

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of May 17, 2022*

The DRC meeting was held via Zoom

## Members Present

- ✓ Larry McEwen, Co-chair
- ✓ John Landis, Co-chair
- ✓ Steve Gendler, LUPZC
- ✓ Chris Linn, LUPZC
- ✓ Patricia Cove, HDAC
- ✓ Sam Filippi, Business Association
- Richard Snowden, Parking Foundation  
, Streetscape Committee
- ✓ Larry McEwen, VP Physical
- Kathi Clayton, President CHCA (ex-officio)

## Others Attending

David Lockard, owner 8330 Millman  
Donna Lisle, architect 8330 Millman  
Juliet Fajardo, architect 8330 Millman  
Joan Lau, near neighbor 8330 Millman  
Amanda De Bruc, owner French café at 89 Bethlehem Pike  
Rob Fleming, LUPZC  
Jan Albaum, LUPZC  
Tony Banks, CHCA Board  
Lori Salganicoff, Chestnut Hill Conservatory  
Anne McNiff, Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:02 pm. Committee members introduced themselves. L McEwen gave a brief overview of the process. The agenda has two items: 8330 Millman and 89 Bethlehem Pike.

## **8330 Millman – Vanna Venturi House ADU**

•Presentation: David Lockard and his team presented the latest efforts. The motion from the LUPZC stated that the ADU should be moved 2 additional feet from the Lau property line and should be made 30” shorter in length. The revised plan is 12” shorter and 2’ additional from the property line. J Lau indicated that this was not enough. She wants to discuss the changes with D Lockard not an intermediary. She referenced an email from April 22 indicating it was her way or the highway. Jan Albaum has worked one-on-one with J Lau with no positive results. L McEwen noted that new documents have been circulated. Donna Lisle stated there has been no response from J Lau. The new design is 37’-7” from the venture House. It was 37’. The ADU shortening and move from the property line has not created much change in closeness to the main house. More landscaping can be placed in the side yard. The roofline was not changed; this was a suggestion only, not a part of the motion. The corner closest to the Venturi House has been kept low. Rotating the ADU was explored; it increases visibility of the ADU from the house and requires more site work and paving. It would also be higher than it is now. L McEwen suggested more vegetation would hide the ADU. Jon Landis asked about the removal of mature trees. Their removal is not due to changes. J Lau stated that she is aware of the proposed changes but is opposed to them. The ADU is still on her property line The ADU is against zoning rules. D Lockard is against her proposals.

She only supports the Navajo location. The RCO needs to weigh in, and she asked the DRC to oppose the variance. The process should proceed from there. L McEwen asked if J Lau had seen the changes. Yes. Rotation is not acceptable. J Lau suggested that the committee should not pit one neighbor against another. She stated that she respects the process and briefly outlined it. The ZBA takes many testimonies. Each party has its own interests.

•Committee Comments/Questions: P Cove asked about limitations on changes due to the Historic Commissions approvals. Rotating the ADU or moving it to Navajo may require a new Historic Commission review. C Linn asked if J Lau would be open to discussing rotating the ADU 90°. J Lau stated she was open to discussion. She does not like what feels like pressure. The Navajo location is acceptable. Increased activity is a possible problem with the ADU. She lives in her house and is trying to keep it as it is. S Filippi asked which solutions would be considered. The variances needed are for the ADU and the 8' setback. S Gendler noted that it seemed that progress was made at LUPZC, but the Navajo location is not acceptable. Properties that are too small may not be sustainable. Creative solutions are needed. The larger community interest also needs to be considered. J Landis asked Rob Fleming if the extra 2' would be helpful for landscape screening. R Fleming noted that there should be a setting created rather than simply a screen. It should be made beautiful. The view from the Lau house should be directed to the left.

•Committee Action: J Landis stated his motion: I move that given the small size of the Vanna Venturi House that the committee support the ADU as a separate structure as presented tonight in a location not less than 12' from the Lau property line, a planting plan is executed to set off the ADU from the Lau property and a deed restriction be created that states that the ADU will not be used as a rental unit or used in any way that generates undue noise. The motion was seconded. P cove asked if the 2' increase in rear yard would trigger a need for the Historic Commission to review the project again and what would happen if the Historic Commission does not approve. J Landis suggested it may just need an administrative change P Cove suggested the architects contact the Historic Commission to get a understanding from it. L McEwen asked about the types of rentals. There would be no rentals allowed. The vote was taken. The motion passed. J Landis noted that a landscape plan should be included in the package for the Board.

### **89 Bethlehem Pike French Cafe**

•Presentation: The project was presented by the business owner, Amanda De Bruc. She and her husband wish to open a French café on the site. A variance is needed as a walk-in cooler at the rear of the building extends into the rear yard setback. L McEwen asked if near neighbors had been contacted. They have tried to contact all in person. Others have been contacted by mail. Thirty-eight letters were mailed today. So far, they have received very positive feedback. They had a coffee shop on Savannah and are from Paris. A walk-in cooler is needed and the rear yard is not deep enough. The building will be repainted and will have a new sign. There will be a small outdoor dining area and deliveries will be made to the rear. Only employees will use the cooler. The AC condenser runs while the AC is being used. The cooler condenser does not run as much. P Cove asked if support letters have been received. Some have been received; more are expected. The house next door is the main concern. They have not sent a letter but have said they are not opposed. The outdoor seating will be fenced and include greenery in planters and a wood deck. L McEwen asked if the cooler could be moved. This would need to be checked with the landlord. S Gendler suggested that the interior seating could be moved to the window side of the building. J Landis asked about operations – hours, foods, employees. Hours may be 7am to 5 pm or 7 pm, seven days a week. There will be

no alcohol license. Depending on business, evenings may be tried. There will be 8-12 employees, not present all at once. There will be 20 inside seats with a possible addition of a booth for 6 at a later time. P Cove asked if they had consulted the design guidelines concerning colors, awning and signage. They should meet with the Business Association and go over the guidelines. Celeste Hardester asked if the cooler could be installed in the basement. It cannot due to the low ceiling

- Committee Action: The project should be seen by the LUPZC on June 2. The LUPZC would like some additional information: more dimensions, fence line at rear and a plan showing adjacent buildings. The LUPZC asked that the clock be kept. It will be. P Cove stated that the HDAC does not to see the project for a formal review. It can be seen at the LUPZC meeting.

### **Committee Business**

- April Minutes: It was moved that the April minutes be approved. The motion was seconded. It was noted that the house number for the Meadowbrook property should be 9410. With that correction the minutes were approved.

- S Gendler reported some unusual building activity near his home on Meadowbrook. A building was demolished with no posted permits and construction on a garage was begun. There is no building permit. L&I should be called. There are many 2x4s on the site. Toner Architects is involved.

### **Adjournment**

- The meeting was adjourned at 9:01 PM.