

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of June 7, 2018

Members Present

<u> </u> Brad Flamm, Chair	<u>✓</u> Larry McEwen
<u> </u> Cynthia Brey, Chair	<u>✓</u> Ned Mitinger
<u>✓</u> Steve Gendler	<u> </u> Andrew Moroz
<u> </u> Larry Goldfarb	
<u>✓</u> John Landis	
<u>✓</u> Joyce Lenhardt	<u> </u> Laura Lucas, Pres, CHCA (ex-officio)
<u>✓</u> Jean McCoubrey	<u>✓</u> Joyce Lenhardt, VP Physical

Others Attending:

David Forti, owner 601 W Gravers Lane
Bill O'Brien, attorney for 601 W Gravers Lane
Architect with Blake Development
David Plante, engineer Ruggiero Plante Engineers
Neighbors of 601 W. Gravers
Brendan Sample, Chestnut Hill Local
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting opened at 8:03pm by John Landis, acting co-chair. He provided an overview of the process.

601 West Gravers Lane Variance for Garage/Pool House

•Presentation: Attorney Bill O'Brien began the presentation. The property is in the Wissahickon Watershed. The house was built in 2005. The plan is to add a pool, garage and pool house. The permit for the pool has been approved and the pool is under construction. The structure for the garage is on the driveway level with the pool house under the garage. The garage will house 2 cars. Pool storage will be below. Impervious coverage is well below the maximum level at 16%, where 27% is allowed. Open area should be 65% or more; the open area with the new construction is 85%. The footprint of the structure is 650 sq ft. on the lower level by the pool. The refusal was based on not allowing a second primary structure on the site and steep slope conditions. Issues addressed are storm water runoff, steep slope and concern for neighbors. The house has an existing storm water management system. New construction will have runoff piped to the existing management system. Erosion control during construction will include grading and silt fences.

•Committee Questions: J Landis asked about collection of runoff from the pool deck. There will be two slot drains to pick up the runoff. Larry McEwen noted that there is significant site disturbance. This will be stabilized with soft scaping: there is a planting plan with shrubs and grass. Grass is effective for up to a 1:3 slope. This will be a 1:4 slope. Joyce Lenhardt asked why the project was separated into two parts – pool and garage/pool house. The pool builder submitted an application for a building permit for the pool. Steve Gendler noted that if the garage were connected to the house with a breezeway, it would not have been considered a separate building. More detailed plans for the building are needed. B O'Brien stated that the pool house would include a bathroom, storage and a washer/dryer. There will be no stairs connecting the garage to the pool house. S Gendler asked about another small structure on the site. It is a children's playhouse in a mulched area. Ned

asked about letters of support. The house is on a septic system. Currently there is a small drain at the end of the driveway. That drainage will be improved and piped to the system.

- Neighbor Comments: A neighbor asked for more info about storm water collection. There will be more collection of runoff by expanding the existing system. The pool is not in the steep slope area. The original system was over-sized. L McEwen asked what would happen if the existing system proved to be undersized and if runoff would be allowed to run into the park. If the system does not perform adequately, it could be expanded or a new system could be added. There were concerns about the health of the park being affected by runoff. It was asked if trees would need to be removed. Three trees that were not good trees have been removed. L McEwen asked about calculations for capacity of the existing system and the expected increase. A question was asked about the existing system type. The system was briefly described.

- Committee Action: N Mitinger moved that the committee recommend to the DRC that the request for a variance be supported with conditions. The conditions are that the applicant present floor plans for the proposed structure and that calculations for the capacity of the existing storm water management system be presented. In discussion, J Lenhardt proposed an additional stipulation that the applicants state that the proposed structure will only be used for the approved use. It was also suggested that a further stipulation be added that the storm water system performance will be monitored one year after completion of construction. If it is not performing adequately, it will be improved as needed. The motion was amended, seconded and was approved with inclusion of the additional conditions. It was suggested that it include language that the restriction against converting the garage to a living unit would run with the land.

The amended motion:

It is recommended that the DRC support the application for a variance with the stipulations that the plans for the garage/pool house is presented, the calculations for the capacity of the storm water management system is presented, the owners state that building will be used only for the uses presented, and that the storm water management system be monitored one year after construction is completed for adequate performance. If it is not performing adequately, it will be improved as needed.

A discussion followed about the procedure for final improvement. This project has a June 20 appointment with the ZBA. This date is prior to the Board meeting for June. The Board has allowed the DRC's recommendation to be the final decision; the letter to the DRC will be based on that meeting.

Committee Business

- Minutes Approval: It was noted that a name was spelled incorrectly. With that correction, the minutes were approved as submitted.

Adjournment

- The meeting was adjourned at 9:28PM.