

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of July 19, 2016

Members Present

<input checked="" type="checkbox"/>	Larry McEwen, Co-chair	<input type="checkbox"/>	Business Assn.
<input checked="" type="checkbox"/>	John Landis, Co-Chair	<input type="checkbox"/>	TT&P
<input type="checkbox"/>	Cynthia Brey, LUPZC	<input checked="" type="checkbox"/>	Mark Keintz, Parking Foundation
<input checked="" type="checkbox"/>	John Haak, LUPZC	<input checked="" type="checkbox"/>	John Romano, Streetscape Committee
<input checked="" type="checkbox"/>	Patricia Cove, HDAC	<input type="checkbox"/>	Bob Rossman, VP Physical
		<input type="checkbox"/>	Laura Lucas, CHCA President

Others Attending

Anna and Jeff McClafferty, owners 8432 Ardleigh
John Andrews, architect 8432 Ardleigh
John Michaels, adjoining neighbor
Celeste Hardester, Physical Division Assistant
Melissa Nash, recorder

Larry McEwen, co-chair, opened the meeting at 7:35pm. Intros were made. John Landis is serving as the second LUPZC member for this meeting. The June minutes were reviewed. It was moved that the minutes be accepted as presented. The motion was seconded and approved.

8432 Ardleigh Street

•Presentation: Architect for the project, John Andrews, presented the project. The property is zoned RSA3, which requires lots to be 25' wide. This lot is 30' wide. The zoning also requires 8' side yards. There is a conforming setback on the south side but only 3'-8" on the north. The project is to remove an existing kitchen addition and replace it with a new one that extends 5' further to the rear. The new construction will have a new kitchen and powder room. The refusal is based on the side yard setback. Lot coverage is within limits. The design separates the kitchen from the house to clear an existing window. The powder room is in the lower roofed area. The kitchen has a mansard-like roof to reflect the house rooflines. The space will have lots of light and privacy. The roof will be metal. Siding will be wood-like cement board, and slate and metal on parts of the roof. The main house has both slate and metal roofs. Brick was considered but it is too thick. The addition is also recognized as a new element. The McClaffertys sent out notification letters to the 57 neighbors on the list. The windows will be casements with simulated divided lights.

•Committee & Audience Discussion/Questions: John Michaels, the adjoining neighbor asked why the roof is flat. It is not flat but is a mansard-like roof. The committee noted that the project was not published in the Local for this meeting and should go to the LUPZC to allow public notice. More information about the roof was requested. The roof is 16' tall. The eave height is a concern. J Michaels was concerned about the overall size, as most houses on this street do not go back so far.

•Committee Summary: John Landis noted that the project should go to LUPZC to allow advertisement. Patricia Cove stated that the HDAC does not need to see the project but noted the building is listed on the Chestnut Hill register as "Contributing", She also asked if true divided lights could be used in the windows. The overall lot coverage should be brought to the LUPZC. Discussion followed about the approval route. Should the project go from LUPZC directly to ZBA or should it go from LUPZC to the Executive Committee, then to ZBA. (There is no full Board Meeting scheduled for August.) If it goes to the LUPZC then the Executive Committee, it is

possible to have a ZBA hearing before Labor Day. J Michaels noted that part of his concern was not being familiar with this scheme as it is a revised plan. He would like the opportunity to study it again. He would like to evaluate sight lines and light reduction. It was requested that pictures of the current conditions are needed and more info on materials, windows and fences and hedges.

Other Committee Business

- March Minutes: The minutes for the March 2016 meeting were reviewed. It was moved and seconded that they be accepted. M Keintz suggested that on page 2, section of Jenks ramp, the statement concerning vendors be changed to "this is a vendor performance issue rather than a design issue." It was also noted that verb in the reference to 2 East Chestnut Hill Avenue should be made past tense. With those changes the minutes were approved.

- Jenks Wall & Trash Report: An additional meeting is scheduled for late in August. It would be better if it could be moved to earlier in the month.

- Townhouse Trash Enclosures: There are two trash enclosures, made of standard fencing in the front yards of the new townhouses on Ardleigh. They are unsightly and should be removed. Someone should take a picture and circulate it.

- 8010 Winston Road: John Haak stated that he had run this problem by his colleagues but did not get much of a response. It was suggested that the problem of the trash trucks be addressed before the fence is challenged. Celeste Hardester showed that an application for a building permit for the fence has been applied for. No details are known.

- Parking Pad on Evergreen: CHCA is appealing the lower court's decision to support the parking pad on E Evergreen.

- SEPTA Chestnut Hill East Station Project: The subcommittee has met with SEPTA. There is an estate-style fencing that meets the requirements of the railroad. However, if it is viewed at an angle, it gives the appearance of a solid wall and is undesirable. An alternative fencing style has been requested. There is a woven wire fabric that can be painted. The subcommittee asked that it be framed and requested a mockup. The wall will be clad with stone. The subcommittee also requested a scaled elevation that shows the capstone detail for the next LUPZC meeting.

- Woodmere: The Bertoia sculpture is scheduled to be moved to Woodmere this week. It will travel during the night and will be refurbished on the site.

Adjournment

- The meeting was adjourned at 9:00pm.