

AGENDA

Smart Growth

Date: Wednesday, December 13, 2023 @ 6:00 PM

Committee Members: Brian McGinnis (Chair)-3rd Ward
Lisa Dorsey-7th Ward
Patrick McCoy-1st Ward

Department Head: Kevin Gore, Director of Building and Housing

Borough Manager: Sean Metrick

Attachment Information:

Visit www.west-chester.com for easy access to all attachments. Please see the table on the front page to view all Committee agendas and attachments.

1. Call to order
2. Comments, suggestions, petitions by residents in attendance regarding items not on the agenda.
3. Action items
 - a. Consider Solicitor attendance for Zoning Hearing Board #1007-255 Dean St. Applicant seeks a variance from Section 112-307.B of the West Chester Zoning Code to allow for a reduction in the median lot size per dwelling unit to allow for two dwelling units and Section 112-603.A seeking relief from minimum off-street parking requirements. (*attachment*)
 - b. Approve and arrange Public Hearing date for adoption of EV Ready Ordinance (*attachment*)
 - c. Approve Preliminary Land Development 410 S. High Street (*attachment*)
 - d. Approve November 2023 HARB submissions recommendations (*attachment*)
 1. **2023-40: 119 N. High St/Meradia Holdings, LLC**
Proposed work: Double Hung Windows Replacement at High St/Prescott Ally-con't
Recommendation: *The Board recommends Denial of a Certificate of Appropriateness for Application 2023-40 for the following reasons:*
 1. *The existing window condition is not sufficiently deteriorated to justify replacement.*
 2. *The windows proposed for removal are on the building's two primary street facades.*
 3. *The current application is based on aluminum clad wood windows.*
 2. **2023-42: 39 S. High St/Chris Knight**
Proposed work: Front Door Replacement
Recommendation: *The Board recommends Approval of a Certificate of Appropriateness for Application 2023-42 as submitted.*
 3. **2023-43: 22 N. Darlington St/Roses Little Donuts**
Proposed work: Vinyl Decals on the Front and Both Side of Front Window
Recommendation: *The Board recommends Approval of a Certificate of Appropriateness for Application 2023-43 as submitted; with the clarification that the storefront glass will be clear, not opaque.*

4. 2023-44: 225-227 N. Church St/221-227 N. Church St, LLC

Proposed work: Replace Porch Roof

Recommendation: *The Board recommends Approval of a Certificate of Appropriateness for Application 2023-44 as submitted; with the following conditions.*

- 1. The porch roof pole gutter design will be retained and refurbished as required.*
- 2. The wood porch ceiling/roof decking will be repaired in kind with matching materials*

e. Approve November 2023 Smart Growth minutes (*attachment*)

4. Other business

5. Adjourn