

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 20, 2015

Members Present

Larry McEwen, Co-Chair
 John Landis, Co-Chair
 John Haak, LUPZC
 Ned Mitinger, LUPZC
 Patricia Cove, HDAC

Deb Flynn, CH Business Association
 TT&P
 Mark Keintz, CH Parking Foundation
 John Romano, Streetscape Committee
 Larry McEwen, VP Physical Division
 Will Detweiler, CHCA President

Others Attending

Paul McGinty, contractor and owner's rep 7912-12 Ardleigh Street
Ernie Joseph, foreman 7912-14 Ardleigh Street
Patrick Jones, representative from Cindy Bass's office
Celeste Hardester, CHCA Community Manager
Melissa Nash, recorder

Larry McEwen, co-chair, opened the meeting at 7:40 p.m. He briefly explained the process, including the RCO requirement for one meeting.

7912-14 Ardleigh Street

• Presentation: Paul McGinty presented the project. He was actually residing in the building when it experienced a gas explosion. L&I's first thought was to demolish the building; it would reconsider if a contractor would evaluate it, and McGinty was hired by the owner. Remkiss Engineering evaluated the building and decided that the building could be reinforced/stabilized and then rebuilt. This was done and work proceeded. L McEwen asked if permits had been secured for the reconstruction. They were obtained as of right. They were to make safe, demolish as needed, and reconstruct to code for the compromised portions. The exterior has a brick base with Hardie plank above and composite material for the cornice. The first floor is ADA compliant. The next permits are for interior framing then plumbing and electrical. L McEwen asked why there was not an overall building permit rather than these staged permits. Due to the nature of this being a disaster site, other criteria are used in issuing permits. The need for a variance has come up as the site is not zoned for two-family, although it has been used as two-family since 1947. A variance is also needed for the exterior stairs. Interior stairs were removed so the second floor apartment would be reached by exterior stairs. In addition, the garage would be removed as it was not used for parking. There had been a deck on top of the garage so a smaller elevated deck was being proposed for the second floor apartment. There are many multi-unit buildings in this area. P McGinty has letters from the neighbors. Most are agreeable to the project. One does not like the front door, which is being changed. There is adequate street footage with $\pm 90'$ of curb line.

• Committee Discussion: Patricia Cove asked about the materials. The original building was brick with various bricks used to close in the show windows. New vinyl windows have been installed throughout. P Cove noted that the building is listed as Contributing in the Chestnut Hill Survey. John Haak asked about the stairs. The stairs would abut the Bowman Properties warehouse next door. The stairs would need to be enclosed. P McGinty proposed using Hardie plank for the walls. He would not have a door at the bottom but would have a gate in the fence. Trash is currently rolled to an alley around the corner. There could be a trash bin under the stairs. It was noted that the deck

would overlook the adjoining property's yard. L McEwen asked why the deck and the stair landing were at different levels.

- Committee Action: L McEwen suggested that the drawings be updated to show the handling of the stairs. These would be presented at the next LUPZC meeting on November 5. P McGinty stated the ZBA appointment was scheduled for November 4. P Cove asked if they had a letter from Bowman Properties. They have spoken approval but not a letter. A neighbor present stated that she is supportive of the building. J Haak noted that other multi-family may have variances. Two-family is not the issue; the configuration of the stairs and deck are. L McEwen noted that the Board meets on October 22. He suggested that tentative support could be requested. P McGinty assured the committee that the design would be satisfactory. There would be a shed roof to the landing, flat on the landing and shed to the door. The stair would be structurally independent of the Bowman wall. Stairs could be steel-frame. Construction is stopped at the moment. Deb Flynn asked if the design could be turned around quickly. John Romano noted that the ZBA would probably want to see a complete design for the stairs. There was no formal motion but the committee agreed that approval of the request for variance would be recommended pending an LUPZC review prior to the November 4 hearing. Celeste Hardester suggested that this review could take place at the October 31 charette for 8417 Germantown Avenue. This was agreed to.

LUPZC Motion Regarding Front Yard Parking

- Discussion: The committee considered the following motion proposed by LUPZC: “The CHCA actively opposes all applications for variances for front yard parking because front yard parking erodes the visual and aesthetic qualities of the house, neighborhood and community.” It was suggested that “visual” be changed to “functional”. The word “Register” should be added after “National”. The possible request to allow parking in front of the new townhouses on Ardleigh Street has not happened.

- Committee Action: It was moved that the parking statement with the changes be forwarded to the Board. The motion was seconded and approved.

Committee Business

- 8200 Germantown Avenue: There has been no response from the developer regarding the reduction in the size of signs. The proposed signs are 15 sf; the committee asked for 12sf. The pocket park is still in the design. The developer says it is waiting for a response from Fresh Market.

- Ardleigh Street Development: The adjacent neighbor to the new townhouses has reported that his roof is leaking. A general question was, how was this project approved by L&I?

- Bells Mill Road Meeting: It was suggested that Darren Gatti be invited to the December 15 meeting to report on progress on Bells Mill Road – repaving, 5’ wide lane for walking, rolled asphalt for water control, etc.

Adjournment

- The meeting was adjourned at 9:00 p.m.