



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 Report

Date: Monday, September 24th, 7:15 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 339 S. 21st Street (NEC Pine Street) (C-1 / R-10) Not-opposed
ZBA# 18870, Hearing Date: October 31st @ 5pm.
Application for the erection of a one (1) story rear garage addition (12-8" high) connected to an existing two (2) story attached building by a screen/gate/cladding for use as a one (1) car parking space accessory to an existing gallery, size and location as shown in the application).

Refusals:

Minimum Open Area (corner lot): 20% required 5% proposed
Minimum Rear Yard Depth: 9' required 0' proposed

2. 1808 Spruce Street, (R-15) Not-opposed
ZBA # 18882 Hearing Date: October 3rd @ 2pm
Application is for the fourth (4th) story addition over an existing three (3) story structure (51' high) with stair penthouse to roof deck. For use as a three (3) family dwelling, size and location as shown in the application.

Refusals:

The proposed use, legally required windows to be located minimum of horizontal district from the side property line of 1/2 height of the structure, 22' need to be required, only 6' is proposed in not permitted in this zoning district

Open Area: 30% required (858sf) 15% proposed (430sf)