

# **Minutes for 07/08/2021 CRCA Meeting**

Via Zoom 7:30pm

**Welcome by Celeste Hardester, president, Central Roxborough Civic Association**

**Approved minutes from June meeting**

## **Variance Appeal Presentation**

**348 Green Ln - Henry Bailey, developer; Derek Spencer and Gabriel Deck, architects; Michael Malloy, Council**

- Historically designated property, including grounds/stone walls, zoned RSD-3
- Wants to build two attached houses on the property facing Dupont
- Presented history of plans that have been put before Zoning committee and at RCO meeting
- For support, pledging to make \$100,000 in improvements on existing house and landscape, to be done same time as new houses built
- They want to go to ZBA with amended application with guidance from community or they will just present current A-frame style; they want our feedback on the roofline. They encouraged community to come to Historical Commission meetings to work through style decisions
- Feedback from community was largely to ask for the structure to be lowered, to design something like a carriage house; to make more clear the size/height of the structure relative to existing house; to limit it to one house (least variance),;to demonstrate the hardship,
- ZBA hearing August 3rd 2021 at 9:30 AM
- Straw Poll: 44 No – 4 Yes

**4477 Fleming St - Raymond Pierce, developer; Chris Carickhoff, architect; Bill O'Brien, counsel**

- Property is zoned as RSA 3 allowing room for 3 properties
- Received 3 refusals from L&I; rear yard depth, side yard size, attached structure
- New plans add 15 ft rear yard
- Want to divide property into 3 units; existing house with two new houses
- Primary concern of neighbors on Dexter was about the wall that separates this property from the rear yards on Dexter Street. The garage to be demised provides a barrier to 3.5 rear yards on Dexter; it may be adjacent to or on top of a retaining wall. This needs further exploration for problem solving and an agreement in writing about how to resolve this.
- Request was made about what renovations on existing house internally and externally; also want to see an elevation from Green Lane perspective that shows difference in height from Dexter to Fleming

- Poll not taken because of unresolved issues that can be resolved in future meetings
- ZBA hearing October 6th 2021 2:00 PM
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#### **4112 Pechin St - Brian Corcodilos, DesignBlendz; Rachael Pritzker, Counsel, Scott Woodruff Architect**

- Presented 53.5'-tall /30 unit apartment building – same design as prior June presentation, with one floor lobbed off;
- Presented 4 RSA housing schemes as rough site layouts; no plans
- Community protested that developer had been asked to return to the July meeting with a serious plan of what could work with the zoning, including dealing with steep slope constraints; developer was asked to consider keeping the existing house at 4112; Concerns about impact of the addition of dozens of cars on the block, traffic pulling out onto the street; concerns about impact of earthmoving of steep slope and disrupting underground spring; concerns about impact of demolition on attached house; concern from a fireman about truss construction; concern about impact on walls along easement;
- Presenters stated they planned to return to the CRCA August RCO meeting with plans in response to our input. We asked that they send these plans to us a few days in advance.
- No poll was taken.
- ZBA hearing September 8<sup>th</sup>, 2021 2:00 PM

#### **Community Announcements**

**Two on Tuesdays** - Group of people who take care of greenery/trash in public spaces. Cutting back foliage, planting trees and flowers, etc and then they go out for pizza and beer after everything is said and done. It's a good way to get to know people in your community.

- Email [johnmcarpenter@msn.com](mailto:johnmcarpenter@msn.com) if you would like to get involved.
- John Carpenter is also involved with the Roxborough Manayunk Conservancy, a group that is focused on preserving the open space in Roxborough and Manayunk.

#### **Meeting conclusion**

- Throughout the meeting, 66 people were in attendance, including presenters. People were able to raise their hands to speak, or use the Chat function.
- Meeting was administered by Celeste Hardester. Adjourned about 10 PM.