

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of December 3, 2015

Members Present

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

Others Attending:

Paul McGinty, contractor 7912-14 Ardleigh Street
Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:10 p.m. It was moved that the minutes for the October meeting be approved. The motion was seconded, and the minutes were approved.

7912-14 Ardleigh Street Variances

•Presentation: Paul McGinty, contractor for the job, stated that the entrance to the interior stairs is off the former garage area. (The garage has been torn down; a paved open space remains.) The original design had the stairs located in the open space, along the wall of the Bowman Properties building that adjoins this property. These stairs required a variance. A design with the stairs in the street entry area was rejected by the owner as too disruptive of the interior layout of the first floor unit. The newest proposal has the interior stairs running up along the back wall using an existing gap in the floor joists. The design showed a deck on the second floor that covered the whole area of the open space. There is no side entrance for the first floor. The first floor is to be a handicapped unit and due to the slope of the open space slab, there would need to be a step from the first floor side to the exterior floor. This open space can be accessed from the front door. The fence and gate could be moved back to designate separate outside areas for the two units. In addition to the floor heights, the wall on the side is three wythes of brick and would be difficult to cut through. The entrance door for the second floor uses an existing opening.

•Discussion/Committee Action: It was felt that the upper deck should be pulled back. Even at half the size, it would be larger than the original deck. Ned Mitinger moved that the committee recommend approval for the variance for 7912-14 Ardleigh based on plans of October 15, 2015 marked with red marker. This approval is subject to the change that the upper deck is cut back as discussed. The motion was seconded. Discussion included issues of modifying the motion to include location for the fence and gate and stating that there would be no parking in the current open space. It was decided that these modifications would not be made. It was suggested (not part of the motion) that details of handicap accessibility be checked. The motion was put to a vote and passed. A letter will be sent to P McGinty and to the owner regarding the issues.

Status of 8419 Germantown Avenue

•Discussion: The Chestnut Hill Community Fund Trustees are to vote on acquiring the Community Center building. There is much to be done to the building to create accessibility. The present Town Hall is not accessible. The building would come to the community unencumbered and could be sold.

Other Issues

- Fresh Market Signage: Fresh Market has agreed to reduce the size of the street signs. It was also noted that there is more stucco than was expected on Hartwell Lane.
- Bells Mill Road: Darren Gatti is out of the office until December 8, so he may not be available for a December 15 DRC meeting. It was suggested that Vadim Fleysh or Smitha Mathew be contacted to verify availability.
- Jenks Wall: There is no official information about changes to the wall on Ardleigh Street. Judy Muenzberg saw the drawing in the principal's office and made a sketch from memory afterward. There would be an 18' driveway that is 75' long with a 10' radius turn around. Neighbors are concerned, as is the Historical Society. The wall on the street will be finished with real stone. The walls on the driveway ramp will not be. The drive would be used for deliveries and emergency vehicles. Currently deliveries are made into the basement. The entrance walls need to be curved for vehicle access. A fear is that teachers would use this upper level for parking. There is a need for more information. Plan A: Steve Gendler will contact an interface at SDP who would, hopefully, put him in contact with a knowledgeable person. Plan B: Get the *Local* to investigate. Steve will try to contact someone next week.
- 210 E. Evergreen Avenue: The front yard is being used to park a car. It was decided not to get a stop order due to the cost; a warning letter was sent. There is no court date. The appeal will be heard in the City Court of Common Pleas.
- 101 W. Gravers Lane: The house would need to be registered, then an easement could be placed on it to preserve it. The house is for sale. The development plan shows two additional lots. These lots would allow twins.
- Changes to Zoning Code: Changes are being prepared to be presented to Council. One change is to reinstate the issue of abandoned variances.
- Hospital Temporary Parking Lot: The hospital has created a graveled parking lot off Norwood Avenue, apparently without permission. This has disturbed a neighbor, who thought the land was part of an open space easement. The land is not eased but the lot should have approval. There should be approvals to have the lot in RD3 zoning district and approval for storm water management. It was suggested that the first step would be to report the lot through a 311 complaint.
- Water Department Activity: Jean McCoubrey noted that she has received a phone recording about water/sewer work to take place on E. Gravers Lane. Melissa Nash also received this recording. The detours on the west side were discussed as causing a major disruption of traffic. It was asked if there has been any progress on the Norwood/Sunset Avenue storm water problems.

Adjournment

- The meeting was adjourned at 9:50 p.m.