

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of February 5, 2015

Members Present

<input checked="" type="checkbox"/>	John Haak, Co-Chair	<input checked="" type="checkbox"/>	Joyce Lenhardt
<input checked="" type="checkbox"/>	Ned Mitinger, Co-Chair	<input checked="" type="checkbox"/>	Jean McCoubrey
<input checked="" type="checkbox"/>	Cynthia Brey	<input type="checkbox"/>	Andrew Moroz
<input checked="" type="checkbox"/>	Steve Gendler	<input checked="" type="checkbox"/>	Larry McEwen, VP Physical Div (ex-officio)
<input type="checkbox"/>	Larry Goldfarb	<input type="checkbox"/>	Will Detweiler, President, CHCA (ex-officio)
<input type="checkbox"/>	John Landis		

Others Attending:

Mark and Susan McCarty, owners 7733 Winston Road
Ralph Pinkus, attorney for 7733 Winston Road
Lester Escobedo, architect for 7733 Winston Road
Frank Aloise, CFO, Springside Chestnut Hill Academy (SCHA)
Maarten Pesch, architect, WRT Architects, SCHA
Michele Adams, civil engineer, Meliora Designs, SCHA
Bob Rossman, 7733 Winston Road neighbor
John Romano, Streetscape Committee
Debra Ferraro, Traffic
Celeste Hardester, CHCA Community Manager
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:03 pm. It was moved that the minutes of the January meeting be approved. J Haak noted some corrections regarding the spelling of a name and some grammatical errors. The motion with the corrections was seconded and approved.

Variance for 7733 Winston Road

•Introduction: L McEwen provided a brief overview of the project as presented at the DRC meeting. The building is 20' wide and 100' deep. The adjacent zoning does not allow having 2 units on the second floor. The DRC asked for a detailed context site plan. L McEwen noted that there is some open space between the McCarty property and the residences on the corner of Moreland and Winston. Ralph Pinkus presented the detailed project. Initially the project was to add a single 2-bedroom unit on the second floor. The property is CMX1 and is adjacent to RSA 3. The roof of the shop collapsed in February 2014. The McCartys purchased the property in 1996. In October they received a zoning permit for the single apartment. They re-filed for a two-unit addition and were refused in December. The appeal was filed in January and the application for the CHCA was also filed. The ZBA hearing is March 17. The lot is 7100 sq ft. There is 53% coverage. There is an existing variance for coverage. The building footprint is 3760 sq ft. The front apartment would have 1230 sq ft and the rear 1143 sq ft. There is a 19' x 21' deck at the rear. A project description was delivered to neighbors on the City list before January 20. They have also spoken to neighbors and have signatures of support from many.

•Committee Input: Cynthia Brey asked about the east wall of the property adjoining Roxy Auto Body. Due to fire ratings, the wall will remain solid. Existing windows on the lower level will be

closed. R Pinkus continued that there will be a strip differentiating the floors and for crack control, and the exterior will be stuccoed. The walls will be a cream color and white. The roof is brown.

- Committee Input: Steve Gendler asked for a clarification of the zoning. The property is CMX1, which allows 2 units, but it is adjacent to RSA3, which does not. He also asked if the plumbing had been roughed in. It has not. John Haak asked about the rear of the property. The building goes to the property line. There is a wall separating it from the Devon Street properties. While the project shows a deck at the rear of the building, that location may not be desirable. The deck will be moved to the roof of the garage. The existing wood fence will be replaced as well. It is currently too tall and solid on the front. It will be build more open and lower. They will ask for neighbor input for the design. This should make the property more open and bring in the open space next door. S Gendler asked for clarification of the wall facing Roxy Auto Body. As the wall is on the property line, it will be solid. The existing lower windows will be filled in. Debra Ferraro suggested improving the sidewalk. Discussion followed about the existence and nature of the sidewalk. There is not really a sidewalk on that block. Mark McCarty noted that he is in the process of purchasing a strip of property that he presently has an easement for on the Moreland side of the property. There are plans to add greenery to the front of the property. Jean McCoubrey noted that there are requirements for planted buffering between commercial and residential properties. The garage is for parking; the paved area is for loading/unloading, not customers, who park in the street.

- Audience Comments: Bob Rossman, a neighbor, stated that he has no objection to the project. It is good to have more people living in the neighborhood. Roxy Auto Body has signed the petition.

- Committee Action: Larry McEwen moved that the committee recommend support of the application for a variance with the recommendations (which are not requirements) that an effort be made to improve the street sidewalk. The motion was seconded. Joyce Lenhardt noted that the material for the sidewalk should differentiate walking from driving paths. The motion passed.

Variance for Springside CHA

- DRC Report: L McEwen reported that the project is a building of a lower school and remodeling of the middle school. The DRC had a question about LEED certification and rating. There were questions about storm water management and traffic during drop-off/pick-up.

- Introduction: Frank Aloise, Maarten Pesch, and Michelle Adams presented the project. The school plans to implement Phase 2 of its master plan. Phase 1, which included the stadium, tennis pavilion, and playing fields, is complete. Currently there are 5 divisions in the school: high school, boys lower school, girls lower school, boys middle school, and girls middle school. The project will create a lower school building with 2 wings – boys on one side, girls on the other, with shared facilities in the middle. Phase 2 includes demolition of the current lower school wing, building a new lower school building for boys and girls, creating a new entrance for the middle school, and re-doing the parking and pick-up/drop-off areas for the lower and middle schools. There will also be interior renovations in the middle school. All buses will be on one campus. There is parking for athletics across the street. The new building will have two wings with a shared center space. The old barn is below the new building. The new building is mainly two-stories, with some three-stories portions in response to the slope. Equipment will be located on the flat roof portion. The new entrance for the middle school is a glass box lobby with a fireplace. A house on the lower school site would be demolished; it is neither historic nor interesting. The emergency exit for Druim Moir would be maintained, although the pathway would be altered. A barn near the proposed lower school would remain. Presently, parking on the 4 lots on the Cherokee campus accommodates 147

spaces in 4 lots. The number of spaces would be reduced to 139 in 2 lots. Much of this parking is not used fully unless there are events. There will still be an overflow for events. Twenty-three buses come to school each day. There would be stacking space for cars and buses.

- Presentation Continued: Michele Adams, civil engineer, presented an overview of storm water management. The campuses currently work to manage storm water. The new plan would continue that effort and would also work to control erosion. The plan seeks to restore healthy water conditions. Parking lots would have pervious paving with storm waterbeds. There are rain gardens, which would be expanded. There would also be bio-retention areas, infiltration areas, and disbursement areas - rain chains and stepping stones. The concept plan has been approved by the Philadelphia Water Department.

- Committee/Audience Input: J Haak suggested that work needs to be done on the emergency road. Steve Gendler asked about grade changes on Cherokee, welcoming plantings, and the different styles of the lower school and the design of the middle school entrance. Ned Mitinger asked for the date of the ZBA hearing. It is scheduled for March 18. He also asked about the schedule for construction. The new lower school building would be under construction while the current school is being used. There would need to be some accommodations made for parking during this time. During the summer, the old wing would be demolished and the new parking and middle school entrance would be constructed. There would be no need for temporary classrooms. Cynthia Brey asked if there would be parking added at the upper school. There will not be. The lower parking lot is not heavily used. The traffic problems on Cherokee and Willow Grove were briefly discussed. There would no longer be upper school students traveling between campuses. L McEwen asked what the school needed approved at the present time. The plan needs to be approved. The only variance is the use variance for an institution in a residential zone. Peter Marvin, a neighbor, asked about construction dates. The start of construction is money-dependent. The project will take 15-16 months to complete and would probably not be started this year. D Ferraro asked about the proposed building to the stream. There was no exact answer, however, the stream would be protected. Sediment will be controlled and trees will be protected. Cars can be encouraged to use the bus lanes when available to help ease the Cherokee back up. It was thought the Willow Grove Avenue SEPTA bridge would be completed by the time of construction, which should help with traffic as well. The school population would not change. J Haak asked about light shielding in the parking lots. The lights will be screened from neighbors. Handicap spaces need to be designated in the lot. Bicycle racks are needed. The Druim Moir emergency gate would be off limits for construction workers. The school does not plan to become LEED certified but does plan to follow most of the protocols without paying for certification.

- Committee Action: Larry McEwen moved that the committee support SCHA's application for a variance with the understanding that the school will return to committees as the project is developed, including materials, working with neighbors. The motion was seconded. Jean McCoubrey suggested including updating committees on rooftop equipment screening and acoustics. It was asked if the "barn" roofs could be used to house equipment. The gables are open spaces, so equipment cannot be installed in them. With the additional recommendation, the motion passed.

Adjournment

- The meeting was adjourned at 9:50 pm.