

## LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 2, 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 type="checkbox"/>	Cynthia Brey	<input type="checkbox"/>	Andrew Moroz
<input type="checkbox"/>	Steve Gendler	<input checked="" type="checkbox"/>	Larry McEwen, VP Physical (ex-officio)
<input type="checkbox"/>	Larry Goldfarb	<input type="checkbox"/>	Will Detweiler, President, CHCA (ex-officio)
<input checked="" type="checkbox"/>	John Landis		

### Others Attending:

David Keefrider, Architect, 440 Rex Avenue

Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:02 p.m. It was moved that the minutes for the June meeting be approved. The motion was seconded. Larry McEwen noted that "L McEwen" on page 3 should be changed to "L Goldfarb". There were no other corrections. The minutes were approved.

### **440 Rex Avenue Addition**

•Presentation: David Keefrider, architect of Albert Taus & Associates, presented the proposal. The house was originally two cottages, which were built in 1905. They were joined in 1937 as one house with 4000 sf. The owners of the Smith residence wish to add a safe, sanitary side entrance into the kitchen. The design would match the existing building with the roof, and windows echoing the house. At an earlier meeting the HDAC asked for more information, as did the DRC. John Landis noted that the refusal was due to a small intrusion into the front yard setback. The house itself has a large intrusion into the front yard setback. It was also observed that the property is in a steep slope area. D Keefrider stated that they had sign-off for the slope from Planning. The addition would be about 156 sf. It was asked that the presentation should include a floor plan of the addition with more detail and of a larger size. The main driveway of the house is off the opposite side of the house. The garage is under the house. The new entry would be at the end of the driveway that leads to the kitchen door. It was asked if near neighbors had been notified. D Keefrider had the notification list from Planning but has not sent out notifications. He has email support from a close neighbor. The notifications need to be sent to allow any neighbors with interest to attend one meeting to express their opinions.

•Committee Input: The project should have another review at the next DRC on July 21 at 7:30 p.m. Notifications should invite people to attend that meeting. D Keefrider stated that the property has been posted and that the ZBA appointment is on August 4. J Haak briefly reviewed the community process. After the DRC meeting, there will be a meeting of the Board on July 23 at 7:30 p.m. There should be a representative of the project at both meetings. Proof of notification and larger, more detailed plans should be submitted. A pdf of the improved presentation can be sent to Celeste Hardester. One packet can be used for both meetings.

•Committee Action: Ned Mitinger moved that provided the requested information is submitted, this committee recommend to the DRC that the request for a variance be approved. The motion was seconded and approved.

**Committee Business**

- East Bells Mill Road: J Landis stated that he was surprised that Streets has simply cancelled the Bells Mill reconstruction project. He was of the opinion that there had been agreement at the prior meeting to work with the neighbors to find some consensus. It should be on the record that Streets presented the proposal and then rejected making any changes. L McEwen will contact Darin Gatti of Streets about Bells Mill.
- New Co-Chair/Committee Members: Joyce Lenhardt noted that while there is a need for new co-chairs, there is not a requirement for co-chairs in the bylaws for the LUPZC. There is still room on the committee for additional members. Some names were mentioned. Larry McEwen will make an announcement about this at the next summer concert.
- Parking in Front Yard Setback: It was suggested that the issue of front yard setback parking should be the next statement to be publicized to the community – especially to realtors. An article could be written for the Local, including impediments to pedestrian safety created by front yard parking.
- 8200 Status Update: It was suggested that a meeting with Richard Snowden or a Bowman Properties rep be set up, possibly in September, to update the status of the former Magarity site.

**Adjournment**

- The meeting was adjourned at 9:15 p.m.