

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 7, 2020

The is the second LUPZC meeting conducted virtually via Zoom

Members Present

<u>✓</u>	JeanMcCoubrey, Chair	<u>✓</u>	Larry McEwen
<u>✓</u>	Steve Gendler		Ned Mitinger
<u>✓</u>	John Landis	<u>✓</u>	Andrew Moroz
<u>✓</u>	Joyce Lenhardt	<u>✓</u>	Bradley Wells
	Chris Linn		Laura Lucas, Pres, CHCA (ex-officio)
<u>✓</u>	Denise Chapline	<u>✓</u>	Joyce Lenhardt, VP Physical

Others Attending:

Nena Eskeridge, owner 211 E. Meade St
Juliet Sarkessian, owner 211 E. Meade St.t
John Andrews, architect for 211E Meade St
Ellen Deacon, owner 133 E. Mermaid Lane
Jess Gentekos, tenant 133 E. Mermaid Lane
Anne Mc Niff, Executive Director CHCA
Celeste Hardester, CHCA
Melissa Nash, recorder

The meeting opened at 8:03 pm by Jean McCoubrey, co-chair. This meeting was conducted remotely using Zoom. There is one action item, one advisory item and committee business.

211 E Meade Street

•Presentation: John Andrews presented the project. He noted that they have decided to use Hardie plank siding. They are waiting for prices of doors before making a decision. The variance is needed for an existing side yard setback violation. 8' is required; there is currently 4'-4 1/2" The existing addition would be replaced with a larger structure. The existing is 5' x 10'. The new would be 10' x 15'. There would also be an addition for a powder room. An exterior basement door will be removed. L McEwen asked if a basement exit would be required. This was not known.

•Discussion: J McCoubrey asked if neighbors have been contacted. Juliet Sarkessian stated the complete list was notified, and they have a list from the post office to show the letters were mailed on 4/28. J McCoubrey asked about the ZBA date. It was scheduled for June 17. J Lenhardt asked if near neighbors have been contacted personally. They have talked to the owner and the tenant in the neighboring property as well as the owners of the adjacent twin. The neighbor behind them on Highland has been sent a personal letter with sketches. J McCoubrey noted that this process sound like it was done with due diligence. Celeste Hardester noted that there ZBA is on hold until May 31. After that date the ZBA may hold hearings more than one day per week - nothing has been announced. Based on the action tonight, the project will return to the DRC on May 19 then to the virtual Board meeting J Lenhardt asked about HADC. J Landis asked about materials decisions. The Hardie plank will be horizontal planks. Doors will be determined later. It was asked if the bay above the addition would be resided. They would like to do this.

•Action: Joyce Lenhardt recommended that the committee recommend support of the project as presented. The motion was seconded and approved unanimously

Fence for 133 E Mermaid Lane

•Discussion: J Lenhardt noted that she had been contacted via email by Ellen Deacon, owner of 133 E. Mermaid, regarding fencing. Currently there is fencing that is too opaque and tall to be within code. It needs to be replaced. She was seeking advice on replacing the fence. The house is currently two apartments. The fence is located on the street and encloses the front yard. The tenant Jess Gentekos explained he would like a taller fence because of active children and a dog. E Deacon described the property and showed photographs of the situation. One side of the property there is a driveway that leads to the rear of the property. It had a steep slope and there is a tall wall against the house side. The front of the property also is enclosed by a tall wall. The wall is about 8' tall on the street. It currently has a 6' fence on top of it. The fence on the driveway side is about 5'. The height restrictions would apply as all of the fences in question are in front of the house. It was suggested that an allowance may be made for a taller fence as there is a danger because of the drop off. J Lenhardt noted that the fence at the end of the porch (on the driveway) is not required to follow fence code as the porch is considered to be part of the house. A taller wall or open trellis would be allowed there is no height limit for plantings. An estate type fencing was suggested as an open variety. The property line with 131 does not involve a high drop and could have a lower fence. A general discussion of what could be done with no permission from the city.

Committee Business

•Revised Guidelines: The finalized guidelines are ready to go to the Executive Committee and then the Board. The membership composition element was changed. It was suggested that the paragraph on executive session be revised to match that of the DRC. The issue of who should be invited to attend an executive session, for example, HADC. J Lenhardt showed a screen shot of the page regarding advising potential applicants. It was moved that the guidelines be approved. The motion was seconded and approved unanimously. The guidelines will advance to the Executive Committee.

•Minutes: The minutes for February were reviewed. It was moved that the minutes be approved as submitted. The wording for signage on page 2 needs to be reworded. With that change noted the minutes were approved. The April minutes, the first Zoom meeting, were reviewed. It was moved that the minutes be accepted. The motion was seconded. The minutes were approved as submitted

•On-Going Business: The committee wants to have a zoning attorney Celeste Hardester has a list of Zoning attorneys in Philadelphia. Brad Wells agreed to help out as a temporary co-chair. John Landis asked about the status of unused building permits. This was asked in reference to the proposed condos on Shawnee behind One West. The property has changed owners. J Landis and Joyce Lenhardt will look into the status. C Hardester stated that there was possibly a new project on Anderson coming through the process

Adjournment

•The meeting was adjourned at 9:43 PM.