



CHESTNUT HILL  
COMMUNITY ASSOCIATION

Mr. Frank DiCicco  
Chair, Zoning Board of Adjustment, City of Philadelphia  
One Parkway Building, 1515 Arch St., 18th Floor  
Philadelphia, Pennsylvania 19102

April 25, 2021

RE: RCO Meeting Summary for Meeting ID: MI-2021-000730  
Appeal # ZP-2021-00077 Applicant: Stephanie Boggs, Klehr Harrison  
Address: 30 W. Highland Avenue Hearing Date: April 28, 2021, 2:00 PM

Dear Mr. DiCicco:

On April 13th, the Chestnut Hill Community Association's Development Review Committee (DRC) conducted an RCO meeting with Henry O'Reilly, owner of this property. This was the 9<sup>th</sup> public meeting on this project. During the course of reviewing this project, a subcommittee had been formed (comprised of 3 representatives of the CHCA, 3 of the CH Conservancy and 3 of the neighbors) to work closely with the owner to seek understandings and solutions. Over the course of 10 subcommittee meetings, the owner made many modifications to plans based on input from the community and committees. A majority of the subcommittee recommended the variance be granted, subject to the suggested modifications.

The April 13<sup>th</sup> meeting was attended by approximately 75 community members; they were able to comment on the project at length. Many were not satisfied, regardless of the modifications. At the conclusion, a vote was taken by the DRC based on the motion that is attached to this letter. By a vote of 3 to 2 with one abstention, the DRC voted to support the variance and special exception sought for this project.

On April 22<sup>nd</sup>, the CHCA board conducted its monthly public meeting. Approximately 85 community members attended and all who wished were able to speak. The owner presented an additional change to the plan, modifying aspects impacting the appearance of height from the street. While some neighbors were in support, most remained unsatisfied with the changes, so a motion was made to pause the review of the project so further community discussions could be held. The CHCA board voted down this motion. A second motion was made to support the appeal based on the motion from the April 13<sup>th</sup> DRC meeting, and including the additional modification to the plan, dated April 22<sup>nd</sup>. This motion passed, 13-4.

While several points on the motion may not be enforceable by the City of Philadelphia, a key point is, and we request that the ZBA grant this variance and special exception, with this proviso:

**The appearance of the development will be as shown on architectural drawings by McEwen Architects including all changes/modifications agreed to on plans dated 11 April 2021 and 22 April 2021.**

Anne McNiff  
Executive Director

cc: Henry O'Reilly, owner  
Lawrence McEwen, Architect  
Carl Primavera, Klehr Harrison Harvey Brantzbu  
Honorable Councilwoman Cindy Bass  
Ian Hegarty and RCO Notification, Philadelphia City Planning Commission  
Lori Salganicoff/ Executive Director, Chestnut Hill Conservancy  
Kathi Clayton/ President, CHCA

Attachment: Motion approved by the Chestnut Hill Community Association, April 22, 2021




## CHESTNUT HILL COMMUNITY ASSOCIATION


Motion approved by the Chestnut Hill Community Association, April 22, 2021:

It is moved that the CHCA recommend approval of the 30 West Highland project variance with four provisos as follows that will be attached to a recommendation letter to the ZBA:

1. The design of the project and agreements between the DRC Subcommittee and the project owner/ developer are memorialized.
2. The following recommendations made by Streetscape Committee are memorialized:
  - The complex will not have external signage (i.e. name of the complex, etc.)
  - External lighting is for safety purposes
  - Internal lighting will be blocked from spilling onto the sidewalk or into other residential buildings
  - Lanterns or other similar lighting fixtures will be on each garden wall
  - A minimum 12 mature trees will be planted on the property
  - It will be verified that the existing large tree that is slated for removal is not a heritage tree
  - Confirmation that the color of the brick is similar to that used in nearby residential properties.
3. The following three conditions from the DRC Subcommittee report are memorialized:
  - The appearance of the development will be as shown on architectural drawings by McEwen Architects including all changes/modifications agreed to through 11 April 2021. These changes/ modifications are further described in text format as of 12 April 2021.
  - The operational issues discussed and agreed to are described in text format as of 12 April 2021. These items will be incorporated into such documents required for the operation of the completed development.
  - An enforceable agreement will be executed between the development's owner and the Chestnut Hill Community Association stating these conditions, to be recorded and to run concurrently the deed.
4. The applicant/owner shall keep the neighborhood apprised of the proposed construction schedule and impacts of construction including street closures and utility work.
5. The plan modification of April 22<sup>nd</sup> addresses: For Unit #1, moving the entire top floor back on the east north, and west sides; removing the pilot house and associated railings, establishing plantings around the unit as well as on the west side of units 2-6.

I am in agreement with the terms listed in this motion.

  
Henry F. O'Reilly III

  
Date