

## LAND USE, PLANNING AND ZONING COMMITTEE

*Minutes of the Meeting of March 7, 2024*

### Members Present

- |                           |                                          |
|---------------------------|------------------------------------------|
| ✓ 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           | Laura Lucas, President CHCA (ex-officio) |
|                           | ✓ Matt Rutt, VP Physical CHCA            |

### Others Attending:

Mike Stanton, HOW Group

Jeff Watson, HOW Group

Mike Gargulio, HOW Group

Jeff Gelles, representing Rex Avenue Neighbors Association (RANA)

Neighbors who did not speak

Anne McNiff, Executive Director CHCA

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting opened at 7:01 PM by Steve Gendler, co-chair. Minutes from the joint meeting of February 19 were reviewed. Joyce Lenhardt requested a rewording and expansion of one of her comments: said that it should be recognized that the applicant has considered some aspects of the easement requirements in their design proposal. She also pointed out that the easement allows for 12 units but it also allows for commercial use, which neighbors might not like. The minutes were approved with the above mentioned correction.

### **208-210 Rex Avenue**

•Presentation: (This project was seen at the October 2023 DRC meeting.) Mike Stanton of How Developers stated that they have been working on the project for about 2 years. Jeff Watson described the project. Three lots are being consolidated into one. The existing house will be made into 4 condos. An addition will be added to the rear of the house with one additional unit. Two separate singles will be built. There will be a total of 7 units. The property is zones RSD-3. Additional parking will be provided. There are 3 refusals: multiple principal buildings on the site, steep slope disturbance, and multi-family housing is not permitted in this zone. They have met with the Philadelphia Historic Commission committee in December and were recommended for approval. In February, they met with the full Historic Commission and will return to the commission. The presentation showed historic maps. In 1927, an addition designed by architect H. Louis was built on the rear of the house. The existing circular driveway will be retained with added parking. Heritage trees in the rear will be protected. The two houses will be located behind and to the side of existing house. The fire department has okayed the access to the rear houses as they are less than 150' from the main driveway. Additional trees will be added along the driveway and as a screen. A rain garden will be added, which will aid in storm water management. There will be a main entry to the main house with other entries in the building for entering and exiting. New construction materials will match the existing materials. The house addition will abut the existing

house but will be a separate structure. Plans and elevations for the new houses were shown. Materials included fiber cement siding, schist, shingles and divided lights.

•Committee Comments/Questions: It was suggested that the house on the right could be moved more. Steve Gendler noted that this new design is deferential to the historic building. He asked about the area of the site. It is 61,000 sq ft, which is adequate to include 7 units. The condos in the house are around 2000sqft. The addition will be about 2500 sq ft. The new houses will each have 3200 sq ft. Man-made steep slopes are located behind the existing house. The driveway to the new houses will be regraded. Retaining walls will be built to maintain the slopes. Camille Peluso noted that there is a sunken garden where the proposed addition will be located. She suggested that it should be kept as open space. The front yard will be protected as a green space. Jean McCoubrey followed up with the site asking about the steep slopes at the rear. There will be no disturbance there. The driveway to the new houses will be paved with blocks allowing grass to grow. She also asked about exterior lighting. There will be sconces on the houses and some pole lighting. All will be dark sky compliant. . Matt Rutt thanked How for working with the neighbors. J McCoubrey asked about the locations for the mechanical equipment. There will be one unit for each residential unit. They will be in the rear yards. Greg Lattanzi asked about new trees. There will be additional trees planted on the site. J Lenhardt confirmed that the AC units will not be located on Rex. They will not be visible from the street. How is planning will be worked with the neighbors and to have that planning completed for the ZBA hearing. They hope to have a fall settlement agreement. Actual samples of material should be seen by then as the historic commission requires details and materials. John Landis complimented the team on the plan. He noted that the single garages are better than double garages.

•Others/Neighbor Comments/Questions: Larry McEwen stated that changes are good. The pavers in the new driveway should be extended further up the hill for the sight line. It has been decided to do this. He asked about the scale of the trees and the accessibility of the dwelling units. All units will have stairs. There is no ADA required. There are multiple existing doors on the existing house. Jason Friedland thanked the developers and neighbors for their work. Jon Gelles stated that compromises have been made and that the HOW group has been responsive to neighbor concerns. There agreements are part of the approval process and should be registered by the ZBA. There are some issues, like the HOA, need to wait. Tree conditions have been addressed. Seven trees need to be removed due to poor health. S Gendler asked about neighbor letters of support or opposition. Those letters have been sent out to the near neighbors. They should be available for the March 19 DRC meeting. Immediate near neighbors have given conditional support. J Gelles noted that one issue is that there are not sidewalks on Crefeld Street. They are not required but the neighbors would like them It was noted that there were 17-19 units in the original plan. The 7 units are a significant reduction. J Landis asked that the letters from the near neighbors be available for the DRC meeting. The developers stated that they could do a follow up mailing to help avoid surprises. Celeste Hardester stated that the list of all who are parties to the RANA agreement should be provided. It should include all members or if only the steering committee should be noted. Transparency is necessary. The DRC is an open meeting; neighbors are encouraged to attend.

•Closing Comments/Motion: Craig Schelter moved that the LUPZC recommend support for the project as presented with the proviso that the RANA agreement be included. Chris Linn seconded the motion. J Lenhardt suggested that the neighbor agreement should be attached as well. This was added to the motion. The agreement should be a current draft. The motion was passed.

**Adjournment**

- The meeting was adjourned at 8:02 PM. At this point the LUPZC joined the DRC to review the Greylock project.