

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of December 7, 2017

Members Present

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

Others Attending:

Carl Primavera, attorney, Woodward Company
Andy Miller, attorney, Woodward House Corporation
Hank and Josie Whiton, owners 8718 Prospect Ave
Jeff Krieger, architect 8718 Prospect Ave
Brendan Samples, Chestnut Hill *Local*
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

Joyce Lenhardt, acting chair, opened the meeting at 8:07 pm. The agenda for the evening includes the Woodward property lines and the garage structure for 8718 Prospect, followed by committee business, including the minutes.

Woodward Property Lines

•Presentation: Carl Primavera began the presentation. The project has a hearing date with ZBA for February 7. He noted that zoning notices need to be posted 3 weeks before the hearing and will probably generate a lot of community notice. It was suggested that the RCO meeting would be the next DRC. The required letters and notifications will be distributed before then. There will be no new construction. Ned Mitinger suggested that the personal touch – going door-to-door to talk out the project with neighbors might alleviate stress. It was also suggested that a letter to the *Local*, describing the project, might help to answer questions as well. C Primavera read one of the notices, which described the goals of the project for the affected parcels of land. He showed a list of properties that will need posting. John Landis asked why this project has been referred to the community as it involves lot line adjustments, which should be an administrative action. C Primavera noted the uniqueness of the undertaking. For example, one parcel with 5 OPA account numbers is to be divided into 5 lots with parcel numbers and deeds. One property is large house that is reputed to be a replica of George Washington's boyhood home. Apartments will remain as single lots with multiple dwelling units; the use will be grandfathered in zoning. He noted that some properties may be sold as needed. It was asked about an unbuilt interior lot. C Primavera stated that it is to remain open space. Woodward may sell properties if they deem it better to sell than to renovate/update; this generally involves larger houses. Woodward has a policy of selling houses with protections in the form of façade easements and deed restrictions on further development. A major sell off of properties is not in the current plan. C Primavera noted one situation where twins are not attached to each other but are on the same property. Ned Mtinger suggested that the near neighbors be handled carefully. Andy Miller continued the presentation. The 7919-25 properties will have no changes other than repositioning lot lines. He noted there is a wide variety of lot width – 50' is required but there are 2 at 38'.

- Discussion: John Landis suggested that a neighbor meeting be held. The meeting should include large maps with an information key. It was also noted that there is no December Board meeting so the project could return to the January DRC as the official RCO meeting. Letters should be sent to tenants, neighbors and a letter should be sent to the *Local*. A Miller reiterated that nothing is being changed. The project should return to the LUPZC in January with advertising in the *Local* and in letters to neighbors. It was summarized that committee concerns include the need to memorialize Woodward's intent to protect properties and the use of the vacant properties. J Landis noted that it would be interesting to see the original deeds for the properties.

Garage 8718 Prospect

- Presentation: Jeff Krieger, the architect for the project, stated that they have tried to have the refusal re-written as suggested by the DRC, but have had no success. The DRC objected to the refusal calling the proposed garage a second primary structure rather than an oversized or non-conforming garage. J Krieger would like the LUPZC to review the project at this meeting. The project includes a mud room (compliant) as well as the garage. Owner, Hank Whiton, described his needs for the large garage. They need three bays for their personal cars plus his racing car, which he maintains himself. He works on the personal cars as a hobby. He needs lifts to make the work easier and safer. The lifts require extra depth and height. The materials on the proposed building will match the house as will the roof line and the dormers. The rear wall, facing the station will be stuccoed. There will be a small change in lot coverage and impervious coverage; both are less than the allowable.

- Discussion: The committee would like to see a revised variance. There are no concerns about the design. The concern is about future use of the building. A motion recommended supporting the appeal of the refusal contingent upon the refusal not having the language "second primary structure". Instead, it should say "a garage that is too large". The motion was seconded. In discussion it was suggested that the revised refusal should be sent to all committee members. The project could also be called "an over-sized garage" or "a non-conforming garage or accessory structure". The motion was unanimously approved. The owners plan to begin construction in the spring. Returning to the January DRC should accommodate a reasonable ZBA date.

Committee Business

- Minutes: It was moved that the minutes for the November meeting be approved as submitted with corrections of typos. The motion was seconded and approved.
- District Plan: Jean McCoubrey did not accept the invitation to join the steering committee. She will try to attend the meeting on January 3. J Landis suggested using zoning controls based on block by block ratio of coverage or height. A project would need to be with a certain percent above or below or would need review. For example, zoning might allow 30% coverage but a particular block may have only 15% coverage. Radnor uses development patterns on a block by block basis. Celeste Hardester noted that L&I has had difficulties using the Roxborough overlay. She also noted that there is a one year moratorium on demolition for designated properties on Ridge Avenue.

- New Members: J Lenhardt suggested Camille Peluso as a potential new member. John Romano was also mentioned as he is leaving the Streetscape Committee.

Adjournment

- The meeting was adjourned at 9:25PM.