

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of June 6, 2019

## Members Present

<u>□□□□</u>	Brad Flamm, Chair	<u>□□□□</u>	Larry McEwen
<u>□□□□</u>	Steve Gendler	<u>□□□□</u>	Ned Mitinger
<u>□□□□</u>	John Landis□□	<u>□□□□</u>	Andrew Moroz
<u>□□□□</u>	Joyce Lenhardt	<u>□□□□</u>	Bradley Wells
<u>□□□□</u>	Chris Linn	<u>□□□□</u>	Laura Lucas, Pres, CHCA (ex-officio)
<u>□□□□</u>	Jean McCoubrey	<u>□□□□</u>	Joyce Lenhardt, VP Physical

## Others Attending:

HDAC representatives: Patricia Cove, Peter Saylor, Greg Woodring, Debra Popky, and Shirley Hansen  
Mark Greenberg, owner 8100 Germantown Ave  
Theresa AlDamlouji, architect 8100 Germantown  
Matt Monroe, attorney for 8100 Germantown  
Neighbors of 8100 Germantown  
Bill O'Brien, attorney for 24-26 West Hampton  
Brendan Sample, Chestnut Hill *Local*  
Celeste Hardester, CHCA  
Melissa Nash, recorder

The meeting opened at 7:05pm by Larry McEwen, acting chair. The meeting was a joint meeting of the LUPZC and HDAC for the review of 8100 Germantown Ave.

## **8100 Germantown Ave**

•Presentation/Committee Questions: Matt Monroe began the presentation for this project. The existing building was used as a daycare center for many years and before that it was an auto showroom. Money needs to be invested to bring to usable standards. He showed the first scheme for the building, which was 52' tall. It is now proposed to be 44'. The parking area will now have soft paving and will include a small planting area. Two parking spaces are being removed from the street. A larger setback on the top floor was explored. The elevator is shown in the plans but may not be installed. The exterior would be brick and capstone. L McEwen asked about the setback along Abington on the top floor and the change from darker materials. A question was asked about the number of retail spaces. There could be either one or two. Ceiling heights in the retail would be 10' and 9' in the apartments. Greg Woodring commented on the use of space. The rooms are large for apartments. The building is large for the neighbors. M Monroe noted that this is not a large building. There is not much effect of light and shadow for the neighbors. L McEwen asked about the change of materials (relating to meetings with a subcommittee). The previous design had a change in materials for the fourth floor. Andrew Moroz noted there is a problem with planning design. Mark Greenberg stated that there are contrasting views on what the building should be and that there were questions about what would work. Steve Gendler noted that the current design has a 44' tall sheer wall on Abington and that that just will not work. L McEwen noted that the fourth floor setback with the change in materials to a darker color was effective. That sketch should have been developed more. Patricia Cove echoed the need for darker materials. Architect Theresa AlDamlouji showed a previous solution with darker colors, the setback and a difference material on the fourth floor. Shirley Hansen commented on how the setback scales down the

building and fits well with floor to ceiling windows on that side. J McCoubrey noted that the setback on Abington and the material variation were positives.

- Committee Action: Ned Mitinger moved that the committees recommend approval of the project to the ZBA, and the LUPZC accept the project as presented tonight. The motion was seconded. It was noted that the community had not been given the opportunity to speak.

- Discussion: A Germantown Ave neighbor stated that parking is a major gripe and is a hardship for the neighbors. Another neighbor stated that the façade on Abington is huge; she also did not like the loss of the street trees. The Blue Moon steps back from the street that helps it to fit in. The current trees are about 35' tall and efforts will be made to retain them and to replace the missing tree. There are no plans to cut down the trees. Another neighbor iterated that the building is very large and asked what type of retail is envisioned. There are many empty retail spaces on the Avenue. What t would make this space rent? There is no parking so it will not draw customers. The business also needs to be their neighbor. L McEwen noted that businesses add to local activity, but vacancies in other parts of the Avenue cannot be an issue. M Monroe stated that the 4<sup>th</sup> floor will be set back on Abington. It was suggested that the motion be modified to include the 3' setback on Abington. HDAC accepted the motion including a reference to rendering A (with setback, change of material on the 4<sup>th</sup> floor and darker brick). It was suggested that the votes on the motion be separated by committee. A Moroz added that the setback give the appearance of 3 stories instead of 2.

- Committee Action: The LUPZC votes; 6 voted for, one against. The HDAC proposed a motion that the HDAC accept the project, in the form of Rendering A, with no opposition with the brick being subject to review before construction. The motion was seconded. It was suggested that “no opposition” be changed to “permit the project to go forward”. This was acceptable. The vote was unanimously in favor. The ZBA hearing is on June 19 at 4:30. It would be good for a rep to be at the hearing.

### **24-26 West Hampton Road**

- Presentation: Bill O'Brien, attorney for the project, presented the project. The property is the site of a house that burnt. When the house was demolished a small area of land around the front steps was removed as it existed to provide a landscape area at the steps. It was man-made. It was not known at the time that this was classified as steep slope and could not be disturbed without permission. The area of the steep slope was about 12 sq. ft.; the entire property is 62,000 soft. Permission needs to be granted for this disturbance. In addition the owners are consolidating 3 properties into 2. There is no problem with this consolidation except for the steep slope violation. The current ZBA hearing date is July 10; it may be moved to June 19.

- Discussion and Action: There were questions by the committee about the existing and proposed elevations of the property as the drawings supplied were not clear. The committee asked that the project be viewed by the DRC at the June meeting. A grading plan and more comprehensive elevations should be supplied.

### **Committee Business**

- 121 West Chestnut Hill Avenue will present materials at the June DRC. It was noted that the restriction against parking in the driveway should be recorded. L McEwen has a draft agreement that will be circulated

- Minutes: The May minutes were approved as submitted.

- RSD-C Concerns: The city is considering removing paper streets in Philadelphia. The land would probably be shared with adjacent owners. Another possibility is building tiny houses on alleys. The Wissahickon watershed overlay may be reassessed.

**Adjournment**

- The meeting was adjourned at 9:30PM.