

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of October 19, 2021*

The DRC meeting was held via Zoom

## Members Present

- ✓ Larry McEwen, Co-chair
- ✓ 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
- ✓ Tony Banks, VP Physical (Interim)
- Kathi Clayton, President CHCA (ex-officio)

## Others Attending

Joseph Pizzano, owner 8410 Prospect  
Larry McEwen, architect 8410 Prospect  
Steve Heinman, neighbor of 8410 Prospect  
Michael Golden, neighbor of 8410 Prospect  
Karen Friedman, neighbor of 8410 Prospect  
Margaret Fenerty, neighbors' attorney for 8410 Prospect  
Susan Jacobson, neighbor of 8410 Prospect  
Leah Silverstein, Chestnut Hill Historic District  
Lori Salganicoff, Chestnut Hill Historic District  
Melissa Degenhart  
Tom Beck, Chestnut Hill *Local*  
Anne McNiff, Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:01 pm. 8410 Prospect is the only item on the agenda. Larry McEwen was recused as he is the architect for 8410. Minutes for July were reviewed. There was a motion to approve the minutes as submitted. The motion was seconded and approved.

## **8410 Prospect**

•Presentation: Larry McEwen introduced Joe Pizzano, the owner and then presented the proposal. J Pizzano is a longtime Chestnut Hill resident. He wishes to downsize but remain on the property. The property is 58000 sq ft. A proposed 50' wide flagpole is proposed; the city requires a 75' wide street front. A variance is needed. A 75' wide lot would not meet the setbacks for the existing house. This is the largest lot on the block. The water department has approved the storm water plan. There is only one refusal. There will be no new driveway. The current drive will be eased and shared. Due to the length of the driveway turnaround is provided for the fire department. Patricia Cove asked that the location of the flag be indicated. A brief history of the property was presented. The house was originally built in 1855. It was named Grace Hill by Christopher Patterson in 1884. Patterson was an official for the Reading RR. The house was substantially remodeled in 1926. The Victorian details were removed. It is listed as significant in the Chestnut Hill Inventory. The division and new house construction will remove 7 trees. No fences will be built between the properties. The landscape will be left as is. A new 2 car garage is planned for the existing house

where there is now a fountain, which will be relocated. There will be a 2 car garage for the new house. The new house will be located behind mature hollies. Much of the property will be left for the existing house. Storm water for the new coverage will be accommodated. The existing impervious coverage is 14.2%. After the split, both lots will be well below the maximum. Dimensional requirements are good. Plantings will be maintained between the property and the Jacobson/Golden properties. The Japanese garden will be preserved. The flag will provide a walk-in entrance. J Landis asked who would live in the new house. J Pizzano and his wife will live there. The new house will be 2 stories with an almost walk-out basement on the track side. The palette for the new house will be cool and will complement the existing house with wood, metal galvanized metal. with a metal roof. J Landis asked about the health of trees. Ken LeRoy has examined the property. Trees are healthy. The house is 16'-8" at its neck; a few trees will need to be removed, but there will still be a screen.

- Committee Questions: Steve Gendler stated that he appreciates the care taken in the design. The BRT gives the property area as 66,808 sq ft. L McEwen stated that Charlie Durkin surveyed property and OPA says it is 57,000 sq ft. Sam Filippi asked how the frontage is defined. The division balances the lots. The second floor of the new building is at the first floor of the older. P Cove asked if there were pictures of the property. L McEwen described the stone gate posts and 2 separate garages. J Landis asked about the 7 removed trees. Some are removed for storm water, and utilities as well as the new building. P Cove asked about a drawing for the garage for the older house. S Gendler asked about the use of pervious paving. The fire truck turnaround area is pervious - not actually paved. It was agreed that it is difficult to accommodate fire trucks. The driveway is wide. J Lenhardt asked if the plans have been shared with neighbors. L McEwen stated that they have just received the refusal and have begun distribution. J Lenhardt noted that the house is nicely placed in the landscaping. It was noted that neighbor support is not required tonight. L McEwen noted that the LUPZC and HDAC are the likely next steps.

- Neighbor Input: Michael Golden and Susan Jacobson (8420) stated that the garage for the new house is very close to the property line and their house. The closeness is frightening. The character of the neighborhood is missing from the house design and the extended driveway will impact them. They are strongly opposed. J Landis noted that the proximity to the Golden/Jacobson property is a concern. S Jacobson invited the committee to their property to see the relationship. Steve Heinman (319 E Gravers) asked about the watershed impact. J Landis noted that the process can go forward and can be looked at by other committees while the design is being developed. Karen Friedman (8430) noted that she has a view of 2 new garages from her driveway. The garages will be one story each and will have roofs that reflect the main buildings' roof lines. It seems to her that more trees will be removed. She asked about the size of the new house. It is 2700 sq ft ±. J Pizzano noted that more trees will stay. He wishes to keep the property as it is. There is a short setback for the garage. The Golden/Jacobson conservatory violates the setback. J Landis asked about pushing the garage for the new house back. L McEwen added that the garage may also be able to be slid away from the property line. K Friedman stated that the garage appears to be for more than 2 cars. It has some space in addition to two cars for storage.

- Committee Action: The project should be seen by the LUPZC and the HDAC. For the LUPZC there should be site elevations and sections. Topography should be shown. J McCoubrey asked to see a storm water management plan. It was noted that there is a pattern with flag lots on the railroad tracks. The committee would like to see more neighborhood context. Vegetation between the

Pizzano lot and the Golden/Jacobson lot should be detailed. The HDAC would like to see photos of the site and perspectives and the materials for the existing house garage. It was asked how tall the new house would be. It is 26'-4 ½ " at the front, 38' is allowed. Streetscape does not need to see the project but Jan Albaum noted that she is concerned about the plantings. LUPZC and HDAC are both on November 4 - HDAC at 6pm and LUPZC at 8pm. There will be an anticipated return to DRC at its November meeting. There is no ZBA date yet. It was suggested that neighbor meetings be held. Site visits were also suggested.

**Adjournment**

- The meeting was adjourned at 8:23 PM.