

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of June 16, 2021*

The DRC meeting was held via Zoom

## Members Present

<u>✓</u> Larry McEwen, Co-chair	<u>✓</u> Sam Filippi, Business Assn.
<u>✓</u> John Landis, Co-Chair	<u>      </u> Richard Snowden, TT&P
<u>      </u> Steve Gendler, LUPZC	
<u>✓</u> Jean McCoubrey, LUPZC	<u>✓</u> Jan Albaum, Streetscape Committee
<u>✓</u> Patricia Cove, HDAC	<u>✓</u> Tony Banks, VP Physical (interim)
	<u>      </u> Kathi Clayton, CHCA President

## Others Attending

Vern Anastasio, attorney for 540 W. Moreland and 215 E Evergreen  
Ian Toner, architect for 540 W Moreland  
Don Ratchford, neighbor 540 W Moreland  
Walt Somers, neighbor 540 W Moreland  
Judy Berkman, neighbor 540 W Moreland  
Neighbors of 540 W. Moreland  
Graciela Vargas and Richard Corkery, owners 215 E Evergreen  
Felicia Middleton, designer 215 E Evergreen  
Kathy May, neighbor 215 E Evergreen  
Daniel Kelly, Grey Star Professional Management  
Tim Geitz, architect 7715 Crittenden  
Jared Klein, architect  
Rhett Chiliberti, engineer and project manager 7715 Crittenden  
Joe Linsky, landscaping 7715 Crittenden  
Sanjiv Jain, owner 8612 Germantown Avenue  
Randy Williams, HDAC  
Lori Salgonicoff, CH Conservancy  
Leah Silverstein, CH Conservancy  
Anne McNiff, Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:03 pm. He introduced the agenda and noted that the same review process would be used for all: applicant begins the presentation, the committee speaks and then the community. If a community member wishes to speak, that person should send a chat message to Anne McNiff or Celeste Hardester. Minutes will be reviewed at the end of the meeting.

## **540 W Moreland**

•Presentation: Vern Anastasio presented the proposal. The owner wishes to divide the single lot into two parcels A variance is needed as the street frontage of the rear lot is only 15'; 75' is

required. The flag lot is needed as the existing building in the rear is designated historical and cannot be demolished. He has proof of mailings to neighbors. The architect, Ian Toner, noted that other schemes have been explored. There has been no scheme that does not require a variance.

- Committee Reports: J Landis presented the LUPZC report. The LUPZC reported that the committee needed more information. The future use of the front lot and the future of the historical building need to be shown. The committee voted unanimously against support for the variance. Patricia Cove presented the HDAC report. The HDAC stated that the fact that the existing building is historical is not a hardship. The HDAC would like to see both a plan for the front lot and a maintenance plan for the historic building. The HDAC voted unanimously against support for the variance.

- Neighbor Comments: Walt Sommers, spokesperson for the neighbors, stated that neighbors are opposed to the variance. They ask the CHCA to deny the request. Don Ratchford, another neighbor, agreed and added that the historic building is not being maintained. He suggested that the owner needs to try harder to convince L&I of an alternate scheme. L McEwen presented the zoning code 14-701 table regarding dimensional standards. It was noted that this referred to street frontage not setback. Ian Toner will look at a suggested sketch for lot division. Judy Berkman of 516 W Moreland noted that she opposes the variance. Her house sits at the back of a deep lot that could be divided in a similar way. It does not need to be divided. It is unnecessary to divide the lot.

- Committee Action: V Anastasio thanked the committees for the process. There is no plan for the subdivided lot so he cannot present plans. He will share when there are plans. L McEwen noted that some ongoing maintenance and a plan would allow this to be presented again. A vote made at this meeting does not prevent the project from returning to the process. J Landis moved that the DRC concurs with the HDAC and LUPZC motions. The DRC opposes the variance for the subdivision proposal on two grounds. There is no plan for the use of the front lot and there is no assurance that the historic building will be properly used. The motion was seconded and the vote was taken. The motion to oppose was unanimously approved. V Anastasio added that the rehab will be undertaken with the assistance and guidance of the Historic Commission and the CH Conservancy. The ZBA hearing date is August 4 at 9:30 AM.

### **215 E Evergreen Ave**

- Presentation: Vern Anastasio also presented the request for a variance for this property. The variance is needed to legalize the semi-detached dwelling unit on this property. The rear unit was there when the current owners purchased the property. There was a question about the designation “semi-detached”. The owners want to legalize its use. Neighbors have been made aware and they have a petition in support from the neighbors. The plans and interior were shown. The designer, Felicia Middleton, was present and verified some details.

- Committee Reports/Discussion: J Landis presented the LUPZC action. The effort by the owners to legalize the existing property was applauded. The committee moved that the variance be supported with two provisos: there would be no short-term rentals with a 6 month minimum rental and there is no permanent reserved parking in the alley for the unit. V Anastasio noted that the conditions are not a problem for the owners. P Cove presented the HDAC report. The HDAC also appreciated the effort to legalize the dwelling. The use would be for long term rentals only. J McCoubrey asked about the zero lot line condition of the building. There are no windows on that

side. She also asked if any mechanical equipment was planned in the renovation. There is no renovation. This is legalization only. Kathy May, a neighbor, stated that she is happy with the legalization. Randy Williams asked about the designation of “semi-detached”. It is given this designation as the building is on the property line. Semi-detached is allowed in this zoning district.

•Committee Action: J Landis moved that the DRC endorse the application for the variance with the two provisos as above: no short term rentals and no designated parking in the rear. The motion was seconded and passed unanimously. Both projects will be seen by the Board meeting on June 23 at 5:00 PM. The ZBA date for this project is August 18.

### **7715 Crittenden Street**

•Presentation: Daniel Kelly of Greystar Project Managers introduced Tim Geitz, architect, and Rhett Chiliberti, engineer and project manager for the new pool house for Chestnut Hill Village. R Chiliberti presented an overview of the existing pool area and an intro to the new pool house. The refusal is for an FAR that exceeds the 70% allowed. The current structure is at 90% FAR and the new is similar. The older building will be replaced. The pool will remain. In addition to the new pool house, there will be new pergolas and a fire pit. T Geitz provided a detailed overview of both the existing and the proposed. On the first level of the existing building there are men’s and women’s restrooms and changing rooms, lifeguard storage and mechanical equipment. The building has low ceilings and is built of cinder block and brick. It is non ADA compliant. The existing building was difficult to renovate the existing building to make it ADA compliant. In addition to the fire pit and hot tub, there will be a new equipment building. The old sheds will be removed. The new building will be taller. The first level will have restrooms a small kitchen, a covered deck and a handicap lift. The next level will have a mezzanine and open decks. The mechanicals will be on the mezzanine level. There will be larger windows in the new building. Materials will be similar, brick painted to match the complex and stucco. The roof will be shingles. The decks will be trex and there will be awnings. Railing will be cable type. The building will be viewed mainly by the complex. New trees and landscaping will be installed. There will be two grilling areas with built in grills. The mechanical house will be a small building. Joe Linsky stated there will be small gardens using plantings similar to those found in the rest of the complex. Trees will be planted as a privacy buffer. Color will be placed at entrances with gardens around the new building. A video of the proposed project was shown.

•Committee Comments: J Albaum asked about the height of the building compared to the apartments. The building will be 32’-4-1/2””; the apartments are about 50’ tall. The brick will be one gray; the stucco will be lighter gray. The building will be painted to match the existing. J Albaum asked about the street trees. They will not be Bradford pears but will be Chanticleer pears. They are not native trees but are common in Chestnut Hill. Evergreens will be used for screening at the front but not at the perimeter. J McCoubrey asked about the refusal. The refusal is only for the FAR. It was asked why the brick buildings were painted gray and if stone could be introduced into the new building to tie the project to the community. It was suggested that Street Trees be used for recommendations for trees to use. A question was asked about adding solar panels on the roof. P Cove asked about the area of the building. It is about 900 sq ft plus the deck. D Kelly stated that some stone would look good. J Albaum asked about the increase in impervious area. There should be no increase. The ADA lift would not go to the mezzanine. C Hardester asked about the lack of changing rooms in the new building. People generally change at home, so they have been omitted. The large tree on Crittenden will not be harmed but will be groomed.

- Committee Action: The project should be reviewed by LUPZC and HDAC. Both meetings are on July 1 at 8PM and 6:30 PM respectively.

### **8612 Germantown Avenue**

- Presentation/Discussion: L McEwen introduced the project. When Sanjiv Jain appeared to secure the variance for the el Limon restaurant, he stated that he would return to the committees if outside dining were to be added. S Jain is presenting his idea for outside dining. There would be a paved and fenced area behind the building with 8 tables and 32 seats. The fence would be on three sides masking the fire escape, train tracks and parking lot. The paving would be stamped concrete. No change to the hours of operation. He showed the area from various places. He walked the area shared the plan with Stewart Graham, the adjoining owner. Tables would be regular table height. The indoor capacity is 32 or less. J Landis asked how the exterior eating would be accessed. Patrons would come around the outside walkway. Indoor seating would be full serve; patrons would take their to-go food and carry it to the rear outdoor seating with no table service. Staff will bus the tables. J Albaum asked how the staff will know when to clear. Staff will keep an eye on activity. J Landis asked about other el Limons have table service for outside dining. L McEwen asked about the containers for the to-go food. They are just regular containers. J Landis had some security concerns as there is no active staff at the rear. S Jain suggested this area would be more secure due to the activity. S Jain noted that it is possible that staff will serve. J Landis noted that the solid fences provide privacy but also can hide lurkers. There will be some lights strung across the seating area. There will be no bright lights. J Albaum asked how late diners will be asked to leave when at closing. Staff would take care of this. The area will not be locked. J Landis noted others that have seating on the street are more transparent. S Jain noted that a fence may not be needed. Open is good. Planters could be used. Sam Fillipi asked about the foot traffic on the train station side. There is no guard rail, which is needed. SEPTA needs to maintain trees. The alleyway could be gated and locked. The train station might be a desirable view. J Landis suggested talking to other restauranteurs. P Cove asked about consulting with other neighbors. Near neighbors need to be able to give input. S Jain likes more open fence or a railing type fence. Committee members suggested activities that need to be explored – including table service, securing the furniture, etc. S Jain will consider full serve. J Albaum suggested if it is fenced, it should have a gate. S Jain will talk to others in the community and at el Limon. A wrap up discussion followed.

### **Committee Business**

- Minutes: It was moved that the May minutes be approved as submitted. The motion was seconded and unanimously approved.

- Fire Station Follow Up: It was suggested that committee members walk by the fire station at night view the lighting. The agreement needs to be checked to see if lighting was included.

- 8100 Germantown: C Hardester will contact Mark Greenberg, owner, about the status of this project.

- Chestnut Hill at ZBA: A discussion was held about 540 W Moreland's appearance at the ZBA.

### **Adjournment**

- The meeting was adjourned at 9:38 PM.

