.  
Address: 1805 Ridge Rd  
Sellersville, PA 18960  
Phone No: (215) 257-7164 Fax No:

**Appellant** The Faithful Laurentians

Pro Se: No

IFP Status:

Attorney: Schirmer, Henry Louis  
Law Firm: Law Offices of Henry L. Schirmer Jr., Esq.  
Address: 1805 Ridge Rd  
Sellersville, PA 18960  
Phone No: (215) 257-7164 Fax No:

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## COUNSEL INFORMATION

**Appellant** Devine, Carolyn

Pro Se: No

IFP Status:

Attorney: Schirmer, Henry Louis  
Law Firm: Law Offices of Henry L. Schirmer Jr., Esq.  
Address: 1805 Ridge Rd  
Sellersville, PA 18960  
Phone No: (215) 257-7164 Fax No:

**Appellee** Linden Lane Captial Partners LLC

Pro Se: No

IFP Status:

Attorney: Laver, Adam Eric  
Law Firm: Blank Rome LLP  
Address: 1 Logan Sq 130 N 18th St  
Philadelphia, PA 19103  
Phone No: (215) 569-5764 Fax No:

Attorney: Mattioni, Michael J.  
Law Firm: Mattioni, Ltd.  
Address: Mattioni Ltd  
100 N Independence Mall W Ste 5A NW  
Philadelphia, PA 19106-2199  
Phone No: (215) 629-1600 Fax No:

**Appellee** City of Philadelphia

Pro Se: No

IFP Status:

Attorney: Reuter, Leonard F.  
Address: Philadelphia Law Department  
1515 Arch Street; 16th Floor  
Philadelphia, PA 19102  
Phone No: (215) 683-5064 Fax No:

Attorney: Diffily, Kelly Susan  
Address: City of Phila Law Dept  
1515 Arch St  
Philadelphia, PA 19102-1595  
Phone No: (215) 683-5010 Fax No:

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## COUNSEL INFORMATION

Appellee 1600 Berks, LLC

Pro Se: No

IFP Status:

Attorney: Paszamant, Brian S.  
 Law Firm: Blank Rome LLP  
 Address: 1 Logan Sq 130 N 18th St  
 Philadelphia, PA 19103  
 Phone No: (215) 569-5791 Fax No:

Attorney: Mattioni, Michael J.  
 Law Firm: Mattioni, Ltd.  
 Address: Mattioni Ltd  
 100 N Independence Mall W Ste 5A NW  
 Philadelphia, PA 19106-2199  
 Phone No: (215) 629-1600 Fax No:

Attorney: Alderfer, Sarah  
 Law Firm: Mattioni, Ltd.  
 Address: 100 N Independence Mall W Ste 5anw  
 Philadelphia, PA 19106  
 Phone No: (215) 629-1600 Fax No:

## FEE INFORMATION

Fee Dt	Fee Name	Fee Amt	Receipt Dt	Receipt No	Receipt Amt
09/29/2017	Notice of Appeal	85.50	10/16/2017	2017-CMW-H-002243	85.50
07/25/2018	Petition for Reconsideration - Original Jurisdiction	15.00	07/25/2018	2018-CMW-H-001716	15.00

## AGENCY/TRIAL COURT INFORMATION

Order Appealed From: August 29, 2017 Notice of Appeal Filed: September 29, 2017  
 Order Type: Order  
 Documents Received: October 16, 2017

Court Below:

County: Division:  
 Judge: OTN:  
 Docket Number: Case No. 161200058 Judicial District:

Court Below: Philadelphia County Court of Common Pleas  
 County: Philadelphia Division: Philadelphia County Civil Division  
 Judge: Anders, Daniel J. OTN:  
 Docket Number: December Term 2016 No. 00058 Judicial District: 01

## ORIGINAL RECORD CONTENT

Original Record Item	Filed Date	Content Description
Trial Court Record	November 30, 2017	
Trial Court Opinion	November 30, 2017	
Testimony	January 17, 2018	

Date of Remand of Record: April 2, 2019

## BRIEFING SCHEDULE

Appellant

Appellee

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## BRIEFING SCHEDULE

## Appellant

The Faithful Laurentians

Amended Brief

Due: March 20, 2018

Filed: March 20, 2018

Brief

Due: January 26, 2018

Filed: January 29, 2018

Reproduced Record

Due: January 26, 2018

Filed: January 29, 2018

Due: March 20, 2018

Filed: March 20, 2018

## Appellee

1600 Berks, LLC

Brief

Due:

Filed: April 27, 2018

Due: June 1, 2018

Filed: May 10, 2018

City of Philadelphia

Brief

Due: June 1, 2018

Filed: May 10, 2018

Linden Lane Captial Partners LLC

Brief

Zoning Board of Adjustment

Brief

## DOCKET ENTRY

Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>September 29, 2017</b>	Notice of Appeal Filed The Faithful Laurentians Devine, Carolyn Whitaker, Venise		Appellant Appellant Appellant	
<b>October 20, 2017</b>	Notice of Docketing Appeal Exited Commonwealth Court Filing Office			10/20/2017
<b>November 30, 2017</b>	Trial Court Record Received Philadelphia County Civil Division			
<b>November 30, 2017</b>	Trial Court Opinion Received Philadelphia County Civil Division			
<b>November 30, 2017</b>	Briefing Schedule Issued Commonwealth Court Filing Office			
<b>December 12, 2017</b>	Order Filed Cohn Jubelirer, Renee			12/13/2017
	Document Name: it appearing that the Appellant has failed to file and serve a docketing statement as required by Comment: Section 501 of the Commonwealth Court Internal Operating Procedures, 210 Pa. Code § 69.501, the Appellant is hereby ordered to file and serve a complete docketing statement with all attachments and a certificate of service in accordance with the instructions on the docketing statement form within 14 days of entry of this order or the above captioned matter will be dismissed as of course.			
<b>December 27, 2017</b>	Docketing Statement Filed Schirmer, Henry Louis Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn Whitaker, Venise	Appellant Appellant Appellant	

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Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>January 12, 2018</b>	Dormant Order for Failure to File Appellant Brief Issued Leavitt, Mary Hannah			01/12/2018
	Document Name: It appearing that appellants' brief and reproduced record were due January 9, 2018, and that to date Comment: the same have not been filed, appellants' brief (4 copies) and reproduced record (4 copies) shall be filed and served within 14 days of the exit date of this Order or the above notice of appeal shall be dismissed as of course.			
<b>January 16, 2018</b>	Entry of Appearance Diffily, Kelly Susan	City of Philadelphia	Appellee	
<b>January 17, 2018</b>	Transcripts of Testimony Court Reporters, Digital Recording, and Interpreters Administration - First Judicial District of Pennsylvania			
<b>January 29, 2018</b>	Appellant's Brief and Reproduced Record Combined Filed The Faithful Laurentians		Appellant	
<b>January 31, 2018</b>	Application for Extension of Time to File Brief - First Request Diffily, Kelly Susan	City of Philadelphia	Appellee	
<b>February 1, 2018</b>	Order Granting Application for Extension of Time to File Appellee Brief Krimmel, Michael			02/02/2018
	Document Name: Upon consideration of appellee City of Philadelphia's request for ext. of time to file briefs, and Comment: it appearing that said request is not opposed, said request is granted and appellee City of Philadelphia's brief (4 copies) shall be filed on or before April 4, 2018.			
<b>March 5, 2018</b>	Entry of Appearance Mattioni, Michael J.	Linden Lane Captial Partners LLC	Appellee	
<b>March 5, 2018</b>	Application for Relief Mattioni, Michael J. Mattioni, Michael J. Paszamant, Brian S. Paszamant, Brian S.	Linden Lane Captial Partners LLC 1600 Berks, LLC Linden Lane Captial Partners LLC 1600 Berks, LLC	Appellee Appellee Appellee Appellee	
	Document Name: PRAECIPE Substitution of Party			
<b>March 6, 2018</b>	Application for Extension of Time to File Brief - First Request Mattioni, Michael J.	1600 Berks, LLC	Appellee	

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Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>March 6, 2018</b>	Appellant's Brief Not Accepted - Directed to File Amended Brief Per Curiam			03/06/2018
	Document Name: it appears that appellants have filed a combined brief and reproduced record that does not comply Comment: with the Pennsylvania Rules of Appellate Procedure because:			
	a. the reproduced record lacks a table of contents as required by Pa.R.A.P. 2174;			
	b. the brief and reproduced record, combined, exceed the page limits. Pa.R.A.P. 2171(b); and			
	c. the pages in reproduced record are not properly numbered. Pa.R.A.P. 2173.			
	THEREFORE, it is hereby ordered:			
	1. Appellants' combined brief and reproduced record is not accepted.			
	2. Appellants shall file an amended combined brief and reproduced record (4 copies) that conforms to the requirements of Chapters I and 21 of the Pennsylvania Rules of Appellate Procedure on or before March 20, 2018, or this case will be dismissed as of course.			
	3. Appellees's brief shall be due, if at all, 30 days after service of appellants' amended combined brief and reproduced record.			
<b>March 12, 2018</b>	Send Back for Correction Commonwealth Court Filing Office			
	Document Name: DEFECT: The Substitution of Party may not be done by Praecipe, must be file Application for Relief.			
<b>March 20, 2018</b>	Amended Brief of Appellant Filed The Faithful Laurentians			Appellant
<b>March 20, 2018</b>	Appellant's Reproduced Record Filed			
	Schirmer, Henry Louis	The Faithful Laurentians	Appellant	
	Schirmer, Henry Louis	Devine, Carolyn	Appellant	
	Schirmer, Henry Louis	Whitaker, Venise	Appellant	
	Document Name: Amended Reproduced Record			
<b>April 3, 2018</b>	Complied with Sendback			04/03/2018
	Mattioni, Michael J.	Linden Lane Captial Partners LLC	Appellee	
	Mattioni, Michael J.	1600 Berks, LLC	Appellee	
	Paszamant, Brian S.	Linden Lane Captial Partners LLC	Appellee	
	Paszamant, Brian S.	1600 Berks, LLC	Appellee	
	Document Name: Application for Relief filed			
<b>April 3, 2018</b>	Application for Relief Mattioni, Michael J.			Appellee
	Document Name: Application for Substitution of 1600 Berks LLC as Appellee Party as Assignee of All Rights and Comment: Duties of Linden Lane Captial Partners, LLC.			

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Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>April 18, 2018</b>	Answer Filed Schirmer, Henry Louis Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn Whitaker, Venise	Appellant Appellant Appellant	
	Document Name: In opposition to 1600 E. Berks LLC's Application to Substitute Party			
<b>April 19, 2018</b>	Order Filed Brobson, P. Kevin			04/20/2018
	Document Name: upon consideration of the unverified Application for Substitution of 1600 Berks, LLC, As Appellee			
	Comment: Party As Assignee of All Rights and Duties of Linden Lane Capital Partners LLC, and appellants' unverified answer thereto, see Pa. R.A.P. 123(c), the parties shall file briefs in support of their respective positions on the issue of whether 1600 Berks, LLC may properly be substituted as appellee in this matter. The parties shall file and serve their briefs (4 copies) no later than May 4, 2018.			
	The briefing schedule on the merits of appellants' appeal is stayed pending disposition of the Application for Substitution.			
<b>April 27, 2018</b>	Appellee's Brief Filed Mattioni, Michael J.	1600 Berks, LLC	Appellee	
	Document Name: Brief in Support of Amended Application for Substitution of			
	Comment: 1600 Berks, LLC as Appellee			
<b>April 27, 2018</b>	Application for Relief Mattioni, Michael J. Mattioni, Michael J.	Linden Lane Capital Partners LLC 1600 Berks, LLC	Appellee Appellee	
	Document Name: Application for Leave to File an Amended Application for Substitute of 1600 Berks, LLC, as Assignee			
	Comment: of all Rights and Duties of Intervenor Appellee Linden Lane Capital Partners, LLC			
<b>April 27, 2018</b>	Amended Mattioni, Michael J.	1600 Berks, LLC	Appellee	
	Document Name: Amended Application for Substitution of 1600 Berks, LLC, as Appellee Party as Assignee of All Rights			
	Comment: and Duties of Linden Lane Capital Partners, LLC			
<b>April 30, 2018</b>	Answer Filed Diffily, Kelly Susan	City of Philadelphia	Appellee	
	Document Name: To App. for Relief/Substitution			
<b>May 2, 2018</b>	Order Granting Application for Relief McCullough, Patricia A.			05/03/2018
	Document Name: Upon consideration of 1600 Berks, LLC's application for leave to file an amended			
	Comment: application to substitute 1600 Berks, LLC, as assignee of all rights and duties of appellee Linden Lane Capital Partners, LLC (Linden Lane), for appellee Linden Lane, the application for leave is granted. The amended application for substitution of 1600 Berks, LLC for appellee Linden Lane (amended application for substitution), and the brief in support, filed April 27, 2018, are accepted. Further, upon consideration of the amended application for substitution and the brief in support, which appellee City of Philadelphia does not oppose, the amended application for substitution is granted. The Chief Clerk is directed to amend the caption in this matter as reflected above, naming 1600 Berks, LLC as appellee instead of Linden Lane. This Court's order dated April 19, 2018, is vacated, and the stay of the briefing schedule is lifted. Appellees' briefs (4 copies) shall be filed on or before June 1, 2018.			

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Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>May 10, 2018</b>	Appellee's Brief Filed Mattioni, Michael J.	1600 Berks, LLC	Appellee	
<b>May 10, 2018</b>	Joinder in Brief Diffily, Kelly Susan	City of Philadelphia	Appellee	
	Document Name: Joins in the brief of appellee 1600 Berks			
<b>June 21, 2018</b>	Letter Krimmel, Michael			06/21/2018
	Document Name: Letter to counsel and Vernice Whitaker			
<b>June 22, 2018</b>	Application for Relief Diffily, Kelly Susan	City of Philadelphia	Appellee	
	Mattioni, Michael J.	Linden Lane Captial Partners LLC	Appellee	
	Mattioni, Michael J.	1600 Berks, LLC	Appellee	
	Alderfer, Sarah	1600 Berks, LLC	Appellee	
	Document Name: Jt. App for a Rule to Show Cause why the Appeal Should Not Be Dismissed as Moot for Lack of a			
	Comment: Current Appellant			
<b>June 22, 2018</b>	Praecipe Diffily, Kelly Susan	City of Philadelphia	Appellee	
	Document Name: Praecipe to Attach Verification to Appellees Jt. App for A Rule to Show Cause			
<b>July 16, 2018</b>	Order Filed McCullough, Patricia A.			07/16/2018
	Document Name: argument on appellees' "Joint Application For a Rule to Show Cause Why the Appeal Should Not Be			
	Comment: Dismissed as Moot For Lack of a Current Appellant," which the Court shall treat as an Application To			
	Dismiss and to which no answer has been filed, is scheduled for July 25, 2018, at 10:00 a.m., by			
	telephone conference call. The conference call shall originate from the chambers of a judge designated by			
	the Commonwealth Court and shall be made to the offices of counsel of record. Cell phones may not be			
	used.			
<b>July 24, 2018</b>	Answer to Rule to Show Cause Why Action Should Not Be Dismissed For Failure to Prosecute Schirmer, Henry Louis	The Faithful Laurentians	Appellant	
	Schirmer, Henry Louis	Devine, Carolyn	Appellant	
<b>July 25, 2018</b>	Application for Reconsideration Schirmer, Henry Louis	The Faithful Laurentians	Appellant	
	Schirmer, Henry Louis	Devine, Carolyn	Appellant	



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Filed Date	Docket Entry / Filer	Representing	Participant Type	Exit Date
<b>July 25, 2018</b>	Order Granting Application for Relief Leadbetter, Bonnie Brigance			07/25/2018
	Document Name: upon consideration of appellees' "Joint Application For a Rule to Show Cause Why the Comment: Appeal Should Not Be Dismissed as Moot For Lack of a Current Appellant," and appellants' answer thereto, and the parties' arguments before this Court at the telephone conference held on July 25, 2018, the application is GRANTED. A Rule to Show Cause is hereby issued against appellants as to why the above-captioned action should not be dismissed as moot for lack of a current appellant. If appellants file a written response, they shall file and serve a copy thereof on appellees on or before August 3, 2018.  Hearing on the response to the Rule to Show Cause is set for August 9, 2018, at 1:30 p.m., in Courtroom Number 3001, Third Floor, Pennsylvania Judicial Center, 601 Commonwealth Avenue, Harrisburg, Pennsylvania.			
<b>August 1, 2018</b>	Order Filed Ceisler, Ellen			08/02/2018
	Document Name: Hearing on the response to the Rule to Show Cause set for August 9, 2018, at 1:30 p.m., is Comment: rescheduled to August 14, 2018, at 2:30 p.m., in Courtroom Number 3002, Third Floor, Pennsylvania Judicial Center, 601 Commonwealth Avenue, Harrisburg, Pennsylvania.			
<b>August 3, 2018</b>	Answer Filed Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn	Appellant Appellant	
	Document Name: Answer in Opposition to the Motion to Quash of the Faithful Laurentians, Through Carolynne Devine Comment: and Venise Whitaker Trustees Ad Litem			
<b>August 14, 2018</b>	Filed - Other Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn	Appellant Appellant	
	Document Name: Verification of Carolyn Bechta - Devine			
<b>August 17, 2018</b>	Application to Strike Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn	Appellant Appellant	
	Document Name: Motion to Strike Appellees' Briefs			
<b>August 17, 2018</b>	Amended Schirmer, Henry Louis Schirmer, Henry Louis Schirmer, Henry Louis	The Faithful Laurentians Devine, Carolyn Whitaker, Venise	Appellant Appellant Appellant	
	Document Name: Amended App. to Strike			
<b>August 23, 2018</b>	Transcript Lodged Court Reporter			
	Document Name: Judge Covey Proceeding held August 14, 2017			
<b>August 29, 2018</b>	Answer Filed Diffily, Kelly Susan	City of Philadelphia	Appellee	
	Document Name: Appellee The City of Philadelphia's Response in Opposition to Motion to Strike			

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<b>August 29, 2018</b>	Memorandum and Order Covey, Anne E.			08/29/2018
	Document Name: Memorandum and Order (6 pages) : This court's Rule, issued on July 25, 2018 is discharged. Comment: See Memorandum and Order Filed.			
<b>August 29, 2018</b>	Letter Mattioni, Michael J.	Linden Lane Captial Partners LLC	Appellee	
	Mattioni, Michael J.	1600 Berks, LLC	Appellee	
	Document Name: Joins in City of Phila's answer in opposition to motion to strike			
<b>September 4, 2018</b>	Transcript Filed Court Reporter			
	Document Name: For Proceeding held August 14, 2018			
<b>September 12, 2018</b>	Order Filed Simpson, Robert E.			09/13/2018
	Document Name: upon consideration of appellant's "Motion to Strike Appellees' Briefs Pursuant to Pa. R.A.P. No. 106 Comment: and Pa. R.C.P. No. 206. 7 (c) Upon Petitioner/ Appellees' Admissions of Fact by Their Failure to Present Evidence in Support of Their Rule to Show Cause" and appellee's Answer thereto, the motion shall be submitted to the panel at the same time as the merits of this appeal.			
<b>September 13, 2018</b>	Tentative Session Date Krimmel, Michael			
	Document Name: November 2018 (Philadelphia)			
<b>October 11, 2018</b>	Argument Scheduled Krimmel, Michael			10/11/2018
	Document Name: For Thursday, November 15, 2018 at 9:30 a.m. Before a panel of Judges sitting in Court Room 2 Comment: Ninth Floor, Widener Building, 1339 Chestnut Street, One South Penn Square, Philadelphia, PA 19107. Case No. 55			
<b>October 26, 2018</b>	Order Filed Per Curiam			10/26/2018
	Document Name: the above-captioned matter, scheduled for oral argument before a panel of judges' on November 15, 2018 in Courtroom No. 2, 9th Floor, Widener Building, 1339 Chestnut Street, One South Penn Square, Philadelphia, Pennsylvania, shall be heard at the end of the list of cases to be heard on that same day and location. The argument session commences at 9:30 a.m.			
<b>February 12, 2019</b>	Affirmed Ceisler, Ellen			02/12/2019
	Document Name: Memorandum Opinion (14 pages) Comment: The Court of Common Pleas of Philadelphia County's order is AFFIRMED. Judge Brobson did not participate in the decision.			
<b>April 2, 2019</b>	Remitted Commonwealth Court Filing Office			
	Document Name: PACFiled Record. No acknowledgement needed.			

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## SESSION INFORMATION

Journal Number: 55-11-2018  
 Consideration Type: Oral Argument - Panel  
 Listed/Submitted Date: November 15, 2018

## Panel Composition:

The Honorable Michael H. Wojcik	Judge
The Honorable Ellen Ceisler	Judge
The Honorable Bonnie Brigrance Leadbetter	Senior Judge

## DISPOSITION INFORMATION

Final Disposition:	Yes	Judgment Date:	
Related Journal No:		Disposition Author:	Ceisler, Ellen
Category:	Decided	Disposition Date:	February 12, 2019
Disposition:	Affirmed		
Disposition Comment:	The Court of Common Pleas of Philadelphia County's order is AFFIRMED. Judge Brobson did not participate in the decision.		
Dispositional Filing:	<b>Memorandum Opinion</b>	Filing Author:	Ceisler, Ellen
Filed Date:	2/12/2019 12:00:00AM		

## REARGUMENT / RECONSIDERATION / REMITTAL

Filed Date:	July 25, 2018
Disposition:	
Disposition Date:	
Record Remittal:	April 2, 2019
Filed Date:	July 25, 2018
Disposition:	
Disposition Date:	
Record Remittal:	April 2, 2019