

Thursday, July 5, 2018
HDAC Minutes

The meeting was called to order at 6:30 PM. Lawrence McEwen made the Presentation for a use variance at 7723-25 Germantown Ave., the location of the Night Kitchen Bakery. The use variance was required for the addition of a first floor commercial space and second floor residential apartments. The proposed use, a multi-family household, is prohibited in the CMX-1 Zoning District, when there are no adjacent residential zoning districts.

Mr. McEwen was accompanied by the owner of Night Kitchen Bakery, Amy Edelman. After a full presentation of the interior and exterior specifications of the project, the HDAC voted to support the variance request. The corrugated metal sample, that was being proposed for use on the rear façade, was not available for the meeting, so Mr. McEwen provided the samples later that evening, along with the proposed color chips, for the committee to view until July 10. Matt Millan offered to provide some relevant architectural comments that will be shared with Mr. McEwen and Amy Edelman, but were not contingent on the committee's support for the variance. Attorney, William J. O'Brien, is listed as representing council, but was not present at the meeting.

Lori Salganicoff updated the committee on the progress and next steps of the Northwest District Plan.

Shirley Hanson gave a report on a Neighborhood Conservation Overlay District, which is in the early stages of development, initiated by LUPZ member, John Landis. A brunch meeting was held with several individuals representing the CHCA and the CH Conservancy on Sunday, June 24th. A follow up discussion was held at the Land Use Planning and Zoning Committee meeting on July 5th, at which several comments and questions were addressed. The proposal will seek the support of the major RCO's and be presented to the DRC.

Respectfully submitted,
Patricia Cove, Chair