



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, June 28th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 2105 Spruce Street (R-10) ZBA #15177, Hearing Date: 06/29/11
Application for the erection of a 4th floor addition 32'x14'6" with a roof deck as shown above the 4th story addition with access from a 18'x6' pilot house stair enclosure and the erection of a 2nd floor rear deck 14'2"x20'

Refusals: Building Height Limit: 35' required vs. 56'8" proposed
Maximum No. of Stories: 3 required vs. 5 proposed

Any deck or patio shall be constructed so that is no closer than 3' from the edge of a driveway or rear property line, whereas the rear 2nd floor deck abuts the property line.

3' required vs. 0' proposed

2. 2312 Delancey Place (R-10) ZBA # , Hearing Date:
Application is for the documentation of a 6' high fence (rear); for the legalization of a rooftop deck above the 3rd story roof (less than 30" above roof level, with guardrails 42" high) of an existing 4/3 story structure with cellar with a proposed eight (8) family dwelling. Size and location as shown in the application.

Refusals: Proposed deck, an extension of a use previously approved by the ZBA must also be approved by the ZBA.

Proposed Use (8 family)

Rear yard minimum requirements: 844sf required vs. 475sf proposed

3. 2040 Market Street (C-4) ZBA # , Hearing Date:
Application for conversion of the existing AAA building into a mixed-use residential/commercial building with 275 apartments; 8 story addition on top of existing 5 story building with 12 story additions on Ludlow side of property. 205 car underground parking, 15,088 sf of retail/restaurant space on the ground floor of existing building. Size and location as shown in the application.

Refusals (to be confirmed 6/28/11):

Multiple dimensional and setback variances

Floor Area Ratio: 500% allowable vs. 729% proposed



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4. **133 S. 18th Street** (C-5) ZBA #15175, Hearing Date: 6/8/11

Tabled by ZBA

Application is for the retail sale of food with accessory preparing and serving of food for take-out (Dunkin Donuts) on first floor with an existing nail salon on second floor in the same building with an existing one apartment on third floor.

Referral: Proposed Use, Take-out restaurant, requires a certificate from the Zoning Board of Adjustment.

Note: Fast Track

5. **1622 Spruce Street** (R-15) ZBA # , Hearing Date:

Application is for use as a professional office on the first floor, second floor front, for the refacing of an existing non-illuminated flatwall sign, for the erection of a non illuminated flatwall sign, for the removal of a projecting sign, in an existing structure with two previously approved dwellings second floor rear (one dwelling unit), third/fourth floors (one dwelling unit) (total two dwelling units) (one owner occupied) all in an existing four story structure. Size and location as shown on the application)

Refusals: The proposed use, "professional office" is not permitted in this district.

The proposed use, "non illuminated sign" is not permitted in this zoning district.

6. **2307 Naudain Street** (R-10A) ZBA # , Hearing Date:

Application is for a two story addition over existing one story first floor addition; 300sf roof deck; rear bay window and interior alternations.

Refusal: Two story rear addition exceeds required rear yard setback at each level of construction.

Rear yard required setback: 9' required vs. 5'4" proposed