

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 6, 2025

Members Present

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| ✓ Steve Gendler, Co-chair | ✓ Joyce Lenhardt (retiring) |
| ✓ Greg Lattanzi, Co-chair | Jean McCoubrey (retired) |
| ✓ Jan Albaum | ✓ Andrew Moroz |
| Jason Friedland | ✓ Camille Peluso |
| ✓ John Landis | ✓ Craig Schelter |
| ✓ Chris Linn | Laura Lucas, President CHCA (ex-officio) |
| | Matt Rutt, VP Physical CHCA |

Others Attending:

Ryan Farragut, owner 100 Summit Street
Jeff Krieger, architect 100 Summit Street
Aubrie Linck, project architect, Krieger
Chrissy Clauson
Erin Monaghan, prospective new committee member
Christopher Eastman, prospective new committee member
Jenn Rezeli, prospective new committee member
Laura Carey, prospective new committee member
Anne McNiff, Executive Director CHCA
Melissa Nash, recorder

The meeting opened at 8:02 PM by Steve Gendler, co-chair. 100 Summit Street and prospective members are on the agenda. All new committee members were approved by the Board. Intros were made. The minutes for January were introduced. A typo in the name of one of the new members was noticed. With that correction, the minutes were approved.

100 Summit Street

•Presentation: Jeff Krieger, architect, began the presentation with introductions. Ryan Farragut and his wife Kerri, the owners, have owned the house for 10 years. This project has two parts. The mudroom at the rear of the house is rotten and needs replacement. A garage to better accommodate their cars is also needed. The plans have been shown to the Historic Commission. They have also presented to the HDAC. He showed context and historic photos. The house was built in the 1850s and added to in the late 19th and 20th centuries. The existing garage (not historic) is located on the property line. The proposed garage will be 2 car with a carport and an upstairs studio. The Historic Commission does not consider either the existing garage or mudroom to be historic. It was recommended that the triangular window near the entrance be removed. The refusal is related to there being a second primary structure on the site, the height of the building, and setbacks. Plans and elevations were shown. The earlier arched windows are now rectangular on the garage. The garage will be stucco with a Wissahickon schist veneer water table. The mansard roof is removed. The current building is nearly flat roofed. The garage doors shown may be changed. The upper floor will not be used as an apartment. The brackets between the windows relate to the house. The schedule of meeting was shown.

•Committee Questions. Andrew Moroz asked why the second story on the garage is retained as it is the cause of the variances. It is needed to add space to the house. Farragut's wife needs a studio space. A

single story garage seemed meek. There is no hardship. The chunkiness sets the garage apart from the house. John Landis asked why a carport. Camille Peluso asked about the brick building next to the garage; is it too crowded. The current garage is much closer to the Anglecot building. It was asked about the separation from the house – attach it and avoid variances. Jan Albaum asked if the garage blocks the carriage house dormer. A light and shadow study should be done. It was noted that this is not a sunny window. (faces northwest) Erin Monaghan asked about the garage as an accessory structure. Due to the height and L&I judgement, this is not an accessory structure. Jennifer Rezeli asked about the footprint dimensions of the garage. It is 27'-4" by 30'-00"±. There is no plumbing. Chris Eastman inquired about the carport and if a car stacker had been considered. The carport serves as an element reflecting the porch. S Gendler asked about cross sectional dimensions. The garage is 10'-6" high. The overhead doors are 9'-00" tall. The height of the doors requires the garage to be taller. Lowering the doors would allow the overall height to be lowered. Proportions of windows, door and spaces should be worked. Craig Schelter noted that the scale of the garage is acceptable and that if it is acceptable to the adjoining property, it is OK. S Gendler noted that letters from the neighbors are needed. It was suggested that a gathering of adjacent neighbors be organized to ensure that they are familiar with the project. Celeste Hardester suggested contact with the near neighbors. J Landis stated that near neighbor feedback is needed, especially to prevent surprises. The ZBA hearing is in mid-March.

•Committee Action: C Schelter moved that the committee recommend support of the application variance to the DRC with no conditions. It was suggested that the effect of the garage on the carriage house dormer be determined. In addition, neighbors need to be notified. Neighbor notification is important. Additional drawings to show the juxtaposition of the garage and the carriage house dormers is needed. A Moroz suggested that neighbor input should be favorable. A discussion of the importance of one neighbor over another followed and which neighbors should be notified. The owner was asked about his desired garage height. He would like the garage to be as tall as possible. E Monaghan suggested matching floor heights. Define property lines for the Anglecot. Dimensions need to be explored. More discussion of the input from the Anglecot dormer owner is needed. It would be good to have no objection from all neighbors. A discussion of which neighbors are needed for input followed. There was a call for the vote. C Schelter, J Landis, Jan Albaum, G Lattanzi, C Peluso, J Lenhardt and A Moroz were in support. There were oppositions from J Rezeli, L Carey, C Eastman, and E Monaghan

It was recommended that further research into the garage doors was needed as the Historic Commission and HDAC recommended. The HDAC also recommended a pent roof over the garage doors.

Committee Business

•C Hardester suggesting clarifying the neighbor list referred to in the DRC application.

Adjournment

•The meeting was adjourned at 10:02 PM.