

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of November 16, 2018

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input checked="" type="checkbox"/> Amanda Yoder, Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input type="checkbox"/> Andrew Moroz, LUPZC	
<input type="checkbox"/> Brad Flamm, LUPZC	<input type="checkbox"/> Streetscape Committee
<input checked="" type="checkbox"/> Patricia Cove, HDAC	<input type="checkbox"/> Joyce Lenhardt, VP Physical
	<input type="checkbox"/> Laura Lucas, CHCA President

Others Attending

Anne McNally, owner McNally's Tavern 8632 Germantown Avenue
Joe Pie, McNally's Tavern 8632 Germantown Avenue
Bill O'Brien, Attorney for McNally's Tavern 8632 Germantown Avenue
Martin and Cheryl Edelman, owners 421 West Mermaid Lane
Anne McNiff, Executive Director CHCA
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:35pm.

8634 Germantown Avenue Expansion of McNally's Tavern

•Presentation and Discussion: Bill O'Brien, attorney for this proposal presented. McNally's Tavern, at 8634 Germantown Avenue, owns the property at 8632. The plan is to connect the two spaces with openings at the front and the rear. The property is zoned CMX1, which does not allow restaurants. This is a natural expansion and will accommodate the public better. Due to the slope of Germantown Avenue an ADA entrance can be made in 8632. There will be a ramp in the opening between 8632 and 8634. At the rear will be an expansion of the kitchen, an ADA restroom and a non-compliant restroom. It will no longer be necessary to use the basement restrooms. The facades of the two properties will undergo work that tends toward restoration. There will be stucco on the ground floor of both units. The siding will be removed from the upper level. L McEwen noted that this will be more like the original. That is true but the walls were brown brick. This restoration is still under consideration. The stucco was added in 1964 when the current entrance door to the tavern was created. The white front has been considered a trademark. Patricia Cove noted that the downtown Historic rejected the proposed recreation of the façade for an improvement grant. The siding will be removed and the half-timbering will be exposed. There is an approach meant to restore the integrity of the facades.

•Committee Action: The committee recommended that the LUPZC and the HDAC review the project. Bill O'Brien will check on the proposed rezoning for the site. Both committees meet on November 1. The HDAC is at 6:30, and the LUPZC is at 8. It was asked if the project has an architect/engineer. It will have.

421 West Mermaid Fence

•Presentation and Discussion: (L McEwen recused himself for this portion of the meeting) The proposal is for a 225' fence. A summary of the LUPZC action was provided. The fence should be 4'

for the total length with semi-opaque for all but the portions in front of the house. Planting will be installed along the street side of the fence. The house was actually the carriage house for a house located on Moreland. It is located only 35-45' from Mermaid, a very busy street. There is noise and activity. The fence has been moved back 2' from the existing stone wall to provide a space for plantings. It is the same design as an earlier proposal except that it is 50% open for most of the length. P Cove asked why the solid fence was needed. It will help control noise and visual privacy. The existing gate will be retained. Then there will be 96' of opaque fence with the remainder at 50%. There will be accent planting with infill. There will be lots of florals – coneflowers, sedums – with roses for accents. Vines will climb down the wall. The fence will be wood with a natural stain. Letters were sent out to the addresses on the list. The ZBA hearing is scheduled for December 12.

- Neighbor Comment: A near neighbor was present. She noted that she was at the meeting as she was interested in the process. There is an impression that neighbors are not listened to. She noted the neighbors have removed a dangerous tree. She did not like the original 6' solid fence and feels that this is a good solution. It was noted that the neighbor fence to the east is non-compliant. Celeste Hardester asked about installing speed bumps to slow traffic.

- Committee Action: It was moved that the request for a variance for the fence be approved as presented with the 4' overall height and the 100% opaque portion by the house and the remainder being 50%. The motion passed unanimously. The project will move to the Board on October 25 at 7 pm. This meeting will be at the SCH Inn not at Blossom.

Committee Business

- Minutes: The September minutes were considered first. It was moved that the minutes be approved as submitted. The motion was seconded and the minutes were approved. The August minutes were considered. It was moved that these minutes be approved as submitted. The motion was seconded, and the minutes were approved.

- Agendas: A discussion of committee agendas followed. According to the bylaws, the chairs are responsible for the agendas. P Cove suggested that the agendas become more detailed; for instance, that committee member could discuss items.

- District Remapping: It was noted that R 2435 is not in the current plan. Most major focus is in Germantown and Wayne Junction. The final plan is online. The plan includes rezoning. The Germantown Avenue Overlay changes have been presented to Cindy Bass's office but needs a follow-up. This includes the no demolition without proposals option. Other groups in Chestnut Hill want to comment on the proposal. The proposed Neighborhood Conservancy Overlay has passed from general review to specific. Rezoning to CMX 2 rather than CMX 2.5 was also discussed and how to discuss this with the community.

- Adjournment: The meeting was adjourned at 8:56pm.