

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of October 18, 2022

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 |
| ✓ Chris Linn, LUPZC | , Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Larry McEwen, VP Physical |
| ✓ Patricia Cove, HDAC | Kathi Clayton, President CHCA (ex-officio) |

Others Attending

Jody Greenblatt, owner 301 Rex Avenue
Lori Salgonicoff, CH Conservancy
Melissa Degenhardt
Tony Banks, VP Physical, CHCA Board
Anne McNiff, Director CHCA
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:03 pm. It was moved that the minutes for September be approved. The motion was seconded. J Landis noted that the word 'variances' was missing on the second page regarding the action for 101 and 105 Bethlehem Pike. With that correction, the minutes were approved. 301 Rex is the only official item on the agenda. This is the RCO meeting for this property.

301 Rex Avenue

•Presentation: Property owner, Jody Greenblatt, presented the project. She gave a brief overview as all present have seen the project. The building is an existing auxiliary structure that the family would like to rehab for personal use. The structure is non-conforming and requires a variance for any work done to it. Currently there is a ladder stair connecting the two floors. It is unsafe. The architects have designed a stair at the rear which is cantilevered out from the building. The stair adds 35 sq ft. They have letters of support from the neighbors and notification letters were sent to the RCO list. Special foundation work is being done to protect the neighbor's stone wall.

•Committee Reports and Discussion: The LUPZC approved the variance with the proviso that it not be used as a rental. HDAC approved the project. It wanted to see how the building relates to the house and recommended that the fenestration be related to the original fenestration. Camille Peluso asked if this second concern had been addressed. It is in the works. Chris Linn verified that there will be a toilet and sink only - no full bath or kitchen. That is correct.

•Committee Action: It was suggested that the HDAC motion be used as a basis for this motion. It was moved that the application for a variance be approved with 2 provisions: that the structure not be used as a dwelling and that the fenestration be closely arranged to match the existing. The motion was seconded S Gendler asked about placement vs pattern for the windows. The placement

is more important. J Greenblatt stated that they are exploring the original locations. J Landis suggested that the committee be shown changes. P Cove suggested that windows be chosen for a more traditional look rather than contemporary. The motion passed unanimously. J Landis thanked Jody Greenblatt for her clear presentation. The next stop is the CHCA Board meeting on October 27 at 5 PM. The ZBA hearing is on November 9.

Committee Business

- Possible Upcoming Business: Sub-committees continue to meet. There are some possible new projects in the pipeline. They will be presented when they are ready.
- Benefit for Hiram Lodge: Lori Salgonicoff announced that there will be a benefit for the Hiram Lodge with a beef and beer at the Venetian Club on November 2; cost is \$55. The event is organized by Amy Eldelman. Anne McNiff noted that el Quetzal is moving to the former Artisans on the Avenue until at least Christmas. P Cove asked if volunteers were needed for the fundraiser.

Adjournment

- The meeting was adjourned at 7:31 PM.