

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of April 17, 2018

Members Present

Larry McEwen, Co-chair

John Landis, Co-Chair

Cynthia Brey, LUPZC

Brad Flamm, LUPZC

Patricia Cove, HDAC

Amanda Yoder, Business Assn.

TT&P

John Romano Streetscape Committee

Joyce Lenhardt, VP Physical

Laura Lucas, CHCA President

Others Attending

Mark Greenberg, owner 8100 Germantown Avenue

Anne McNiff, CHCA Executive Director

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:35pm. As the first order of business, the minutes were approved as presented.

8100 Germantown Ave (former daycare center)

•Presentation: This presentation was for informational purposes only. This is not an action item. Mark Greenberg the owner of the property presented his possible use for this property. Patricia Cove asked about the history of the building. It is about 50 years old. It was constructed as a daycare center. It is two-stories. M Greenberg purchased the building last fall. He noted that it is surprise to many that the building is two stories. M Greenberg stated that the zoning is CMX2 (it is actually CMX1), a mixed use category. He plans to add a third floor and have commercial on the ground floor and two floors with a flat on each floor. There is an open yard in the back that could be used for parking. The apartments would have 2300-2400 sqft each. Permit will be required as the existing roof will need to be removed. Variances may be needed for the third floor and for coverage. The residential entry would be on the side of the building. It is possible that the ground floor could be used as two commercial spaces. Larry McEwen suggested using the open space as a garden or perhaps a space for a café. It was noted that four stories is a possibility as the building is located on a corner. There are pros and cons to the extra level. The next step is to continue working on the development. The project could come to the next DRC but should have a refusal before that appearance. The neighbors should be notified soon to prepare them. P Cove would like a sense of the materials to be used including windows. True divided lights are preferable to simulated divided lights. It was suggested that M Greenberg to get an idea of the type of spaces they need. He was also asked to reconsider the single unit per floor. He should get a copy of the Germantown Avenue guidelines.

Committee Business

•Hospital property on Norwood: Patricia Cove expressed concerns about the condition and status of this property.

- 2 E. Chestnut Hill Ave: The owners need to be spoken to about the condition the property. The BID could handle this; another option would be to call 311. It was noted that the property may be sold to George Falso.
- 5 E. Chestnut Hill Ave: This build may be sold to Richard Snowden.
- Rex Avenue Condo: Another meeting may be scheduled for the developer to present his proposal to the community.
- Streets meeting: A meeting with the Streets Department is scheduled for April 24 at 6 pm to discuss re-paving projects including E Bells Mill. Neighbors should be notified.
- Adjournment: The meeting was adjourned at 9:00.