

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of January 16, 2018*

## Members Present

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|--|---|
| <input checked="" type="checkbox"/> Larry McEwen, Co-chair | <input type="checkbox"/> Amanda Yoder, 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"/> Brad Flamm, LUPZC      | <input checked="" type="checkbox"/> John Romano Streetscape Committee |
| <input checked="" type="checkbox"/> Patricia Cove, HDAC    | <input type="checkbox"/> Joyce Lenhardt, VP Physical                  |
|  | <input type="checkbox"/> Laura Lucas, CHCA President                  |

## Others Attending

Christopher Lins, 9<sup>th</sup> Ward Republican RCO Leader  
Carl Primavera, Woodward Attorney  
Andy Miller, Woodward Attorney  
Josie and Hank Whiton, owners 8718 Prospect  
Jeff Krieger, architect 8718 Prospect  
Rachel Jones, Krieger associate  
Bill O'Brien, attorney 8209 St Martins  
Brendan Samples, Chestnut Hill *Local*  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 8:21pm

## **Woodward Property Lines**

•Presentation: A report about LUPZC action on the Woodward properties was made by John Landis. He noted that the committee agreed to support the proposal to create 43 properties from 8 with 4 conditions: 1. garages will remain garages, 2. a mechanism to control/review sales be developed, 3. a mechanism be created to protect the (especially after sales), and 4. The discrepancies between the refusals and the drawings be included in the ZBA review documents. Patricia Cove reported that the Chestnut Hill Conservancy recognized the efforts of the Woodward companies and expressed good faith support to be expressed in a letter that the Conservancy hopes to get. Mark Keintz asked about the boundary differences. That information is included in an addendum to the refusals. L McEwen noted that easements cannot be required as a condition, so care must be taken.

•Committee Action: J Landis moved that the committee forward the LUPZC motion with thanks to the Woodward companies and family for their stewardship of the properties and the community. The LUPZC motion was: *The committee recommends support of the application for variance to create from 8 parcels 43 with the stipulations that those buildings currently used as garages be designated to continue with that use, that a mechanism be developed to limit the sale of properties to maximum of 3 per year for the next 5 years, that a mechanism be developed to afford protection for the facades of the buildings and that the differences in the setbacks in the refusals and drawings as noted in the attached document be included in the document.* The motion was seconded and passed unanimously. The Board meeting is January 25.

### **8718 Prospect Garage**

•Presentation: Jeff Krieger described the project a a small garage being replaced by a larger garage. There will be lifts in 2 of the 3 bays, requiring extra height. The design of the exterior reflects the house. The refusal is based on the size, as a second primary building on the site. It has been determined that this language cannot be changed at this time. While there is a small second story, there will be no bath or kitchen. There has been no response to an appeal of the language. It was moved to support the project as it is presented. The motion was seconded. It was asked if any note would be made of the objection to the secondary primary structure language. It was suggested that the owners provide an agreement that they will use the building only as presented. It was noted that they could still add a bath and kitchen. This property is on septic rather than sewer so this addition is more difficult. The motion with the owners' stipulation not to make the building occupiable was approved. Jeff Krieger noted that they have not yet received their ZBA date or the notification list. Due to this the project cannot be forwarded to the Board. The next DRC will be the official RCO (provided the ZBA date and neighbor notifications have occurred. A letter stating there will be not conversion of the garage should be attached to the ZBA documents.

### **8209 St. Martins Lane Pool House**

•Presentation: Bill O'Brien, attorney describer the project. A pool, patio and pool house are to be added to the side yard. The refusal is due to the covered pool house area which is 432 sf. The allowable is 130 sf. The enclosed area of the pool house is only 130 sf but the City includes all roofed area. The side yard setback is maintained. The zoning list of notifications has been received and the letters have been sent out. Second notices were also sent. There have been no contacts from those on the list. Privacy plantings of tall hedges will be added to the side yard.

•Committee Action: It was moved that the committee support the variance for the project as it is presented. The motion was seconded. A question was raised about the height of the structure. The height is under the allowable max. The motion was unanimously approved. The ZBA hearing is scheduled for February 7.

### **Committee Business**

•Patricia Cove asked that the Woodward motion be sent to her.

•Minutes: It was moved that the minutes for December be accepted as submitted. The motion was seconded and the minutes were approved.

•Cindy Bass's Soiree: Celeste Hardester, John Landis and Patricia Cove attended Cindy Bass's social. They presented a proposal to expand the Germantown Avenue overlay, which would extend the length of the overlay as well as its width. It will prohibit demolition without a reuse proposal. This would not be a moratorium on demolition but would require community notification.

•Adjournment: The meeting was adjourned at 9:30.