

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of July 17, 2018*

## Members Present

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

## Others Attending

Amy Edelman, owner 7725 Germantown Ave (The Night Kitchen)  
Larry McEwen, architect for 7725 Germantown Ave  
Neighbors of 7725 Germantown Ave  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:35pm. After explaining the process, L McEwen recused himself as he is the architect of the project to follow.

## **7725 Germantown Ave - The Night Kitchen**

•Presentation and Discussion: L McEwen described the project. Amy Edelman has owned 7725 since 2000. She has a 20 year lease for the first floor of 7723. In 2010, the two buildings were connected. The building was built in 1870-76. The front extension, which is 6' in depth, was added in 1924. The building is currently zoned CMX1 L McEwen described the location. Current functions will be moved around on the first floor. It is anticipated that with re-mapping the site will be zoned CMX2. Maps were shown comparing current zoning in the area and re-mapped zoning. There were questions about zoning. CMX1 does not allow multi-family housing. This is the reason for the variance need. Neighbors asked about parking. There is no parking and none is required. Neighbors noted that they are receiving tickets if they park in front of their houses for more than 2 hours. Enforcement has become tighter. The City will not allow permit parking on the east side of the street. The dialysis center parking overflows at times, reducing the number of spaces in the area. "Event Space", a business on the block, sometimes fills parking as well. Neighbors agreed that parking is a problem. L McEwen continued noting that under CMX2 4 residential units would be allowed; this project has 3 units. The additional apartments are a necessary part of the business plan. There was a question about the size of the apartments. On the first floor, there would be baked goods sales in 7723 and seating and kitchen in 7725. The second floor will have the existing 2 bedroom one bath apartment, which is about 900 sqft (including a third floor bedroom), a new 1 bedroom 1 bath apartment at the rear, which has 685 sqft. The third floor apartment will be 2 bedrooms 2 baths and will be 900 sqft. All equipment will be on the third floor roof. The equipment that is outside of the building now will be moved indoors.

•Presentation and Discussion (cont.): Neighbors were concerned about the effect of the building on their sunlight. The new building will be only on 7725. The rear of 7723 will still be open space at the rear. The front awning will be raised to the height of the mansard. It was asked if doing an addition without apartments was considered. It is necessary for the business plan to have the

apartments. It was reiterated that 7723 is not being extended. There will be no windows on the wall facing 7723 except where the building pulls away from the property line. Neighbors had questions about construction. The construction will take about 4 months. It was asked if a sun study would be done. This will be looked into. A neighbor observed that parking will get worse. In addition to the tenants, the business should be better and attract more customers. There are no lots at the bottom of the hill. There were some suggestions for parking alleviation. There is a stretch by the park that has no parking. It was noted that there is a parking study going on; contact Phil Dawson about it. It was also noted that customers currently smoke while seated at the outside tables. This is not actually allowed by the city. Neighbors asked about the effect on property values. This is not known. A matching grant for façade improvement will be pursued. L McEwen laid out the timeline. The ZBA hearing is scheduled for September. The building permit would be obtained and construction would start in October and last about 4 months. Renovation of the interior would take an additional 2 months.

- Resolution: There was discussion about following up with the parking problems. Philip Dawson, CHBA EC, will look at the situation and call Cindy Bass. Neighbors asked about parking for the construction workers and asked for a contact number if there were problems. It was moved that the project be accepted as presented with the acknowledgement (but not included as a proviso of approval) that the CHCA and CHBA will work with the neighbors to address parking problems in the area. Solutions could include expanding permit parking and recovering spaces currently marked as No Parking. The motion was seconded and passed unanimously. The project will next go to the Board meeting and then to ZBA in September.

### **Committee Business**

- Minutes: As there were no committee members present who had attended the June meeting, the minutes approval was deferred until August.

- Adjournment: The meeting was adjourned at 10:00.

