

LAND USE, PLANNING AND ZONING COMMITTEE

Minutes of the Meeting of July 11, 2019

Members Present

<input checked="" type="checkbox"/> Brad Flamm, Chair	<input checked="" type="checkbox"/> Larry McEwen
<input checked="" type="checkbox"/> Steve Gendler	<input 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 checked="" 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:

Rob Lamb, Real Estate agent, Compass

Brendan Sample, Chestnut Hill *Local*

Celeste Hardester, CHCA Development Review Coordinator and substitute recorder

The meeting opened at 8:14pm by Brad Flamm chair. Two agenda items:

- 248 E. Evergreen, presented by Larry McEwen (not acting as committee member)
- LUPZC Guidelines review (with Larry McEwen as committee member)

248 E. Evergreen Avenue

• Presentation: Architect by Larry McEwen presented the project. The parcel was once three lots: 248 and 250 E. Evergreen and 8414 Anderson. The current owner consolidated all three into a T-shaped parcel in 2013, with the intent of building an addition on the house at 248. The lot at 250 was 27'-wide. Plans for the addition were cancelled and owner would now like to subdivide to create two L-shaped parcels and build a house on 250. Current parcel is 48' wide, 2' less than needed per code for two RSA-3 lots. Intent is for 248 to be granted a variance for a 21.1'-wide lot with 3' side-yard setback. 250 will have width of 26.9'. L-shaped section in rear for is driveway easement to carport, which will be on 248 parcel. Easement is to be shared by 248 and 250. 250 will park one car in its own garage under house and one in easement behind the house. Variance also needed for 250 rear yard setback of 7', rather than required 15'.

• Discussion: It was asked if driveway will be improved. Plan is for macadam, with two stone monuments at entrance to remain, perhaps cobblestone band at entrance to drive. Tree in rear of 248 will remain. Comment was made that view from Anderson needs to have nice frontage. In the easement, 250 needs to have the right to back auto onto 248 land. It was suggested that it depends on how easement is written whether parking would be allowed in easement. Big picture is that parking for these two houses will not burden the street. Request was made to have more information about appearance of house – materials, colors, details.

• Committee Action: Motion was made for conditional support of variances with proviso that materials be provided to DRC, that a plan is presented for how the frontage on Anderson can be made attractive, and that the neighbors are notified. Modification to motion added request for information about how driveway and carport will be handled, more detail on roof transitions on front of house, and detail on the deck railings. Request was made that applicant draft a proviso that outlines materials, color, details that can be included in support letter is such letter is sent to ZBA, once CHCA board holds final vote. Motion passed with all in favor.

Other Business

- LUPZC Guidelines: Motion was made by Larry McEwen to make two changes:

Section II.A. The CHCA President and CHCA Vice-President, Physical Division shall be ex-officio, non-voting members unless they are already members of LUPZC, or unless their vote is needed for a quorum.

Section V.A. In the absence of a quorum, the President of the CHCA or the Vice President - Physical Division can serve as a voting member of the committee.

Motion seconded by Chris Linn and was approved by all. Guidelines now ready for review by CHCA Board.

- Minutes: The June minutes were approved with two changes:
 - change from “no change in parking spaces” to “two spaces are being taken off the street”
 - uncheck Joyce Lenhardt, who was not present at the meeting
 -
- Discussion of how to respond to PCPC query regarding identifying your concerns regarding development in what would have been RSD-C zoned districts under District Plan, if RSD-C had been approved. Review of Andorra development as an example and decision to review how the categories of the Wissahickon Watershed Overlay would provide protection.

Adjournment

- The meeting was adjourned at 10:10PM.