

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 21, 2008

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input checked="" type="checkbox"/> Fran O'Donnell, Business Assoc
<input type="checkbox"/> Greg Woodring, Co-Chair	<input checked="" type="checkbox"/> Tom Hemphill, TT&P
<input type="checkbox"/> Joyce Lenhardt, LUPZC	<input type="checkbox"/> Parking Foundation
<input checked="" type="checkbox"/> Jean McCoubrey, LUPZC	<input checked="" type="checkbox"/> Joanne Dhody, Aesthetics
<input checked="" type="checkbox"/> Patricia Cove, Historical Society AC	<input type="checkbox"/> Ned Mitinger, VP Physical

Others Attending

Barb Gunning, Mom's Pizza, 219 E. Willow Grove Ave.

Henry and Suzy O'Reilly, owners 424 W Springfield

Tom Halloran, neighbor of O'Reillys

Bridget and Walter Crooks, neighbors of the O'Reillys

Ed Budnick

Joel Hoffmann, *Chestnut Hill Local*

Melissa Nash, recorder

Larry McEwen, co-chair opened the meeting at 7:33 with an overview of the committee's function. The minutes of the September meeting were read. It was moved that the minutes be approved as submitted. The motion was seconded and approved.

Mom's Bake at Home Pizza, 219 E. Willow Grove Avenue

•Presentation and Action: Barb Gunning, owner of Mom's Bake at Home Pizza, stated that she acquired the business in the present location in 2004. The business had moved to the current location in 1999. She was notified eleven months ago that the property was not zoned for her business. She has been working with the City since that time to correct this situation. The premises previously housed a pharmacy with a variance. The property is an R-11a zone. There is no category in zoning for a take-out uncooked food shop. She has letters of support from near neighbors and a petition signed by customers. There was general discussion regarding the long time continuance of this business and the definition of take-out. Jean McCoubrey asked if B Gunning had a letter of support from the property owner. She does. John Haak suggested that neighbors on the petition be highlighted. The members of the LUPZC present agreed that as an existing use this posed no problem. It was moved that the committee recommend that the Board support this application for a variance. The motion was seconded and unanimously approved. It was suggested that the letters of support be clarified prior to the meeting. After approval by the Board, B Gunning should get a copy of the letter to the ZBA to take to her hearing.

Addition to 543 W. Moreland Ave.

•Presentation: Larry McEwen reported that the project was reviewed and approved by the LUPZC at the October meeting. It requires a variance for rear yard setback. Here is a large distance between this house and the rear neighbor. That neighbor has supported the project. The LUPZC told the owners they need not attend this meeting. J Haak moved the committee recommend approval to the Board. The motion was seconded and unanimously approved with no discussion.

Garage at 424 W. Springfield Ave.

•Presentation: (This project was reviewed by the DRC in August and the LUPZC in September and again in October and was approved. There were no near neighbors at that meeting.) L McEwen, architect for the project turned chair of the meeting over to Joanne Dhody. L McEwen

reported that the design has been changed in response to neighbor concerns. It would be the smallest of the four garages located in the center of the block. It would have an 825 sf footprint. The ridge heights of all buildings are similar. The building was moved away from the rear property line. The size of the two-story piece was decreased. Windows could be added to the side facing the Crooks to break up that face. The privet hedge on the Crooks' side would be replaced with arborvitae to match the rest of the hedge and to create a taller and denser screen. J McCoubrey asked about the height. The present building is 16' tall with a 19'6" chimney. The new ridgeline would be 22'-4" and only 12' long. Trellises could also be added to break up the wall rather than windows that might intrude on tenant's privacy. J Dhody noted that at present the Crooks can see the sunset and the Hallorans' house. Walter Crooks said the garage is modern as opposed to the primarily traditional look of the area. L McEwen sketched the new ridgeline on a drawing. The neighbors could not understand the sketch.

- Committee/Neighbor Discussion: There was an extensive discussion by the neighbors with some committee input. There are three immediate neighbors. Two object to the project; one has abstained. The neighbors felt that their opinions have been discounted. One expressed concern that there was a conflict of interest in the choice of the architect. The neighbors felt left out of the process including changes made to win their approval. During the discussion it became apparent that open discussion between the neighbors and the O'Reillys had not happened. P Cove noted that she was happy to see that the parties were talking. J McCoubrey stated that efforts have been made to accommodate the neighbors. J Haak noted that the design has evolved to reduce the volume of the building while retaining its function. Henry O'Reilly stated that he was willing to expend the extra cost needed to reach a compromise if a compromise could be reached. T Halloran asked what would happen if the neighbors continued to object, would the project proceed to the Board and the ZBA. He also suggested meeting with neighbors and O'Reillys to talk about possibilities.

- Committee Action: Tom Hemphill moved that a decision on this project be tabled to allow the O'Reillys and their neighbors an opportunity to have a dialog to facilitate a consensus. The motion was seconded and unanimously approved. It was asked if a committee member would assist in this effort. Joyce Lenhardt volunteered.

Committee Business

- Caruso's Discussion: (Fran O'Donnell joined the meeting at this point.) L McEwen opened the discussion of Caruso's market, which had recently closed its doors. J Dhody stated that the community should be proactive in dealing with this site. H O'Donnell said that CMS, an investment business, currently controls the building. They will respect the community. There is also a very large start-up cost involved in re-opening a market. There has been some interest in the property by Weavers Way and others. It was suggested that the building could be more viable if it were expanded into new construction at the rear. It was asked how the community could help in this effort? J Haak mentioned that there was a report available as a result of the DVRPC study.

Adjournment

- The meeting was adjourned at 9:30 PM.