

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of November 21, 2017

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input checked="" type="checkbox"/> Amanda Yoder, Business Assn.
<input type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input checked="" type="checkbox"/> Cynthia Brey, LUPZC	<input checked="" type="checkbox"/> Mark Keintz, Parking Foundation
<input type="checkbox"/> Brad Flamm, LUPZC	<input checked="" type="checkbox"/> John Romano Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical
	<input type="checkbox"/> Laura Lucas, CHCA President

Others Attending

Carl Primavera, attorney for Woodward House Company
Andy Miller, attorney for George Woodward Company
Hank and Josie Whiton, owners 8718 Prospect
Jeff Krieger, architect for 8718 Prospect
Phil Dawson, new CHBD Executive Director
Tim Breslin
Brendan Samples, Chestnut Hill *Local*
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:38pm. The process was briefly explained. Minutes will be approved at the end of the meeting. There are two action items under consideration this evening: Woodward properties and 8718 Prospect.

Woodward Properties

•Presentation: Carl Primavera began the presentation, explaining the overall situation. The Woodward companies are seeking to create individual lot lines for properties that share single deeds. The properties do have OPA numbers for tax purposes; the goal is to have the lot lines coincide with the OPA designations. All properties were surveyed. There are 8 zoning applications, involving more structures. There are no physical changes; this action simplifies the inventory with deeded lots corresponding to tax parcels. Some of the tax parcels may need adjustment as well. This would enable the sale of a property as well. Many of the new lots are non-conforming in today's code. They would be grandfathered. Six of the parcels are being handled by C Primavera and 2 by Andy Miller. Primavera has 8011-13 Navajo, creating 2 lots from 1. He is also working on Linden Court. Andy Miller continued. He classified the action as housekeeping. He has 7919-25 Lincoln (4 lots to 9 lots) and 200 W Willow Grove (8 units to 9).

•Committee Comments/Questions: Celeste Hardester noted that the chart summarizing the actions includes properties whose drawings were not included with the packet. It was also noted that there are vacant lots. These are used for parking and are not for sale. It was asked if those lots could be memorialized as not for building. It was asked what the zoning designations are and what are the new addresses. There are various designations depending on the location – RSD3, RSA3, RSA1. The addresses are the existing addresses. It was asked if there were any other issues. The parking designation is an issue as is the need to have a complete set of drawings for review and time to review them. The project should come to LUPZC on December 7 at 8pm and the Conservancy at 6

pm. The next DRC meeting will function as the RCO meeting. C Primavera noted that they will present better illustrations for the LUPZC and Conservancy meetings. Joyce Lenhardt asked if the buildings would be preserved. C Primavera responded that there are no planned sales or changes. It is the practice of Woodward that all sales come with preservation easements. It was also noted that the regular Woodward attorney would be available for the next meeting to answer detailed questions.

8718 Prospect Avenue New Garage

- Presentation: Jeff Krieger began the presentation. The project includes adding a small mudroom on the rear of the house. The major construction is demolition of the existing garage and construction of a three car garage with a studio above a section of it. The refusal states the proposed exceeds square footage allowed, and also is too long, too wide and too tall. It is classified as a second primary building on the property, which is zoned RSD3. The owner, Hank Whiton explained the reason for the large garage. He works on his personal race car and the current garage is too small and too low for comfortable work. He needs a lift, which requires increased height. In addition, the new building would increase the space between the cars. In design, the new building should look like it was built with the house. There is usable space in the loft. The new building would be located where the current garage is located.

- Committee Comments/Action: J Lenhardt suggested that the refusal is not correctly written as it calls the proposed structure a second building rather than an oversized accessory garage. It was suggested that the wording of the refusal for a similar project on St. Martin's be checked for wording. There was concern that approving the structure as a second primary building could open the door for the building to be occupied at a later date. A motion was made that the owners return to L&I to have the refusal re-written. The motion was seconded. In discussion, it was suggested that the second story triggered the second primary designation. The committee would be more comfortable supporting an oversized garage rather than a second primary structure. It was suggested that a letter from the CHCAVP Physical to City might help. It was further suggested that the project should go to LUPZC in December if the change is made. If not, it could just go to DRC in December. The motion, as originally stated, was passed unanimously.

8634 Germantown Avenue McNally's

- Anne McNally, owner of McNally restaurant spoke to the committee informally regarding the purchase of 8634 Germantown Avenue, which adjoins her restaurant. Plans are not fixed but they do plan to refurbish the façade, bringing it back to its original appearance. The space may be used for private parties or may be used to handle overflow crowds. There would be a new door and window, similar to Tavern on the Hill. The property is zoned C-1. It was asked if the buildings would be joined. It is possible that that will occur later on. A McNally will visit the Conservancy to get direction on the restoration. There will be no change to the operation of McNally's. The committee recommended that the elevation be re-drawn to correctly show proposed materials and proportions of the building facades, and to include the adjacent similar facades, which make the point that this restoration is part of a historic row.

Germantown Avenue Design

- Discussion: Phil Dawson was introduced as the new executive director of the Business District. It was noted that the Germantown Avenue Guidelines (1990-91) have served well through the years

but need updating, including graphics. The retail recruiter links to the CHBA and packets are given to new businesses. The info in the folder needs updating. An effort should be made to get businesses to agree to adhere to the standards. It was suggested that some of the guidelines could be codified by being covered in the overlay. C Hardester asked how information could be passed on to businesses. A system of block captains might help. There are currently block captains on the Avenue. There is also a difference working with franchise entities versus local owners. A discussion ensued about the removal of the marble steps at Wells Fargo. This was done with no consultation with the community. The new entry steps/ramp was apparently done in response to an ADA lawsuit (not with the Chestnut Hill branch). It was suggested that a letter be sent to Wells Fargo requesting a meeting. It was also suggested that a regular newsletter be created to keep businesses informed. It is possible to track who opens the newsletter. The overlay should reference the historic nature of Chestnut Hill. There should also be a review of accessibility. Businesses should be pointed to sidewalk contractors. A style guide with brands to use should be digitized. P Dawson suggested creating 3 priority things that the Business District should do.

Jenks Ramp

- J Lenhardt reported that a letter was sent to Cindy Bass from the CHCA asking for her involvement. L&I's David Perri stated that the Jenks upper level is not zoned for parking. The memorandum from the SDP specifically states that the "STP did not include provisions for parking and upon completion, parking will still be prohibited on the Jenks property." The school has been informed. It was noted that the ramp is dangerous. It was suggested that the community volunteer to work with the school on parking and traffic control.

Committee Business

- Newsstand: Sanjiv has been spoken to about the status of the newsstand. At present there is nothing to report.
- Minutes: A motion was made to accept the minutes as submitted. The motion was seconded. A typo was noted, which will be changed. The minutes were approved.
- Adjournment: The meeting was adjourned at 9:30pm.

