

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of September 20, 2022*

The DRC meeting was held via Zoom

## Members Present

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

## Others Attending

Jody Greenblatt, owner 301 Rex Avenue  
Peggy Hoffart, Phase 2 Architects  
Jay Leistner, Phase 2 Architects  
Tony Banks, VP Physical, CHCA Board  
Anne McNiff, Director CHCA  
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:03 pm. Committee members introduced themselves. It was moved that the minutes for August be approved. The motion was seconded, and the minutes were approved as submitted. A brief discussion of the ZBA hearing for the Bowman Properties variances followed. Seven of the nine applications were approved. 101 and 105 Bethlehem Pike were not approved as they were eligible to be allowed without the need for variances using affordable housing credits. 301 Rex is the only official item on the agenda.

## **301 Rex Avenue**

•Presentation: Property owner, Jody Greenblatt, presented the project. Her family has lived in this house for 12 years; she has lived in Chestnut Hill all her life. There is an existing structure in the back yard that is in poor condition and is not usable. They like the building. It has an open steep stair inside that is unsafe, so the second floor cannot be used. Square footage is added to create an enclosed stair. She found it was difficult to work with the City. The stairs add 35 sq ft. That addition does not touch the ground. Siding that needs replacement will be matched to the existing. Windows are added – most are in the stairwell. The neighboring stone wall serves as a backdrop. J Landis asked about the age of the structure. That is not known but it before the 1950s. P Cove noted that the history of the property lists the 1870s as the date of the house and a freestanding structure was added in 1890s. It might have been a kitchen. The new windows will be where the original windows were located. Joyce Lenhardt asked about the support for the new structure. The stairs are new; the second floor exists. A major beam will be added to support the structure. The wall of the next door carriage house is close. The rehabbed structure may need new underpinnings, so as to not disturb the stone wall. P Cove asked about a kitchen. There will be a sink and cabinets. J Landis asked about the refusal. The structure is too large to be an ADU. P Cove asked if it would be a residence. It will not and will not be rented. J Lenhardt asked if exterior materials would be re-used as much as possible. Materials will be salvaged. The building will be clad in planks not plywood. Larry McEwen suggested exploring the building while parts are demolished. The building currently has

electric but not plumbing. Facades will be consistent. A new foundation inboard of the existing foundation will provide support. The existing stone foundation will be for appearances.

- Committee Action: J Landis asked for any further questions. There were none. LUPZC would like to review the project. Chris Linn noted that the restoration spirit is good. Neighbors have been spoken to. Notification letters for neighbors should be brought to the LUPZC. P Cove asked the project to come to HDAC. More photos showing the relationship of the house to the barn should be provided. Materials samples and colors would also be good or at least a sense of the materials. Peggy architect noted that colors will stay as is. HDAC is on October 6 at 6:30 PM; LUPZC is at 8PM on the same day. S Filippi suggested taking care of the existing stone wall, checking out its relationship to the project. Helical piles will be used with 3 on each side J Landis suggested showing the existing situation and the changes.

### **Committee Business**

- ZBA Hearing for Bowman Variances: The hearing as earlier today. Seven of the 9 variances were granted. The subcommittee did good work. The variance applications for 101 and 105 Bethlehem Pike were denied as planning stated that affordable housing bonus and could be approved as of right. J Landis asked why Planning has so much say Craig Schelter suggested asking Planning for the basics. The Planning staff could meet with DRC. Planning is in accord with the 2035 plan.

### **Adjournment**

- The meeting was adjourned at 8:20 PM.