

# DEVELOPMENT REVIEW COMMITTEE

*Minutes of the Meeting of May 21, 2024*

The DRC meeting was held via Zoom

## Members Present

- ✓ Larry McEwen, Co-chair
- ✓ John Landis, Co-chair
- ✓ Chris Linn, LUPZC
- ✓ Steve Gendler, LUPZC
- ✓ Patricia Cove, HDAC
- ✓ Sam Filippi, Business Association
- Matt Rutt, Parking Foundation
- , Streetscape Committee
- Matt Rutt, VP Physical
- Laura Lucas, President CHCA (ex-officio)

## Others Attending

Amy Laviers Minnick, owner 7929 Roanoke  
Oleg Sokolov, attorney for 7929 Roanoke  
Liz White, neighbor of 7929 Roanoke  
Joe Byers  
Jesse Starkey  
Mark Klempner  
David Sterner  
Joyce Lenhardt, LUPZC and CHCA Board member  
Anne McNiff, Executive Director CHCA  
Celeste Hardester, Development Review Facilitator  
Melissa Nash, recorder

The meeting was opened by Larry McEwen, co-chair, at 7:01 pm. This is the RCO meeting for this project. The minutes for the March meeting were reviewed and were approved with the corrections in wording for the final motion suggested by Celeste Hardester.

## **7929 Roanoke**

- Committee Reports: Steve Gendler, co-chair of LUPZC reported that the committee was receptive to the project's presentation, which included the owner, attorney and neighbors. Problems with the proposal include constricted parking and opposition of some near neighbors. The vote to recommend non-support of the variance was unanimous. Recommendations include exploring longer term stays and the number of stays. The HDAC discussed the proposal but did not issue an opinion.
- Presentation: Oleg Sokolov, attorney, provided a brief review of the proposal. He showed the refusal, pictures, and letters of support. There is an additional letter of support that was sent directly to ZBA, which he does not have. There is a property on the block that has a limited lodging permit. Amy Minnick, owner, noted that they do not wish to sell the property but intend to use it for family and friends and collaborators in her business. It could also be used as a nanny share. The extra income from the visitor stays would help pay the mortgage. Her family has moved to 151 W Springfield.
- Committee Questions/Comments: S Gendler asked if visitor accommodations vs regular 30 day minimum rentals had been explored. L McEwen asked about the number and length of collaborator

stays. This varies. John Landis asked if the owner would consider limiting rentals to one family and one vehicle. O Sokolov noted that the City allows up to 3 unrelated people to occupy a residence. A Minnick has met with a realtor and may possibly sell the property if the variance is not granted. Chris Linn asked about street parking on the Roanoke block. There is no street parking. There is one space on the property. L McEwen verified that letters has been sent out to the 250' radius list. They were sent out and a version with a corrected RCO meeting date was also sent. Anne McNiff noted that the neighbor at 15 W Willow Grove Ave is unable to do Zoom but has called in his opposition. Jesse Starkey, not a neighbor, asked about a Minnick's experience with this type of business. She does not have any. O Sokolov noted that technology would be used to help monitor the property use. Liz White, 8008 Roanoke, has concerns about this use but is not against it. The area has a number of long term rentals. Joyce Lenhardt suggested a plan to operating the property on more traditional rentals with a minimum of 30 day rentals. There is a market for these shorter rentals. A schedule could be set up with vacant days used for family/friends/collaborators. 30 day rentals are not calendar month rentals, so they can be flexible. J Landis noted that accountability and the owner's availability for renters to contact are important. Sam Filippi asked about how to get around the 30 day restriction. L McEwen noted the house would be a furnished rental. A schedule can be made to fit the 30 day requirement. C Hardester noted that the 37 W Willow Grove neighbor is against the variance. City taxes axes need to be paid on the rentals. J Landis proposed a motion, stating that he appreciates the owners' "stick-to-it-ness". He moved that the committee recommend general support of the application for a variance with three provisos: 1. Occupants should be a single household, 2. There is only one car, and 3. There is a three-night minimum stay. O Sokolov suggested a two year life of the variance for evaluation. The committee recommended a one year life for the variance. C Linn suggested a two night minimum. The motion was seconded. The limits would be set by the ZBA. This can be tracked by the license number. C Hardester asked if the ZBA would uphold the limits. O Sokolov stated that a re-application would be required after a year. The vote was held; John Landis and Chris Linn voted to support the motion. Sam Filippi and Steve Gendler voted against the motion. Patricia Cove abstained. The tie was broken by Larry McEwen who voted in favor of the motion. The motion passed. The proposal will be reviewed by the Board in two days.

### **Committee Business**

- Preliminary Review of Visitor Accommodation Guidelines: P Cove asked about progress on the guideless proposal distributed to the committee. L McEwen noted that although Rutt was not present the committee can discuss the guidelines. The guideline rules were displayed. A discussion followed. Some points to discuss/clarify include current ownership. Consideration can be given as to how the property will be operated. P Cove was asked about HDAC's not reacting to the application. The committee discussed the proposal but decided it would not judge it. L McEwen asked about a guideline for outdoor entertaining. J Landis noted that parking was an important parameter as is the number of Airbnbs in Chestnut Hill. It was suggested that the guidelines need to be reordered. Suggestions were made. Item #13 regarding the life of the variance is importance as is limitations on the number of occupants that are allowed. It was suggested that #9 regarding building code compliance be eliminated as this is a City responsibility The City also checks for lead paint and smoke detectors. The guidelines can be distributed to applicants. The documents should have an attorney review.

### **Adjournment**

- The meeting was adjourned at 8:55 PM.