

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 17, 2023

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Sam Filippi, Business Association |
| ✓ John Landis, Co-chair | , Parking Foundation |
| ✓ Jean McCoubrey, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Larry McEwen, VP Physical |
| ✓ Richard Bartholomew, HDAC | ✓ Kathi Clayton, President CHCA (ex-officio) |

Others Attending

Kimberly Dukes, owner 5 East Chestnut Hill Ave

Matt Millan, architect 5 East Chestnut Hill Ave

Vern Anastasio, attorney 5 East Chestnut Hill Ave

Patricia Cove, consultant 5 E. Chestnut Hill Ave

David Richardson, 10 E Chestnut Hill Ave

Lori Salgonicoff, CH Conservancy

Elizabeth Wright, CHCA board

Karen Pilling, CHCA board

Matthew Rutt, CHCA board

David Caulk, CHCA board

Tim Breslin, CHCA board

Tony Banks, VP Operations , CHCA Board

Channel 13

Celeste Hardester, Development Review Facilitator

Anne McNiff, Director CHCA

Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:03 pm. The minutes for the December minutes were reviewed. L McEwen noted that 7' on page 2 should be 10'. With that correction, it was moved that the minutes be approved. The motion was seconded and the minutes were approved. Committee members introduced themselves. The process was briefly explained. It was noted that Friends of the Wissahickon and the 9th Republican Ward were eligible to sit on the review. There is one action item on the agenda, 5 E Chestnut Hill Ave.

5 East Chestnut Hill Ave

• Presentation: Vern Anastasio presented the project. The building has been a 5 apartment and a commercial space by law. The refusal was for a second principal building and a reduced side yard setback. The second building will have the living unit over a 3 car garage. There will also be 3 open parking spaces. The application originally called for 3 units in the house and one over the garage. The intent is now for 2 units in the house and one over the garage. There was a barn in a similar position as the garage the past. Multifamily living has existed for a long time. The setback should be 7'; proposed is 5'-4". Making the setback legal makes the open space too tight for cars. A letter from the pastor in support of the project was shown. Matt Millan, architect, stated that Kim

Dukes has spoken to Cathy Brzozowski from Chestnut Hill Hospital but has nothing in writing. The existing house is called the Samuel Austin House. The top story was an addition. The house is listed as significant in the Chestnut Hill inventory. It has institutional uses on two sides, the Women's Center for Chestnut Hill Hospital and Our Mother of Consolation Parish. Currently, there are two curb cuts. The curb cut on ECHA is not in use. The turning radius in the garage court should not be reduced. The trees behind the new building are mainly on the hospital property. The property is located in the Wissahickon 5 area. There are no limits on impervious coverage. The planting plan shows open space between the house and Germantown area. There will be areas of dense planting. A new iron fence has been installed along ECHA. Utilities will come from Germantown Avenue. There will be a privacy fence at the edges with the church and hospital. The new building is more similar to the barn than it is to the house. Floor plans were shown. Materials have been reconsidered. Wissahickon schist will be used instead of brick. A pier at the side of the garage is eliminated. A window has been added to the gable. The windows are now more vertical. Three-D views with colors were shown. The driveway comes from Germantown Avenue and curves past a tree. Existing trees should not be affected. Care will be taken to preserve them. The OMC garage is on the property line. M Millan showed that the lot could be split to allow a second large house to be built, which would impact open space, tree removal and change the views from the existing house. Storm water management will be provided under paving to improve runoff toward the hospital.

- Committee Reports: HDAC was given by Richard Bartholomew who was subbing for Patricia Cove. P Cove recused herself due to her involvement in this project. The HDAC had a long discussion and was generally pleased by much of the project. The project was supported. It wants the development to work to avoid subdivision. Open space needs to be preserved. Evidence of neighbor support is needed. Steve Gendler presented the LUPZC report. There was much positive about the house, landscaping and losing one of the curb cuts. The committee supported the project with the conditions that neighbor support letters be obtained, 2 alternate color/materials palettes be shown, increasing the side yard setback be explored, open space retention methods be explored and that there be no more than 6 parking stalls be provided.

- Committee and Neighbor Comments: There were no neighbor comments. Sam Filippi noted that there was good use of the house development. John Landis stated that this is a terrific project. There has been a good response to concerns citing material changes and windows that add interest. He has one concern about the lack of input from the hospital. He is also concerned about subdivision and the possible re-activation of the second driveway. He questioned if this should be a proviso in the support motion. V Anastasio noted that the second driveway being closed may help prevent subdivision. Subdivision would devalue the property. L McEwen noted that the Board will want to know this. K Dukes stated that she has spoken to Emily at the Conservancy about easements and deed restrictions to prevent subdivision. She added there is no intention to divide the property. Lori Salganicoff stated that the intention is to preserve the property in perpetuity not only by this owner but also with future owners. There is more than one possible solution. L McEwen noted that a conservation easement is the strongest. S Gendler asked for a clearer effort to move the new building further from the property line. It seems in the drawings that there is room to make the move. M Millan stated that the space is needed to accommodate larger vehicles. The Women's Center is 40' from the property line, so it is not crowded. The generous gives luxury to parking. J Landis asked if the carriage house depth is due to the second floor or is it needed for parking. M Millan noted that 24' is a typical depth. J McCoubrey stated that she appreciates the explanation of the drawings. L McEwen noted that the colors are better than the previous presentation.

- Committee Action: Sam Filippi moved that the committee support the application for variances for 5 East Chestnut Hill Avenue with the provisos that a deed restriction or other permanent method of conserving the open space, that the support is based on the drawings presented at this meeting on January 17, 2023, that after approval of the project the number of units in the house be decreased from 3 to 2. The motion was seconded and unanimously approved. It was also suggested that the approval be based on receipt of a letter of support from the hospital. This was not included in the motion.

Committee Business

- Druim Moir: L received information about a proposal to add a dormer to a historical building in the Druim Moir District. The project has been seen by the Historic Commission. The dormer is on the third story and incorporates cedar shake. It is more than just a dormer, extending down the façade of the building. Meeting notes will be sent. The house is on the Philadelphia Register. The process is beginning.

- Updates: The courts did not support the subdivision at 540 W. Moreland, which had been approved by the ZBA. The developer must cover court costs. A meeting is coming up to look at the design resolution for 10 Bethlehem Pike. The new café at 89 Bethlehem Pike needs a sound check. There was no improvement in sound with the current installation. A better sound enclosure is needed. J Landis asked if the CHBA and the landlord step in to facilitate.

Adjournment

- The meeting was adjourned at 8:17 PM.