

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of January 15, 2019*

## Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input checked="" type="checkbox"/> Amanda Yoder, Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input type="checkbox"/> Andrew Moroz, LUPZC	
<input type="checkbox"/> Brad Flamm, LUPZC	<input type="checkbox"/> Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical
	<input type="checkbox"/> Laura Lucas, CHCA President

## Others Attending

Evans and Betty Roebuck, owners 7715-17 Germantown Ave  
Blair Adler, attorney for 7715-17 Germantown Avenue  
Deborah and Patrick Cannon, owners 121 West Chestnut Hill Ave  
Steve Kurtz, neighbor of 7715 Germantown Ave  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:35pm who gave a brief overview of the process.

### **7715-17 Germantown Avenue Construction of a Second Floor**

•Presentation: Attorney Blair Adler presented the project. The Roebucks have owned the property for 10 years. They would like to build a second story above the existing one story portion. The building is currently residential and commercial. The addition will add to the residential. They are also seeking to consolidate the parcels. There is access from Winston Rd as well as Germantown Avenue. A short build time is expected. The refusal is based on rear yard and open area. The rear yard is as it exists now as the footprint is not expanded. The zoning is CMX-1 but it is adjacent to RSA-3 so this zoning controls the building. The addition is only over 7717; 7715 remains unchanged. 7714 Winston is also unchanged. Joyce Lenhardt stated that a drawing showing property lines is necessary. The dimensions of the buildings are needed as well. It was asked how the new second floor would be accessed. John Landis asked why all three lots are not part of the consolidation. J Lenhardt asked about the retail. The retail is existing and will remain. The two properties are connected. She also noted that signage was non-compliant. The Roebucks can go to the Streetscape Committee for help with this. Steve Kurtz, neighbor at 7719, was concerned that the existing 7717 was not built to code. The new building will be code-compliant

•Committee Action: The project should move to the LUPZC and the HDAC. Both meetings are on February 7. The HDAC is at 6:30 at the Historical Society building and the LUPZC is at 8 pm in this space. There was a brief discussion of the party wall, which should be investigated. 7715 is listed as contributing on the Chestnut Hill inventory. Amanda Yoder noted that the commercial business, My Favorite Things, is a member of the Business association.

### **121 West Chestnut Hill Ave - New Driveway**

- Presentation: Deb Cannon, owner, presented the project. They have built a garage in the back, which is accessed by a driveway shared by three properties. They would like to construct a circular drive in the front yard for drop off/pickups. The refusal is based on a steep slope condition at one end of the drive. There is a need for run off control. It was suggested that a civil engineer is needed. It was noted that the driveway in the front yard cannot be used for parking. It was asked if a sculpture that is in the front yard will remain. It will need to be moved. This will be a spring project. The steep slope issue is a real problem and must be solved with engineering.

- Committee Action: The project should appear at the LUPZC in February of March

### **Committee Business**

- Minutes: It was moved that the minutes for January be approved as submitted. C Hardester noted that the parking problems on the lower hill were proposed not in place yet. With that correction the minutes were approved.

- 2 East Chestnut Hill Ave: P Cove presented the revised exterior colors for 2 East Chestnut Hill Ave. The warm grays will help alleviate the starkness of the white paint now there.

- RCO meetings: Discussion about the designation of RCO meetings followed. One question was should the first or second DRC meeting be the RCO meeting.

- Adjournment: The meeting was adjourned at 9:14pm.

