

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of June 20, 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  | , Parking Foundation                       |
| ✓ Chris Linn, LUPZC      | , Streetscape Committee                    |
| ✓ Steve Gendler, LUPZC   | ✓ Larry McEwen, VP Physical                |
| ✓ Patricia Cove, HDAC    | Kathi Clayton, President CHCA (ex-officio) |

## Others Attending

Valerie and Dave Maher, owners 400 E Evergreen  
Kevin Rasmussen, Rasmussen Su, architect 400 E Evergreen  
Greg Woodring, neighbor 400 E Evergreen  
Lori Salgonicoff, Executive Director CH Conservancy  
Celeste Hardester, Development Review Facilitator  
Anne McNiff, Director CHCA  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:02 pm. Minutes of the May meeting were reviewed and were approved with a few typos corrected. Committee members introduced themselves. The process was briefly explained.

## **400 E Evergreen Ave**

• Presentation: the project was present by the owners and the architect. Dave and Valerie Maher have lived in Chestnut Hill for three years and have worked on preserving their house. The greenhouse is part of the overall garden and landscape design. It was originally planned to be attached to an addition to the house and would not have needed a variance. The addition was cancelled, so the greenhouse needs a variance due to its size and being a freestanding structure. It will be used as a greenhouse. The structure is approximately 12' x 20'. It sits on a 30" knee wall and is 13' to the ridge. The stone for the knee wall will be as closely related as possible to the stone on the house. (not Wissahickon schist). The metal frame is a darker green than is shown in the pictures. The code allows a yard building with 130 sq ft; this building is about 244 sq ft.

• Committee Questions/Comments: Steve Gendler asked about the locations of trees. No trees will be disturbed by the greenhouse. He also asked if the greenhouse would be heated. It will be heated to protect the plants. There is no garage. John Landis asked about electricity and water in the greenhouse. There will be electric service to the greenhouse for lights and heat. There will also be water spigots. There will be lights for using the greenhouse in the evening, but not grow lights during the night. Patricia Cove noted that she likes the greenhouse design. The house is designated as significant in the inventory. She asked about the greenhouse kit and the assembly. The manufacturer has a crew come to the site to assemble the structure in a few days. Sam Filippi asked if the stone removed from the existing knee wall could be re-used. He also asked if the site had been explored for hidden problems like a no longer used septic system. The foundation is low tech,

conventional. L McEwen asked about the electrical service. It will be 240 V to allow for the heater. V Maher noted that the glass is treated to resist fogging and dirt. There is a cold frame shown in the photograph. They will not have a cold frame.

- Neighbor Comments: Greg Woodring, the adjoining neighbor, will be able to see the greenhouse from his house. It is a hardship for him to have the view of Prospect Street closed off from his view. He is also concerned that the lighting could be unattractive. He also noted that the arrowheads along the ridge are the only thing Victorian about the design. He suggested the building could be set into the ground to reduce its apparent height. L McEwen asked G Woodring to indicate his property on the site plan. G Woodring has a deck and a sunporch on the side facing the greenhouse. G Woodring asked for no lights at night.

- Committee Action: It was suggested that a more comprehensive site plan be prepared for the next round of meetings, showing plantings and building locations. L McEwen also suggested that committee members visit the property in person. It was noted that the adjoining neighbor on Prospect likes the project. John asked that documents be submitted to Celeste Hardester, including proof of the RCO notifications, which have been sent. HDAC and LUPZC will see the project in July with the additional plan and photos. An elevation with G Woodring's house was also suggested. C Hardester will coordinate the visit for late afternoon around 5 PM. The HDAC meeting is July 6 at 6:30 Pm and the LUPZC is at 8 PM the same day.

### **Committee Business**

- Project Status Updates: The architects for the apartment building, planned for the Santander Bank site at 8623 Germantown, have been asked to present to committees. There has been no response. The designation of the property as a corner site was questioned. This will be pursued. A corner property can be 45' tall. If not a corner, it can only be 38' tall. Ian Hegarty should be contacted. It was noted that a variance is not needed for the project. The Bethlehem project is waiting for a court date for the appeal. The W Moreland lot split is still incomplete. The historic building is being worked on. The house being on Meadowbrook that was being built without a permit is now permitted and is almost complete. Greg Woodring noted that the house at 8515 Stenton next to his house was being remodeled without a permit. Anne McNiff can call this into L&I.

- More Updates: 30 West (Highland) has made changes to the first unit. Drawings have been submitted to neighbors. Drawings need to be re-sent to the committee as some do not have them. Sam Filippi noted that construction of the new pool house at Chestnut Hill Village has begun. It was also reported that the Historical Commission has approved a design for a garage at 8330 Millman. It is to be 18' x 35' and 13.5' high. The exact location is not known. Appeals for the ADU are scheduled for August/ September.

### **Adjournment**

- The meeting was adjourned at 8:33 PM.