

# LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 3, 2018

## Members Present

|   |   |
|---|---|
| <input checked="" type="checkbox"/> Brad Flamm, Chair | <input type="checkbox"/> Larry McEwen                           |
| <input type="checkbox"/> Cynthia Brey, Chair          | <input type="checkbox"/> Ned Mitinger                           |
| <input type="checkbox"/> Steve Gendler                | <input type="checkbox"/> Andrew Moroz                           |
| <input type="checkbox"/> Larry Goldfarb               |   |
| <input checked="" type="checkbox"/> John Landis       |   |
| <input checked="" type="checkbox"/> Joyce Lenhardt    | <input type="checkbox"/> Laura Lucas, Pres, CHCA (ex-officio)   |
| <input checked="" type="checkbox"/> Jean McCoubrey    | <input checked="" type="checkbox"/> Joyce Lenhardt, VP Physical |

## Others Attending:

Carl Primavera, attorney for 208-10 Rex Avenue  
Hewson and Virginia Baltzell, owners 208-210 Rex Avenue  
Colin Laren, developer Constellation Corporation, 208-210 Rex Avenue  
Stan Runyan, architect for 208-10 Rex Avenue  
Many neighbors and residents  
Brendan Sample, Chestnut Hill Local  
Anne McNiff, CHCA Executive Director  
Melissa Nash, recorder

The meeting opened at 8:03pm by John Landis, co-chair. He provided an overview of the process. He explained that this was a purely informational meeting. There would be no vote on this issue. Approval of the March minutes was the first order of business. It was moved and seconded that the minutes be accepted.

## **208-210 Rex Avenue Proposal**

- Presentation: Carl Primavera, attorney for this project, introduced Colin Laren, developer, and the Baltzells, the current owners. He also discussed the property's zoning (single family detached) and its nomination for the City's Historic Registry. The first meeting, held at the Historical Society, was intended for immediate near neighbors but was spread to a wider audience. This meeting is to make up for that meeting. Items that were issues for the first meeting were the height, bulk, the underground garage, and the limited number of parking spaces. He added that there could be a number of people in Chestnut Hill who would appreciate elevator condos located near a train station.
- Design Presentation: Stan Runyan presented the proposed development. There would be 5 units in the existing house and 12 units in the new construction. He showed a number of massing schemes. The preferred scheme has the new building lined up on the property line off Rex Avenue, set back toward the tracks, 30' from the older building. There would be a 7' side yard setback. He presented elevations with context, and a perspective. The design is in very preliminary development. In response to an audience question S Runyan stated that the land will not actually step up. The terraced appearance in the drawing is a result of the drawing program. The base of the building would be schist and wood shingles above. The units would be 1800-2400 sqft each with 2-3 bedrooms. Each would have a porch. S Runyan showed a comparison slide of 12 unit developments in the area. It was asked if Hill House was to scale in the drawings. It is. The parking garage would contain 12 spaces, one per unit. The units in the house would park in the front of the

older building. It was asked if building single family houses had been considered as in Millman Place. This was considered, but there is little street frontage.

- Audience Comments: It was asked how the number of units was determined. It was also asked how many units were currently in the older house. It was not known. It was also asked if the property was currently overpriced. A neighbor commented that nobody wants this development. The house cannot be demolished. An opinion expressed that the property is not really historical. C Primavera stated that nobody would buy the property as a single family house for even \$100,000. A neighbor stated that the development ignores the context of the neighborhood. It misses the target of what makes Chestnut Hill. The development would bring too much additional traffic. It was asked if SEPTA would agree to the development that adjoins its property. The new building looks like a mall or a big box store.

- Conclusion: Carl Primavera asked that neighbors let him know about other issues or concerns. Give him ideas about the use of the property. He summarized the issues as traffic, massing, number units and future use of the house.

### **Adjournment**

- The meeting was adjourned at 9:28PM.