

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of December 19, 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 | ✓ Matt Rutt, Parking Foundation |
| ✓ Chris Linn, LUPZC | Streetscape Committee |
| ✓ Steve Gendler, LUPZC | ✓ Matt Rutt, VP Physical |
| ✓ Patricia Cove, HDAC | Laura Lucas, President CHCA (ex-officio) |

Others Attending

Dane Jensen, applicant and owner of 420 W. Mermaid/7504 St. Martins
Sarah Griffith, Peter Zimmerman Architects
Jason Kelso, Hess Landscape Architects
Ronald Green, Ruggiero Plante Land Design
Celeste Hardester, Development Review Coordinator **and recorder**

Neighbors and Committee Members

William Webster
Melissa Degenhardt

The meeting was opened at 7:05 by Larry McEwen. Committee members introduced themselves. The process was briefly explained. Approval of minutes will be deferred to the end of the meeting.

420 W. Mermaid Lane and 7504 St. Martins – both RSD-1

- Introduction made by owner Dane Jensen. Intent to live at 420 W. Mermaid; he also bought 7504 St. Martins to alter driveway and facilitate access to the property; the hope is to make changes to both properties and then sell the St. Martins property

- Presentation: Sarah Griffith and Jason Kelso presented on 420 W, Mermaid, where the architectural work will be done. Not changing front façade; redoing windows and doors due to deterioration. The work on the house and garage is already permitted and underway. The refusals are for:

- **Accessory structure exceeding 130 SF limit.** The intent is to bookend the original pool which will be replaced. The scale of pool house is two smaller masses with open air in between and using slope of grade for a basement under the pool house for storage and gym/laundry/powder room. Each of the two above-ground units is 9' x 20' - 180 SF. The overall roof is 20' x 36' - 720 SF. The basement is also 720 SF. It does not exceed the 15' code height limit. Cedar shingle roof, Hardie board walls.
- **Steep slope** – the driveway for 420 W. Mermaid currently connects to 7504 St. Martins and runs along edge of where pool house will go. Some of steep slope was created when property was originally developed. Additional steep slope disturbance will be needed due to storm water piping, utility laterals will require additional disturbance, and general grading. The slope between the pool house and the pool will be filled in a bit. There will also be steep slope disturbance at 7504 St Martins to install new walls and driveway, and because

equipment will need to get in there, so it will be graded out. There is no public water on Mermaid, so it will need to come up from St. Martins. The terraced wall will be rebuilt on St. Martins, they think using existing stone.

Committee questions:

- What is the purpose of the turn in the driveway, and what is your thinking of materials for the driveway? *Answer: The length of the driveway is to retain two heritage trees. An unhealthy heritage tree will need to be removed. The turn also gets the grade down to a reasonable slope without losing too much yard. There is a concrete section at base of driveway. The site wall is schist. I can try to find a buyer if I get the variance and the wall materials would be their choice.*
- How was it determined that heritage tree needs to come down? *Answer: We are working with Ken Leroy/John B. Ward. I am working really hard to get rid of the vines on the trees. The one unhealthy tree is split. Ken recommended keeping two and letting the one go. Plan to plant large trees.*
- What is the Mermaid view of the pool house, and do you have neighbor responses? *Answer: My hope is that the visibility will be zero. I will plant rhododendron and mature trees. We have four out of six neighbor letters and they do not oppose. The buffer feels important. The adjacent neighbor supports the project and the buffer.*
- Can you confirm PWD approvals for storm water management? *Answer: We are in CAT-4 of WWO limiting us to 45% coverage and we are meeting that requirement. After we get the zoning, we will meet with PWD to make sure we meet their requirements.*

HDAC wishes to review. Patricia said yes. These properties are both original George Woodward properties and both are listed as significant in the National Historic District. . Hopefully you are using the Secretary of the Interior standards. The Conservancy will encourage you to replace materials in kind.

LUPZ wishes to review. Create one pdf for the presentation that goes from overall large perspective to the specific. The photos looking down the driveway could be better, maybe put pole markers where the pool house gables will peak and try to take a photo from the neighbor's vantage. Also, we need to see a cross-section of the pool house with the topography, ghosting in the house, showing it from both directions showing the pool and also through the driveway showing the slope down to the St. Martins property. We could understand the steep slope impacts a little more. Also, how will rain sheet off the driveway? Suggest that you invite your neighbors over to see what you are doing.

DRC Motion:

Present to both LUPZ and HDAC.

Minutes Approval

The November DRC minutes were approved. Steve abstained due to absence.

New business

None

Old business

Apartment project at Santander – 8623 Germantown – the plans show in the Local were horrific. The applicant said they would share the plans with us. Steve will attempt to connect to a business partner of the owner to do a small sit-down to ask for his vision, what is his understanding of the context, what kind of legacy he wants to leave. Some have heard that the owner is getting hit with a lot of requests to make changes. Steve will try to make contact.

7918 Ardleigh St – they sought a continuance because they want to come back to talk more. What would they come back to talk about other than an owner-occupied situation? Celeste will contact them to find out what new they want to talk about.

Germantown Ave Overlay – Matt will set up meetings early in 2024 with DRC and LUPZ (and the other organizations in separate meetings) to review the committee draft.

Guidelines for preliminary meeting with developers – Patricia said HDAC reviewed the draft guidelines and asked what to do with them. Steve asked Celeste to speak with SOSNA about their process because he thinks it is very effective. We should add this topic to an upcoming DRC.

Adjournment

- The meeting was adjourned at 8:49 PM.