

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of January 18, 2022

The DRC meeting was held via Zoom

Members Present

- ✓ Larry McEwen, Co-chair (recused)
- ✓ John Landis, Co-chair
- ✓ Steve Gendler, LUPZC
- ✓ Jean McCoubrey, LUPZC
- ✓ Patricia Cove, HDAC
- ✓ Sam Filippi, Business Association
- Richard Snowden, Parking Foundation
- ✓ Jan Albaum, Streetscape Committee
- ✓ Joyce Lenhardt, VP Physical (Interim)
- Kathi Clayton, President CHCA (ex-officio)

Others Attending

Greg Thiel, owner 14 Laughlin
Bill O'Brien, attorney for 14 Laughlin
Dave Lockhard, owner 8330 Millman
Donna Lisle, architect 8330 Millman
Juliet Fajardo, architect 8330 Millman
Lori Salgonicoff, Chestnut Hill Conservancy
Leah Silverstein, Chestnut Hill Conservancy
Tony Banks, CHCA VP Operations
Elizabeth Wright, CHCA board member
Karen Pilling
Melissa Degenhardt
Anne McNiff, Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:05 pm. The agenda includes review of minutes and preliminary reviews of 14 Laughlin and 8330 Millman. It was moved that the minutes of December 2021 be approved. A question was asked about 1,000 sq ft lots vs 10,000 sq ft lots. The former is the median size lot for Philadelphia and the latter is the minimum size lot for a RSD-1 lot. The motion was seconded and the minutes were approved.

14 Laughlin Lane

•Presentation: Bill O'Brien presented. The project is a one story addition to the house for use as a dining room. It has a peaked (gabled) roof. The refusal is based on a rear yard of 30' required with a planned 15' rear yard. There are 5 properties contiguous to this one. They have reached out to all. Two properties involve extreme rear yards. J Landis noted that elevations are needed and a floor plan. B O'Brien stated the lot coverage is acceptable and it has been approved by the Wissahickon Watershed.

•Committee Actions: Patricia Cove noted that the heart of this building was built in the mid-19th century as a stable and is listed as contributing. The HDAC would like to review the project. They would like to see a plan, elevations, and materials. The next meeting is at 6:30 PM on February 3. The LUPZC would also like to review the project on the same day at 8 PM. They suggested including elevations, and lines to show allowable setbacks. The existing building is non-

conforming. There was an addition in 1949. Trees to be removed should be shown. There are no trees to be removed. Include exterior mechanical units, lighting. There are 21 properties listed on the 250' zoning list. Greg Thiel has heard from all the near neighbors and all are OK. The others on the list should be notified. Streetscape has no need to review. C Hardester suggested that photos of the house from all sides be presented. There is an existing fence. A McNiff will supply a link to upload materials.

8330 Millman Place

- Presentation: Donna Lisle, architect, presented the project. This is a unique property. The building is the Vanna Venturi House by Robert Venturi. The approval process began with the Historic Commission. The project creates an accessory dwelling unit for use by extended family and to aid in aging in place. The existing house remains unchanged. Pictures of the existing house were shown. The property is zoned RSD-3. The proposed location of the new structure was shown. It will replace an existing small shed. The new building could be used as an office, studio, and could have various occupiers. Alternate locations on the lot were explored. There is no refusal so far. My notes say the anticipate refusals for property line and that ADU needs to be within existing structure. The site placement makes the new building not visible by the public as far as is possible. The elevations were compared to the existing house. The new building would be set into the ground slightly, requiring a short retaining wall. It would range from 6" high to 2' high. Juliet Fajardo, architect, described the materials. Walls will be clad in gray wood planks; the roof will be standing seam metal. Brick will be used. All coordinates with the existing house. The new house will be 800 sq ft in area. It will not compete with the existing. A small courtyard for a Japanese maple is included. The low wall will be Wissahickon schist. There will be a small canopy over the side door. Window design/placement is not complete. It could be occupied full time by different people – the owner's mother, brother, other family member a pianist friend or a caretaker if he eventually needs one. It will not be rented or be used as an Airbnb. The owner will sign an agreement regarding AirBnB.

- Committee Questions: J Landis asked if the owner would agree formally to the Airbnb proviso. L McEwen asked about protections covering the existing building. It is on the City's Historic register. This prevents subdivision of the property. P Cove asked when the L&I response with variances was expected. They hope to have them soon. They will attend meeting with the variances or without. The project should be seen by the LUPZC and HDAC as soon as possible. February 3 was suggested. It will need 10 days before that date for advertising. It can be advertised as tentative if desired. L McEwen noted that the DRC date will probably not be until March, so a February or March LUPZC/HDAC is acceptable. Celeste Hardester suggested that the piano keyboard/lid orientation is flipped. J Landis asked about neighbor notification. They have spoken to near neighbors and will continue to inform neighbors. L McEwen suggested showing lot setback lines on the site plan and verifying that the flag lot is correctly sized. It meets the code and has adequate street frontage. HDAC would see the project in February without the refusal.

Committee Business

- Bowden Properties Presentations: C Hardester and Anne McNiff stated that the Bowden commercial to residential properties have refusals but have not been scheduled for review. They will probably need to go through the process. It was asked if the ZBA has a limit on the number of continuances.

- CHCA Subcommittee: P Cove asked about the committee that Karen Pilling is on. It is an ad hoc committee with 2 members – K Pilling and Tim Breslin. They are working on data collection for committees and streamlining this process. They are working with A McNiff.

- Shawnee Street Townhouses: Work on the townhouses seems to have stopped. There is no known reason except materials may be hard to get.

- Bowman Properties: S Gendler noted that there are 9 Bowman properties to be reviewed. He asked if they could be reviewed in groups. The committee should work for efficiency in the review process. C Hardester noted that an open house for all properties has been suggested with all on review and neighbors invited to preview. The open house would not impact the review process. On another issue, it was suggested that a letter be sent to R Snowden regarding the neon in the window at the corner of Bethlehem Pike and E Chestnut Hill Avenue.

Adjournment

- The meeting was adjourned at 8:30 PM.