

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of October 6, 2022

Members Present

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| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt |
| ✓ Chris Linn, Co-chair | ✓ Jean McCoubrey |
| ✓ Jan Albaum | ✓ Andrew Moroz |
| ✓ Jason Friedland | Camille Peluso |
| ✓ John Landis | ✓ Craig Schelter |
| ✓ Greg Lattanzi | Kathi Clayton, President CHCA (ex-officio) |
| | ✓ Larry McEwen, VP Physical CHCA |

Others Attending:

Jody Greenblatt, owner 301 Rex Avenue
Peggy Hoffart, architect Phase 2
Jay Leistner, architect Phase 2
Christina Reichert, Board of directors
Tony Banks, VP Operations
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened at 8:02 pm by Chris Linn, co-chair. This meeting was conducted remotely using Zoom. Attendees introduced themselves. The meeting opened with approval of the August minutes. (There was no September meeting.) Steve Gendler noted a corrected wording regarding small spaces and street traffic. A change in wording to the description of the Under the Blue Moon property was also presented. Jan Albaum volunteered for the walk through but not the sub-committee. C Linn had a question about John Landis's comments in the variances. This did not result in a correction. The motion was seconded and the minutes were approved. 301 Rex Avenue's application for a variance is the only action item on the agenda.

301 Rex Avenue

•Introduction: The project was presented by owner, Jody Greenblatt. The project is for a minor expansion of an existing structure. This requires a variance as the existing structure is non-compliant. The family has owned the house for 12 years. Photos were shown. The large stone wall is the side wall of a neighbor's structure. The second floor is existing. There is a stair/ladder to reach the second floor that is not safe. 35 sq ft of additional space is needed to accommodate the new staircase. The building will be for personal use only. S Gendler asked about the refusal which as shared. The stone wall is not shared. All neighbors have signed off on the project. Jean McCoubrey asked about plumbing. There is none now. A bathroom and a kitchen type sink will be added and will tie into the existing system. Peggy Hoffart noted that the existing structure is non-conforming and would need a variance for any work. Jan Albaum asked about the proposed personal use. The building will provide additional space for the children. There will be no stove or a real kitchen. C Linn asked about problems with the foundation and how it will be handled to not impact the stone

wall. P Hoffart stated that helical piles will be used for new support. These piles use less equipment than regular piles. The driveway can be used for access. The stair expansion does not impact the setback. Andrew noted that there is an odd organic growth. Craig Schelter moved that the request for a variance be approved. The motion was seconded. S Gendler asked about the plumbing. The powder room and sink will be connected to existing septic system. Joyce Lenhardt asked if there was intent to rent the building. It is for personal use only. J Lenhardt suggested that the no rental provision be formally added, attached to the deed and recorded. Jason Friedland noted that the structure would not be up to code for a dwelling unit. This could be added to the zoning file. John Landis suggested this be set out in the ZBA letter as an affirmative covenant. This point could be added to C Schelter's motion. The motion was restated to move that the application for a variance with an addition of a letter from the owners that the unit was for family use only and would not be used as a resident in the future. The new motion was seconded. It was approved unanimously. The owner was thanked for the presentation and was asked to have the architects on standby for the DRC meeting.

Committee Business

- Bowman Properties Decision: A further discussion of the decision by the ZBA to deny the variances for 101 and 105 Bethlehem Pike based on the Planning Commission's position.
- Committee Discussions: The 10 Bethlehem Pike project is still making its way through the courts. The discussion was not meant for public consumption.

Adjournment

- The meeting was adjourned at 9:16 PM.