

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of June 18, 2019

Members Present

Larry McEwen, Co-chair
 John Landis, Co-Chair
 _____, LUPZC
 Brad Flamm, LUPZC
 Patricia Cove, HDAC

Amanda Yoder, Business Assn.
 TT&P
 Jan Albaum, Streetscape Committee
 Joyce Lenhardt, VP Physical
 Laura Lucas, CHCA President

Others Attending

Bill O'Brien, attorney for 24 W. Hampton
Steve and Pat Jacona, neighbors of 24 W Hampton
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:06pm.

Committee Business

•8100 Germantown Ave: L McEwen recapped the LUPZC meeting for 8100 Germantown Ave. There were two working sessions. The first session produced many comments and some directions. The second resulted in a rendering showing the clear preference for brick and a top story setback on Abington. At the LUPZC, the project presented had little relation to the prior work - no setback and a new brick color. Committee response was to recommend the setback fourth floor, which was accepted. A list of 11-12 provisos (materials, paving, trees, etc.) to attached to the letter to the ZBA. The preferred rendering was to be attached. The large blank wall facing up Germantown Avenue was still a large blank wall.

•Minutes: There were some corrected notes – mainly typos and grammar. The minutes were approved with those corrections noted.

•7627 Germantown Avenue: This project is being considered by Mt Airy, although the viaduct is commonly considered to be the boundary between Mt Airy and Chestnut Hill. Maps show otherwise. It was asked if there were any advantage to having an overlap that both entities would cover. Streetscape should contact Mt. Airy about signs. The project will use Mt. Airy blue.

Steep Slope Variance for 24 West Hampton

• Presentation: Bill O'Brien presented the project. He first addressed a question from the neighbors about the location of the driveway about the distance from the property line. The driveway is well away from the property line. The conservation easement is adjusted but has the same area or a slight increase. The variance is needed due to a removal of a very small artificial steep slope.

•Committee Action: It was moved to support the request for a variance for steep slope protection. The motion was seconded and unanimously approved.

- Presentation: Bill Brien presented the project which calls for the creation of 2 lots from 3 and to build a house to replace another destroyed by a fire. The property had a small area of artificial steep slope that was removed when the original house was demolished. The demolition did not remove the need for a variance. The lot has 62,000 sqft and the steep slope was 12 sqft. There is a conservation easement on the property. The ZBA hearing date is July 10 but a move to June 19 is possible. There were questions raised about the elevation (heights) of the property that do not make sense. For the LUPZC, there should be elevations of the building and a grading plan.

More Committee Business

- Bill O'Brien was asked if the ZBA could add a proviso to its approval. He stated that it could be done. It is also possible to have a community development agreement with the developer. This would need to be filed in court.

- 121 West Chestnut Hill Avenue: The project is scheduled for ZBA tomorrow. Patricia Cove viewed the materials with the owner via four blocks of schist for the wall, Belgian blocks for the driveway and colored macadam. A letter will be given to the owners for the ZBA. A mason will be recommended for the stone work. Parking on the driveway will be limited to 20 minutes. A joint letter is needed for the detailed design, including cap design and color of mortar.

- 8100: Celeste Hardester needs the provisos and letter for 8100. She or another will be at the meeting tomorrow. Matt Monroe (attorney) should be emailed for the drawings.

Adjournment

- The meeting was adjourned at 8:49pm.