

DEVELOPMENT REVIEW COMMITTEE

Minutes of the Meeting of June 19, 2018

Members Present

<input checked="" type="checkbox"/> Larry McEwen, Co-chair	<input type="checkbox"/> Amanda Yoder, Business Assn.
<input checked="" type="checkbox"/> John Landis, Co-Chair	<input type="checkbox"/> TT&P
<input type="checkbox"/> Cynthia Brey, LUPZC	
<input type="checkbox"/> Brad Flamm, LUPZC	<input type="checkbox"/> John Romano 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

David Forti, owner 610 West Gravers
Bill O'Brien, attorney for 601 W Gravers and 7725 Germantown Ave
David Plante, engineer Ruggiero Plante for 601 W Gravers
Linda Brown, Brown Expediting Services for Chestnut Hill Tower
Amy Edelman, owner 7725 Germantown Ave (The Night Kitchen)
Larry McEwen, architect for 7725 Germantown Ave
Celeste Hardester, Development Review Facilitator
Melissa Nash, recorder

The meeting was opened by John Landis, co-chair, at 7:35pm. As the first order of business, the requirement for a quorum was lifted. The minutes will be approved at the end of the meeting.

601 West Gravers Lane

•Presentation: Bill O'Brien noted that the pool is under construction. The issue is the garage-pool house that has two refusals based on steep slope and a second primary structure not allowed on the site. Coverage is not a problem. Four conditions were part of the LUPZC's recommendation. David Plante did the requested calculations for storm water runoff. The current system should be able to handle the added runoff. There should be no discharge until a 50 year storm, and even up to a 100 year storm, the discharge will be minimal. His calculations include the pool and garage/pool house. It was noted that the pool house will include a bathroom and a wet bar with refrigerator but no stove. John Landis suggested that the statement that the building would not be used as a residence be added to the deed. It was noted that this could be difficult to do. The foot print is 660 sq ft.

•Resolution: Larry McEwen moved that the DRC advance the LUPZC motion to the Board. It was noted that the action for this project is leading directly to the letter to ZBA rather than the Board. The motion was seconded and approved. The LUPZC motion was:

It is recommended that the DRC support the application for a variance with the stipulations that the plans for the garage/pool house is presented, the calculations for the capacity of the storm water management system is presented, the owners state that building will be used only for the uses presented, and that the storm water management system be monitored one year after construction is completed for adequate performance. If it is not performing adequately, it will be improved as needed.

Chestnut Hill Tower Sign

•Presentation: Linda Brown of Brown Expediting Service represented Chestnut Hill Tower. The apartment building owners wish to place a large banner sign on the side of the building. There are currently a number of banners on and beside the fencing. The proposed banner would replace them. The application for the banner sign was refused due to its size – greater than 6 sq ft and that real estate signs are not allowed in residential zones. The proposed banner is approximately 1200 sq ft. There was extensive discussion about the size, location and content of the banner. L Brown suggested the sign could be more easily viewed if it were lower on the building. The words are hard to read. It was suggested that prospective tenants will learn about the apartments via a web search rather than a banner on the building.

•Discussion/Recommendations: It was recommended that the proposal go the LUPZC but also that the owners be informed of the committee comments. It will be necessary to explain economic hardships. The banner would have no lighting and would be up for a year.

7723 Germantown Avenue - The Night Kitchen

•Presentation and Discussion: Larry McEwen, architect for this project, recused himself from committee action. Owner of the Night Kitchen Bakery would like to add to her building. This will allow a larger kitchen as well as other working areas and the addition of two apartments (one already exists). The building will be three stories. Zoning in the area includes CMX2, I2 CA1 and CMX1. The shop's zoning is currently CMX1 but will probably change to CMX2. The kitchen will move to the rear addition freeing up space in the existing building for the cake studio. Sales will be located in 7723 and seating in 7725. Apartments are needed to help finance the construction. The existing apartment will be updated and 2 additional units will be added. The refusal notes that multi-family is not allowed in this zoning. On one side of the building there will be a walkway for access for deliveries and for tenants. Trash will be stored at the back of the building with a door in the back of the addition for access to the trash area. Pick up will be on the street as it is now. The trash area will be gated. The rear second floor apartment will have a balcony over the doors to the apartments and kitchen. The third floor apartment will have a small outside space off the den space. All mechanical systems will be removed from walls and windows and will be placed on the roof. Exhaust fans from the kitchen will go straight through the building. A folding window (like that at Iron Hill) may be used for the eating area. Access will be provided with a ramp. There is currently slate on the mansard. It is proposed that synthetic slate be used on some walls. The white panels proposed earlier will still be metal. Materials samples were shown. The top floor will represent the roof with a two story wall below. Color was discussed. The mansard on the front will go across both facades.

•Committee Action: It was recommended that updated renderings be provided as well as updated materials samples. The project should be seen by HDAC and LUPZC.

Committee Business

•2 E. Chestnut Hill Ave Update: Near neighbors are complaining as work begins too early in the morning and the alley is blocked. It is unknown if the agreement with the neighbors transferred to the new developer. It was unknown what the neighbor agreement states as the committee has not seen it. The work for the restoration of the old house does not require a variance. It is unknown if a

variance expires if it not acted upon within a specified period. Minutes will be checked to check if the neighbor agreement is discussed or even mentioned.

- Wells Fargo Bank: P Cove has concerns about the status of the building. No one was aware of any plans. Chestnut Hill needs a historic overlay.

- Former Sunoco Signage/Parking: Now that the former Sunoco station is going to be car repair only, there are concerns about new signage and use of the large front apron. Will cars fill that area?

- District Plan Meeting: A summary of the third and final district plan meeting was presented as a discussion. There is a proposed new zoning category RSDC as a residential conservation district. This will be discussed in more detail at the next DRC meeting. The zoning map system is not on the Internet. There is a move to up-zone CMX1 to align with actual uses. There was a presentation on the Neighborhood Conservation overlay for preservation with form based code. Each overlay may contain 25 blocks maximum. Chestnut Hill would need three. There would be a maximum building to lot ration. In the ratio is exceeded a variance would be required. There was a discussion regarding how this should be introduced. There needs to be a vision for Chestnut Hill.

- Minutes: The April minutes were approved as submitted.

- Adjournment: The meeting was adjourned at 9:00.

