

Chestnut Hill Conservancy
HDAC Minutes
June 3, 2021

- I. Vern Anastasio from the Anastasio Law Firm presented the variance request for 215 East Evergreen Ave. which was “For the legalization of a semi-detached structure, for use as a single family dwelling on the same lot with an existing detached single family dwelling for a total of two dwelling units on one lot. The reason for the refusal was that no more than one principal building is allowed per lot in RSD, RSA, and RTA zoning districts. The plan is to rent out the structure for long term rentals. A motion was made , and seconded to support the variance and the committee voted 7 to 0 to support the motion.
- II. Vern Anastasio from Anastasio Law Firm also made the presentation for a lot sub division at 540 West Moreland Ave. The application states: “ For the relocation of lot lines to create two lots (Parcels B and C) from the existing one lot, for the use of a single family household living at parcel B, and for the complete demolition of an existing building (garage) for use as a vacant lot at parcel C.

This particular variance request is of particular concern as it is part of an historic structure listed as Significant on our National Register, and part of which had succumbed to a fire in the servant’s wing. The building was accepted on to the Philadelphia Register of Historic Places in 2020, and the community is concerned with what would be built on the new requested vacant lot sub-division. Mr. Anastasio could not supply any specific plans for the use of these lots, even after requests for specific plans had been made at the first DRC Meeting regarding this variance.

A motion was made to oppose this variance request, and was seconded. The motion passed 7-0.

- III. We had a discussion regarding the term “Character” as it applies to the characteristics specific to Chestnut Hill. The Preservation Committee has been researching this, and the HDAC provided good in put to the characteristics that give Chestnut Hill its specific “Character”.

- IV. Update on the project at 10 Bethlehem Pike was provided, giving information that the neighbors and the Community Association were involved in improving the project proposed.

The development at the Rex Ave. Baltzell property seems to be progressing. It was requested that the HDAC be able to meet with the architect and developers as the plans progress.

A meeting with the near neighbors of 100 Mermaid Lane will be scheduled to discuss the development proposed by the Goldenberg Group.

Respectfully submitted,
Patricia Cove