

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of December 16, 2025

The DRC meeting was held via Zoom

Members Present

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| ✓ Larry McEwen, Co-chair | ✓ Courtney O'Neill, Business Association |
| ✓ John Landis, Co-chair | ✓ Matt Rutt, Parking Foundation |
| ✓ Greg Lattanzi, LUPZC | , Streetscape Committee |
| ✓ Chris Linn, LUPZC | ✓ Matt Rutt, VP Physical |
| ✓ James Rice, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Roy Aharonovich, Owner 8226 Germantown
Eran Aharonovich, Owner 8226 Germantown
Zamir Garcia, architect 8226 Germantown
Stephanie Magagna, attorney 8226 Germantown
Matt Millan, working with 8226 Germantown
Richard Snowden, neighbor of 8226 Germantown
Peter Fox, neighbor 8226 Germantown
Tim Clark
Jim Wallace
Peg Monahan
Charlotte Biddle
Linda Quinlan
Mary Louise Hughes
Tim Clark
Catherine Rooney
William Wilson
Camille Peluso LUZPC
Richard Bartholomew, Chestnut Hill Conservancy
Davis Gest, Executive director CH Conservancy
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:06 pm. 8226 Germantown will be presented tonight. Intros were made and the process was briefly explained.

8226 Germantown Ave

•Presentation: Roy Aharonovich of Vich Properties began the presentation. They have been working on this project for 18 to 24 months so far. There is a 5000 sq ft site zoned RSA 3. The Detwiler House was built in the late 1700s. The property has been vacant for 5 years. There are many community amenities near the project. The earlier presentation of June 2024 featured a much larger building with 5 stories and 17 rental units. The November 2024 version was much smaller with fewer units, no curb

cuts and 4 stories. This version has no curb cut, the house is restored as a single residential unit and a separate 4 unit building with commercial space on the street. No subdivision is planned. Matt Millan, acting as a design consultant, noted the design is tailored for the site. The new building will share a wall with 8326. The new building will be sand colored stucco, with a mansard shingle roof and 6/6 windows. The first floor unit will be ADA compliant. Stepanie Magagna presented the refusals: only one primary structure allowed on the site, side yard setback too small and a heritage tree needs to be removed. (These refusals were generated by the previous submission.) There is 15' between the new and old buildings. The new refusal should have a front yard setback violation, but the side yard setback may be removed. Zamir Garcia noted that there is a small plaza to the front of the building to allow access to the residential entry, which is located on the side. There is a small garden space for the ADA unit. There is some green space in the parking area. The upper units each have an outside space. The ADA unit is 1bed/1.5 bath. The others are 2 bed/2.5 baths. Vehicle access is through the driveway between the Cat Clinic and 8224, using the existing curb cut. Peter Fox, owner of the Cat Clinic asked how the easement would be possible and said there will be more traffic than a single lane driveway can sustain. J Landis asked about parking. G Lattanzi asked about the archaeological survey. This is presently on hold, but a company has been contacted. Matt Rutt asked about the number of parking spaces. There is one ADA space and 5 others. Zamir Garcia noted the building has been reduced in size. Larry McEwen noted the improved location of stairs and the added windows. R Aharonovich noted the new design has the units priced at less than \$1,000,000. Camille Peluso asked about the number of units allowed in CMX2. It allows 4 units. S Magagna noted that the property is zoned RSA3, not CMX2. There is no basement, so there is minimal excavation. It was asked why there is not a mansard on all of the fourth floor. J Landis asked if the balconies on the south facade are functional. They are and are 5' deep. The house should be renovated as a single family house. It would be part of the HOA.

- Committee & Neighbors Comments/Questions: Richard Snowden stated that he has no financial interest in this project. He was opposed to it after seeing the initial scheme. He wanted to see the Detwiler House treated with respect and also that the project show respect to the Avenue. The commercial space on the first floor of the new building and the continuity with the neighboring property do this. The density reduction is also good. There is an agreement to have the two buildings (8226 and his building) adjoining. He also suggested extending the mansard to the north side. Peter Fox had questions about the shared drive. This needs to be worked out and have an agreement before the ZBA. Linda Quinlan, 10 W Southampton, verified that the distance from the new building to the property line is to be 5'. It is. Peg Monahan, 14 W Southampton, noted that there should be more parking. The new building still affects neighbors. She asked about public vs private trash collection. R Ahornavich noted that they are continuing to meet with near neighbors.

- Committee Action: L McEwen stated that the project should be seen by HDAC and LUPZC. A landscaping plan should be included and also a shadow study. The meetings are on January 8. J Landis asked that detailed access to the parking be shown. LUPZC reps also asked for materials and colors. HDAC asked for the project archeologist plan. C Peluso noted that this version is a huge improvement. J Landis asked about possible subdividing the house and apartments. This may come as the project develops.

Committee Business

- Minutes Approval: The minutes for the September meeting will be distributed for review at the January meeting.

Adjournment

- The meeting was adjourned at 8:20 PM.