

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of February 16, 2016

Members Present

<input checked="" type="checkbox"/>	Larry McEwen, Co-Chair	<input type="checkbox"/>	CH Business Association
<input type="checkbox"/>	John Landis, Co-Chair [on leave]	<input type="checkbox"/>	TT&P
<input type="checkbox"/>	John Haak, LUPZC	<input checked="" type="checkbox"/>	Mark Keintz, CH Parking Foundation
<input type="checkbox"/>	Ned Mitinger, LUPZC	<input checked="" type="checkbox"/>	John Romano, Streetscape Committee
<input checked="" type="checkbox"/>	Patricia Cove, HDAC	<input type="checkbox"/>	Larry McEwen, VP Physical Division
		<input type="checkbox"/>	Will Detweiler, CHCA President

Others Attending

John Toates, architect 444-6 West Chestnut Hill Avenue
Mark Hoffman, architect 444-6 West Chestnut Hill Avenue
Meredith Sonderskov
Melissa Nash, recorder

Larry McEwen, co-chair, opened the meeting at 7:33 p.m. He asked if there was a motion to approve the minutes for the January minutes. The motion was made and seconded. The minutes were approved. L McEwen presented a brief overview of the committee process.

444-6 West Chestnut Hill Avenue Variance

•Presentation: Architect John Toates presented the project. He first showed the existing site plan. The hillside that is now in the back of the property was originally the front lawn on Rex. The slope is now wooded. The house was built 1884-5 and addition came later with a 2-story ell. The project has three parts. The first is a new driveway off West Chestnut Hill Avenue. The curves in the drive are planned to avoid trees. The new drive configuration provides better access to the family entry. It also draws attention to the Flemish gable. The drive continues to the carriage house. The carriage house is the second part of the project. The remodeled carriage house would function as guest quarters for the house and as a garage. Parts would be demolished and new additions would be built. The third part of the project is the construction of a small addition to extend the service end of the house. The addition would provide an entrance to the service end of the house and provide access to an existing patio. The roofline would be extended. There would be laundry on the attic of the addition. The addition would appear seamless with the rest on the ell. The three refusals include existing conditions: a fence, garage and the size of the garage.

•Committee Questions and Comments: A committee member asked about the size of the lot. The lot is large - 3-4 acres. The slope to Rex Avenue is protected by a conservation easement. There is also an easement on the front of the property. P Cove asked if the easement allowed changing the driveway. Permission may be given to change the driveway. This has not yet been approved. The new drive would make the gable and main entry door more visible. Circulation would be improved. The park-like setting of the property would be maintained. L McEwen asked about the band of windows in the addition. The windows are not original. They would continue in the addition with a pattern of block of windows, door, another block of windows. The drive paving would not be as back as asphalt. Some of the new driveway would be grass paving. There is a slight increase in paved area. The carriage house is close to neighbors but is heavily shielded by heavy plantings. The gabled core of the carriage house would be retained. A lean-to would be removed. The remodeled building would be L-shaped. A small side entry would be added. Some stucco would be removed

and proper half timbering, like that on the house, would be added. The property lines have been verified.

- Committee Action: The project should be seen by HDAC; materials should be shown. The LUPZC would also see the project. Both meet on March 3. HDAC meets at 6:30; LUPZC meets at 8 p.m.

General Business

- 8136 Ardleigh Street Parking: This project was a no-show. The applicant should be contacted to verify.

- Jenks Ramp: Photos are needed for the Jenks project. Jenks is scheduled to be present by a SDP rep at the March LUPZC.

- Norwood Avenue Hospital Parking Lot: The hospital should apply for permission to have a temporary parking lot. This should include an end date.

- 2 East Chestnut Hill Avenue Sub-Committee: The subcommittee is meeting on February 24 at 8 a.m. The project would return to HDAC and LUPZC on March 3.

Adjournment

- The meeting was adjourned at 8:33 p.m.