

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of November 18, 2008

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input type="checkbox"/> Fran O'Donnell, Business Assoc
<input checked="" type="checkbox"/> Greg Woodring, Co-Chair	<input checked="" type="checkbox"/> Tom Hemphill, TT&P
<input checked="" 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

Henry and Suzy O'Reilly, owners 424 W Springfield

Tom Halloran, neighbor of O'Reillys

Bridget Crooks, neighbor of the O'Reillys

Melissa Nash, recorder

Greg Woodring, co-chair opened the meeting at 7:35. The minutes of the October meeting were read. It was moved that the minutes be approved as submitted. It was noted that "Hank O'Donnell" (on the second page under Committee Business) should be "Fran O'Donnell". The motion was seconded and approved. G Woodring welcomes the audience and presented a brief overview of the committee's function.

Garage at 424 W. Springfield Ave.

•Background: Joyce Lenhardt provided a summary of LUPZC actions, support of the project noting that there were neighbor concerns. There have been efforts to resolve these concerns between the two LUPZC meetings. Bridget Crooks asked about the lack of Historic Society review. Patricia Cove noted that the Historic District Review Committee decided not to review the project.

•Presentation: Larry McEwen, architect for the project, presented changes to and status of the garage. The O'Reillys have not met with the neighbors. Dr. Crooks has been out of town. IN the meantime, the height and the mass of the building have been reduced. The new drawings have been sent to the neighbors. L McEwen showed drawings comparing the original design to the new. The view from the neighbors' property was shown. It is also proposed that the arborvitae hedge between the Crooks and the O'Reillys be continued along the garage wall to provide visual screening. The width of the sidewall has been further reduced. And the entire building has been moved on the site. J Lenhardt noted that the LUPZC had suggested reducing the mass of the building.

•Neighbor Discussion: Bridget Crooks stated that communication has been via email and that these plans had been received only at 4pm today, not leaving much time for review or response. She asked that this meeting be delayed as she feels this is not congenial behavior. To the Crooks this building is another mass of concrete now on the property line. They would now look at three concrete buildings – the house, pool house and garage. The present garage is a modest brick structure. G Woodring asked if the garage could be moved to the other side of the property. This does not work. Tom Halloran stated that he has a problem with the additional height of the new garage. The pool equipment and the AC equipment are now at the rear of the property and this is one more thing. There is too much noise. The height is increased from 16' to 23'. L McEwen noted that the length of the ridge is much smaller than in earlier designs. Joanne Dhody asked what would be seen with additional planting except the trees. The new garage would have stucco walls. Currently the sidewalls are brick and the rear wall (facing Halloran) is

cinderblock. The roof would be slate. Neighbors expressed the negative influence of the garage enclosing the property in a wall of stucco. The house did not require any variances. The neighbors object to the size of the proposed garage and the reductions made are not satisfactory.

•Committee Action: G Woodring called for a motion. J Dhody stated that there was little else that could be done to the project. B Crooks stated that she believes the project was poorly organized. J Lenhardt moved that the committee recommend support fro the request for variances to the Board as the project has undergone a successful evolution and noting that the O'Reillys have done their best to respond to neighbor issues. The motion was seconded. The vote was 5 to0 in favor of the motion. (Larry McEwen did not vote.) The November Board meeting is scheduled for the 20th in the Library at 7:30 PM. It was noted that the Board meeting and the ZBA hearing are public meeting and that the neighbors could attend.

Committee Business

•Hill Business Status Discussion: Many businesses on the Hill have or will be closed. These include Caruso's Market, Reese's Pharmacy, Express, Talbot's Chico's Magarity Ford and Borders (2010?). There was discussion regarding what businesses should be attracted to replace them. Some suggestions have been a high-end grocery store and 55+ housing. It was also suggested that SEPTA be used as a jitney to shuttle shoppers up and down the Germantown Avenue corridor and that Chestnut Hill develop itself as a college town. Patricia Cove asked about the process of recruiting businesses. The relationship of owners of buildings (BID) and owners of businesses (CHBA) was also discussed.

•DVRPC Update: The report preparers will be holding an open house prior to the Board meeting from 4:30 to 7:00 at the Library.

Adjournment

•The meeting was adjourned at 9:25 PM.