

# DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of April 19, 2016

## Members Present

<u>      </u>	Larry McEwen, Co-Chair	<u>      </u>	CH Business Association
<u>      </u>	John Landis, Co-Chair [on leave]	<u>      </u>	TT&P
<u>✓</u>	Andrew Moroz, LUPZC	<u>      </u>	Mark Keintz, CH Parking Foundation
<u>✓</u>	Larry Goldfarb, LUPZC	<u>✓</u>	John Romano, Streetscape Committee
<u>✓</u>	Patricia Cove, HDAC	<u>      </u>	Larry McEwen, VP Physical Division
		<u>✓</u>	Laura Lucas, acting CHCA President

## Others Attending

Michael Fox, attorney for 7911 Ardleigh Street  
Bill Valerio, Woodmere Art Museum  
Matt Baird, architect Woodmere lot  
Corey Mark, engineer Woodmere lot  
Pam Louis, Woodmere  
Steve Page, BB&T  
Tyler Mullen, attorney for BB&T  
Kevin Dicciani, CH Local reporter  
Ryan Rosenbaum, CHCA executive director  
Melissa Nash, recorder

Patricia Cove, acting co-chair, opened the meeting at 7:35 p.m. Approval of minutes was deferred to the next meeting.

### **7911 Ardleigh Street**

•Presentation: Michael Fox, attorney for owner Rachael Williams, presented the project. The owner wishes to legalize the use of her property as a 2-family dwelling. This use has been in existence for decades. The application involves no changes to the property. Photos of the site were shown. There are many multifamily units in the area. The apartments have separate entrances from the street. They have separate meters that have been used for many years. The two boilers are at the end of their useful lives and have been used for around 35 years. The 1942 land use record states the building was used commercially. The Office of Property Assessment classifies it as 2-4 apartments. Its trash rate is based on apartment services. Neighbors have been supportive.

•Committee Questions and Comments: It was asked how large the building is. The total square footage is 2,300. There were no comments from the audience.

•Committee Action: It was moved that the DRC approve the request for the variance. The project may move directly to the Board for consideration. The motion was seconded and passed.

### **Woodmere Museum Parking Lot**

•Presentation: Bill Valerio began the project presentation. The museum parking lot needs to be reconstructed. There are long-standing problems with storm water runoff. In addition to the parking, the museum is installing 2 new outdoor sculptures: a Bertoia that has been given on long-term loan to the museum by the city, and "Spring and Triangle" by Dina Wind. Benches by Barbara and Robert Tiffany are planned. The new parking lot should alleviate water problems. The museum has

been working with neighbors. Matthew Baird stated that the current lot does not meet code. In the new lot, the parking orientation is changed. The lot orientation allows more space between the museum and parking, creating a green space, a connection to the rear of the property, and a place for a sculpture. There will be pervious asphalt. Storm water will drain into a bio swale with plantings. There will be balanced cut and fill. The amount of parking will not change. Ten trees need to be removed, but 14 additional trees will be planted. There will be more lighting fixtures but they will be lower in height and will produce less light. In addition, traffic patterns direct headlights away from neighbors for the most part.

- Additional info/Questions: Corey Mark spoke about storm water management. The site was well tested for infiltration. There will be a good infiltration rate. Some of the paving will be impervious due to it being used by buses. The drainage is designed to accommodate a 100-year storm. The bio swale catches the water running down the hill and directs it to a new storm drain. Larry Goldfarb asked about the parking by the studio building. The spaces will remain but will be improved. The museum has conceptual approval from the Water Department. Ryan Rosenbaum questioned the removal of the trees. Paul Meyer of Morris Arboretum has inspected the trees and found none that were special species or specimens. The parking lot will be planted with London Plane trees. Pines and hollies will be used in the neighbor screening. Stone ruins on the site will be retained. Trees will be labeled. There are three handicap spaces on the opposite side of the building, near the handicap entrance.

- Committee Action: The project should be reviewed by LUPZC and HDAC. The next meeting for each is on May 5 at 6:30 for HDAC and 8:00 for LUPZC. It was added that the front lawn of the museum would be rebuilt with reinforced grass to help prevent damage when it is used for overflow parking.

### **BB&T Sign on 9 W. Evergreen Avenue**

- Presentation: Steve Page and Tyler Mullen presented the proposal for revamping the current roof sign on Chestnut Hill National Bank, which will become a BB&T facility. A variance is needed as the current sign never received approval and is larger than allowed. In addition, roof signs are not allowed. The plan is to resurface and repaint the sign, which has been in this location since 1990. Lighting would remain as is. They are seeking a letter of support.

- Discussion: Concerns about the proposal include the size of the sign and the location on the roof. Various suggestions were made including moving the sign down to the brick wall or to the lower roof. The sign could remain in the current location but could be made smaller. BB&T plans its conversion on July 15. They are willing to explore alternatives.

- Action: New sign designs may be sent to John Romano, who would distribute them. The guidelines will be sent to BB&T. The bank's zoning hearing is scheduled for May 11.

### **Adjournment**

- The meeting was adjourned at 8:58 p.m.