



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Patricia Mattern, Co-Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: February 22, 2012

Meeting Date: Tuesday, February 28, 2012, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **2017-23 Chestnut St. (through to Ranstead St.) (C-4)** Not opposed

ZBA #17196 Hearing Date: 2/29/2012, 2 PM
 Application for the complete demolition of all structures on the lot and for the erection of a twelve (12) story structure for use as 110 dwellings on the second through twelfth floors, vacant commercial space on the first floor and a school in the cellar breached into the cellar of 2025 Chestnut St. and for the creation of one (1) off-street loading space (12' x 40') and two (2) interior car share spaces.

Refusals: The proposed zoning and use are refused for the following:

	Required	Proposed
Floor area ratio (lot area 9,889 sf)	49,445 SF- 500%	106,406 SF-1,076%
Off-Street parking spaces (110 dwellings)	77	0

2. **1605 Sansom St. through to Ionic St. (C-5), ZBA # 17231,** Tabled

Hearing Date: 3/14/12, 2 PM (Hearing to be continued.)
 Application for the erection of a nine (9) story attached structure (maximum height NTE105 feet 3 inches) with partial cellar, first floor retail spaces as permitted in the district (use registration required prior to occupancy) for 122 dwelling units on floors two thru nine, cellar for mechanical's only .

Refusals: Use is refused for the following:

	Required	Proposed
Number of parking spaces	61	0
Bicycle parking spaces	41	0
Off Street loading spaces	1	0

Zoning is refused for the following:

	Allowable	Proposed
Occupied area above 65 feet	75%	88.2%
Legally required windows distance (both floors 4 through 8 and the 9 th floor)	25 ft.	15 ft.

3. **1803-29 Lombard St. (R-10), ZBA#17298** Applicant to return to Zoning Committee on 3/27/2012

Hearing Date: 4/4/2012, 2 PM
 Application for the relocation of lot lines to create (11) lots from (1) lot, erection of (11) four story attached structures with cellars, rear deck and roof deck, common access easement for off-street parking access to rear of structures, each for use as a single family dwelling.

Refusals/ Referral:

This use, creation of a curb cut, requires a certificate from the ZBA.

	Proposed	Required
Height lots "F" & "G"	47'-0"	35'-0"
Height lots "A,B,C,D,E,H,I,J, & K"	45'-0"	35'-0"
Stories	Four	Three
Open Area all lots:	0%	30%
Rear yard area all lots:	0 sq. ft.	144 sq.ft.
Rear yard depth all lots:	0.0"	9'-0"

4. **1801 Spruce St. (NWC 18th St.)** (C-2) ZBA#17414, Not opposed
Hearing Date 3/21/12, 2 PM

Application for a takeout restaurant with seating on the first floor with accessory storage in the cellar, for the erection of two (2) flatwall accessory signs and one (1) doublefaced internally illuminated projecting accessory sign and for the erection of roof top mechanical equipment all as part of an existing one (1) story structure with an existing ATM with accessory signs as previously approved.

Referral: The proposed use, takeout restaurant, requires a certificate from the ZBA.

Fast Track