

LAND USE PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 5, 2016

Members Present

<input checked="" type="checkbox"/> John Haak, Chair	<input type="checkbox"/> Joyce Lenhardt
<input checked="" type="checkbox"/> Ned Mitinger	<input checked="" type="checkbox"/> Jean McCoubrey
<input checked="" type="checkbox"/> Cynthia Brey	<input checked="" 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"/> Laura Lucas, Acting Pres, CHCA (ex-officio)
<input type="checkbox"/> John Landis (on leave)	

Others Attending:

Bill Valerio, Woodmere Museum

Uri Wegman, architect Matthew Baird Woodmere Museum

Stuart Udis, Patriot RE Capital, developer 2 E. Chestnut Hill Avenue

Michael Stamm, Patriot RE Capital, developer 2 E. Chestnut Hill Avenue

David and Agnes Richardson, neighbors at 8 E. Chestnut Hill Avenue

Jeremy Heep and Tia Burke, neighbors at 12 E. Chestnut Hill Avenue

Aga Vinson, potential LUPZC committee member

Brad Flamm, potential LUPZC committee member

John Romano

Mark Keintz

Melissa Nash, recorder

John Haak, chair, opened the meeting at 8:05 p.m. Committee intros were made. A bit of committee business followed. A motion was made to nominate Aga Vinson as a new LUPZC member. The motion was seconded and approved. Woodmere Museum will be seen first, followed by 2 East Chestnut Hill Avenue.

New Parking for Woodmere Museum

•Presentation: Bill Valerio, director of Woodmere, opened the presentation. The project includes a new parking lot, improved storm water management and installation of two sculptures. The refusal is based on slope. The sculptures are a Bertoia and a Dana Wind (already installed). There will be Tiffany and Tiffany benches at the sculptures. The direction of parking will be shifted 90°. An open space between parking and the building will be open up

•Committee & Audience Discussion/Questions: Patricia Cove asked about the water feature around the Bertoia. There will be a gravel basin. Water will come up through the center of the sculpture and will drip down. Cynthia Brey asked if guests would be able to walk up to the sculpture. As there is no pool, it is possible to be close to the sculpture and to walk under it. It was designed to be touched and played with. A committee member asked about the caliper of the new trees. They will be about 2-1/2". Mark Keintz asked about the storm water management. There will be no discharge from a 2-year storm. There will be great improvement for the 100-year storm discharge. The discharge will be better controlled. A neighbor noted the storms 2 years ago were rated as 500-year storms. Their property was in terrible shape as a result of those storms. It was noted that this water problem was not solely due to museum runoff. The site can handle removal of 6000 cubic feet for flow. C Brey asked where the benches would be located. There will be 3 benches around the Wind sculpture. L McEwen asked about the refusal. It is based on building on a steep slope. There will not be an expansion of parking. The paving would be about 50% pervious. Some impervious pavement is

needed due to bus travel and parking. The pervious and impervious pavements direct water to the drain field. There will be reinforced grass on the front lawn to accommodate overflow parking and parking during construction. A neighbor asked about the lighting including hours, lighting and noise. The lights are on a timer and should not make any noise. If there is noise now, that is probably due to a burning out bulb. The new lights will be lower in the landscape as well as being on shorter poles. Construction should begin in July with the arrival of the Bertoia. The Wind is already in place. Parking lot construction should begin in August. Trenching would be a 4-day process. The swale would be built and this should stop many water runoff problems. Then the 30-day excavation of the lot begins. The stone bed would be installed and then the asphalt. The job should be done in October. Union hours are usually 9-3:30. There will be no blasting – chemical rock breakup could be used if needed.

- Committee Action: Ned Mitinger recommended that the application for a variance be approved for the project as presented. The motion was seconded. Jean McCoubrey asked about neighbor notification. Neighbors have been notified. There have been meetings. The project is generally supported. The motion was approved.

Approval of Minutes

- Action: Approval of the April minutes followed. It was moved that the minutes for the April meeting be approved. The motion was seconded. The minutes were approved.

2 East Chestnut Hill Avenue

- Presentation: Stuart Udis and Jeremy LeCompte presented the current project. There are now three units rather than two: two in the original house and a single house. Parking has been improved, including 4 garage units. The new house is two stories. The house is 7'-11' from the rear lot line. The mean height is 30-8" and the ridge is at 38'-6". An elevator has been added to the old house. The first floor is now two bedrooms instead of three. The second and third floor unit is three bedrooms and an office. The new house has four bedrooms. Materials would be stone, shingles, stucco and slate-like and standing seam metal roofs. The shingles would be stained. The house has a balcony on the second floor. Renderings were presented. A question was asked about the height of the attic. There is no accessible attic. The attic level windows actually open onto second floor rooms. The shadow studies were presented. While shadows have improved for the neighbors, there is still an impact on the sunroom. As the sunroom floor is raised, shadows do not completely impact the windows.

- Committee Comments: Andrew Moroz reported on the subcommittee. The committee concerns were addressed. Cars are now undercover. There are fewer people on the site. The new building plugs a visual gap on Germantown Avenue and strengthens the residential nature of the area. Patricia Cove stated that the CHHD is happy with the revisions. Larry Goldfarb noted that this was a positive evolution.

- Audience Comments: Jeremy Heep, a neighbor, noted that while there is opposition, he is happy that the developers have worked with the neighbors. He has a petition of 28 neighbors who are opposed to the variances. L McEwen noted that petitions are looked upon as strong vehicles for approval or disapproval. His major concern is that there is too much jammed onto the site, and it is still too tall. He would like more of a carriage house look. Stuart Udis stated that it is not feasible to make the house smaller. It is 3000 sq ft without the garages. Agnes Richardson noted that the change in roof height is minimal as it is only 3' lower. Shade and the impact on their privacy have not changed. Open area is better. John Haak asked about the distance from Germantown Avenue.

That has not changed. David Richardson noted that the building is too big and too tall. A discussion of the roof height followed.

- Committee Action: N Mitinger recommended that the committee approve the project as it is presented to the DRC. Modifications as discussed could be approved by the DRC. Question about the meaning of the modifications followed as well as further discussion of roof height. It was asked if the roof were lowered an additional 3' from 38' to 35' and the house were moved 2' closer to Germantown Avenue, would the Richardsons' stance change. There was no enthusiasm for the motion. The motion was restated. It is recommended that the LUPZC recommend approval of the plans as presented with the understanding that the DRC can consider modifications. These modifications can include lowering the roof line 3' and moving the building 2' closer to Germantown Avenue. The motion was seconded and was approved: 3 for, 1 against and 1 abstention.

Committee Business

- Parking problems on the Hill: Parking is a problem on many levels on the Hill. There is a desire to get ahead of the problem. The Parking Foundation has said that street parking is not its problem. Parking needs to be quantified as to numbers of cars, times when cars park and where they park. Would shuttles help?

- BB&T signs: The project as presented at the DRC was presented. BB&T wants to refurbish the existing National Penn roof sign. There were suggestions made for a sign redesign. The bank has responded and these new designs were presented. Neighbors have been notified. It was moved that the new design be approved. The motion was seconded and was approved. Patricia Cove abstained as roof signs are prohibited.

Adjournment

- The meeting was adjourned at 10:00 p.m.