

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of May 2, 2019

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input type="checkbox"/> Larry McEwen
<input type="checkbox"/> Steve Gendler	<input checked="" type="checkbox"/> Ned Mitinger
<input checked="" type="checkbox"/> John Landis	<input type="checkbox"/> Andrew Moroz
<input checked="" type="checkbox"/> Joyce Lenhardt	<input checked="" type="checkbox"/> Bradley Wells
<input type="checkbox"/> Chris Linn	<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:

Mark Greenberg, owner 8100 Germantown Ave
Theresa AlDamlouji, architect 8100 Germantown
Rep from Bowman Properties
Brendan Sample, Chestnut Hill *Local*
Celeste Hardester, CHCA
Melissa Nash, recorder

The meeting opened at 8:06pm by Brad Wells, acting chair. The is only one action item, 8100 Germantown Ave

8100 Germantown Ave

•Presentation: Owner, Mark Greenberg, and architect, Theresa AlDamlouji, presented the project. The site formerly was used as a daycare center. It has been vacant for 9 months. The current building is 2 stories. The proposed building will have the same footprint. It would be 4 stories. There would be retail on the ground floor and 2 residential units above. One would be a flat for a full floor and the others would be a bi-level unit. The building would step back from the street on upper levels. The variance is needed as the retail is 2240 sqft where 2000 is allowed. There is also not enough parking. The residential units require 2 spaces and the retail 2.4 spaces. Only 2 spaces are planned. In addition, there would be 0' setbacks. The street has non-metered parking. The building design has changed since the DRC. It is now only 45' tall. It is now more harmonious with the neighbors. Exterior walls would be patterned; the base would be brick or schist. They do not have neighbor input yet. Space is allowed for private elevators that require no machine room.

•Discussion: It was asked about owned or rented units. They will be rented initially but could become condos. The street trees will be preserved. It was asked if garage space could be incorporated on the ground floor. It was noted that parking is not a problem during the day. The flat would have 1842 sqft and the bi-level would have 3436 sqft. It was asked what type of retail is envisioned. It could be used as a restaurant. In addition, the retail could be split into 2 spaces. Ned Mitinger noted that this project was a major improvement. John Landis commented on the porthole design on the side. HDAC liked it. It was felt that the middle section design needs work.

•Committee Action: It was noted that the next DRC on May 21 would function as the RCO meeting. Some notes of concern include the side of the building, parking, design of tree pits, and condition of the sidewalk. It was moved that the project be referred to the DRC with the following concern: further refinement/development of the design (specifically the porthole windows), street trees (maintain and

replace one missing tree), provide an uphill elevation study, specify materials and colors, agree to work with streetscape with awnings and signage, railing design, agree to a follow up review by a subcommittee or the full committee as design develops, letters be sent to neighbors as required, work on parking and correct refusal (current design was not the refused design). The motion was seconded and approved.

Other Business

- RSD-C Concerns: The ZBA currently considers oversize lots as a burden and will allow development. The committee should meet with Ian Hegarty. Measures other than acreage should be incorporated. Additional houses need more infrastructure.

- Minutes: The April minutes were approved as submitted.

Adjournment

- The meeting was adjourned at 9:30PM.