

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 6, 2023

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:

Dave and Valerie Maher, owners 400 E Evergreen

Kevin Rasmussen, architect for 400 E Evergreen

Greg Woodring, 410 E Evergreen

Members of the HDAC

Lori Salgonicoff, CH Conservancy

Anne McNiff, Executive Director CHCA

Celeste Hardester, Development Review Facilitator

Melissa Nash, recorder

The meeting opened at 6:30 PM as a joint meeting of the HDAC and LUPZC. Each committee's members introduced themselves. An overview of the process for the meetings was provided. The project will be presented for both committees. Each committee will discuss the project separately.

400 E Evergreen Avenue

•Presentation: Kevin Rasmussen of Rasmussen Su began the presentation. This project was seen by the DRC. It is a 13' x 19' greenhouse. It is one story tall and within the setbacks. The building is a kit from Hartley Botanical in the UK. K Rasmussen showed a series of drawings and photos, including an elevation showing the relationship between 400 E Evergreen and 410 E Evergreen. The base wall will be stone but not Wissahickon schist. Dave and Valerie Maher further presented the plan including the complete landscaping plan. The greenhouse is part of the private garden. They saw the greenhouse at the Philly Flower Show. They have tried to be good stewards of the property. The backyard is a private space. The greenhouse complements the historic property. Patricia Cove added that letters of support from most near neighbors have been received.

•Comments: There was an inquiry about lighting in the greenhouse. There will be no grow lights, only task lighting. Would the greenhouse be used year round? It will be a 3 season use with little summer use due to heat. It was noted that the greenhouse was originally part of a plan in which it was attached to an addition to the house. It would have not required a variance. It was decided to simplify the plan due to growing expenses. John Landis asked about neighbor Greg Woodring's concerns and if the Mahers were able to work with G Woodring to resolve view issues. The Mahers will consider scaling down the arborvitae. Setting the greenhouse into the ground to lower it causes problems. The existing landscaping blocks views from G Woodring's property. Richard Bartholomew asked about moving the greenhouse to align with the house. There is a grade issue if the greenhouse is moved toward Evergreen. It was asked if a shadow study had been made. It was made and this location is a good place for light for the whole year. Greg Woodring noted that there

are no other greenhouses in the area. The next door neighbor has a plastic greenhouse attached to the garage. This greenhouse is as large as a garage and should require a hardship. It was noted that storm water runoff would travel toward G Woodring's property. D and V Maher noted that they were sincere in selecting the location and also that they were under the impression that G Woodring was selling his property. G Woodring suggested that the greenhouse could be moved toward Evergreen and aligned with the house. The Mahers are not prepared to discuss hardship but may be able to at the ZBA in October. Matt Millan noted the view is affected more by landscaping than by the greenhouse. P Cove asked if a compromise would be possible. At present, it seems not.

LUPZC Meeting – 400 E Evergreen

- Presentation: Before discussing the project, intros were made. A quick presentation was made for those who were unable to attend the HDAC meeting. Letters of support have been received from neighbors. Most are positive. G Woodring was in opposition. It was noted that the stone on the knee wall may not match the house stone due to availability.

- Comments: Camille Peluso asked about the negative view. Jean McCoubrey asked about the setbacks. The greenhouse is within the setbacks. Moving the greenhouse was discussed. The greenhouse should not be depressed into the ground as it will make access more difficult. Chris Linn asked if the Mahers and G Woodring had spoken. They have without resolution. The Mahers are not willing to change the location but will change landscaping D Maher noted that location was selected with light and grading issues in mind. Jan Albaum noted that the parties need to discuss trimming the arborvitae. It was felt that the landscaping seems to interrupt the view more than the greenhouse.

- LUPZC Action: it was asked if the HDAC had taken a vote. There is no historic impact and the HDAC supported the variance with two conditions: storm water needs to be mitigated and no light should spill over to neighbor properties. Andrew Moroz noted that the structure is only 100 sq ft over the limit and is not an intrusion. He moved that the committee recommend support of the greenhouse with no conditions. The motion was seconded. J Landis suggested that motion include a condition that the greenhouse be moved 6' closer to Evergreen. A Moroz rejected the amendment, stating that it was not necessary. S Gendler noted that property owners do not own the view beyond their property. French drains are part of the greenhouse. G Woodring asked about runoff due to rain. K Rasmussen noted that this could be tied into overall drainage. The committee voted to approve the original motion with all in favor. J Landis asked that the parties meet before the DRC to try to work out a compromise. The DRC is July 18 at 7pm.

Committee Business

- Minutes: It was moved that the May minutes be approved (No June meeting). A few simple typos wording errors were noted. With those corrections, the minutes were approved.

Adjournment

- The meeting was adjourned at 9:30.