



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

1. **2033 Rittenhouse Square, (RM-1)**
ZBA# 20612, Hearing Date: June 26 @ 2pm. **Not opposed**
Application for the erection of a rear second story steel deck and roof deck with communicating spiral stairs accessory to an existing attached single family dwelling. Size and location as shown on submitted plan.

14-604(4)(d)(3)(a)

Refusal: The proposed use, a deck at the second full story above grade is not permitted

2. **1901-1919 Lombard (NWC of 19th Street & NEC of Uber Street)**
(RM-1 / CTR Residential Parking Control Area, Abutting RSA-5)
Civic Design Review Hearing 7/2/13 @ 1 pm; ZBA Hearing Date TBD **Opposed**

Application for the subdivision of one (1) existing lot (1901-1919 Lombard) to create ten (10) new lots (Lot A thru Lot J); for the creation of a shared easement (to be used by Lot A – Lot J and to be located on Lot A- Lot H); and for the complete demolition of all existing structures.

Lot A & Lot H: For the erection of an attached structure with three (3) decks, two (2) roof decks, a pilot house (used only for roof access and mechanical equipment) and a green roof; for use as a single family dwelling with three (3) interior, accessory parking spaces.

Lots B, C, E, F & G: For the erection of an attached structure with three (3) decks, one (1) roof deck, a pilot house (used only for roof access and mechanical equipment) and a green roof; for use as a single family dwelling with two (2) interior, accessory parking spaces.

Lots D: For the erection of an attached structure with two (2) decks, one (1) roof deck, a pilot house (used only for roof access) and a green roof; for use as a single family dwelling with one (1) interior, accessory parking space.

Lots I: For the erection of an attached structure with two (2) decks, one (1) roof deck and a green roof; for use as a single family dwelling with one (1) interior, accessory parking space and three (3) open-air, accessory parking spaces located in the rear yard.

Lots J: For the erection of an attached structure with two (2) decks, one (1) roof deck and a green roof; for use as a single family dwelling with one (1) interior, accessory parking space and two (2) open-air, accessory parking spaces located in the rear yard.

Refusals: 1901-1919 Lombard (NWC of 19th St & NEC of Uber St)

| | | | |
|---|-----------------------------|--------------------------------------|-------------------|
| <i>14-803(1)(b)(.1)(.a)(.ii) Rear Yard Depth at Parking</i> | | | |
| | | <i>Required</i> | <i>Proposed</i> |
| | <i>Lot I</i> | <i>19.72 ft</i> | <i>0 ft</i> |
| | <i>Lot J</i> | <i>17.84 ft</i> | <i>0 ft</i> |
| | | | |
| <i>Table 14-803-1</i> | <i>Bill No 120774-A</i> | <i>Minimum Aisle Width</i> | |
| | <i>Lots A-J</i> | <i>24 ft required 21 ft proposed</i> | |
| | | | |
| <i>Table 14-701-2</i> | <i>Minimum Lot Area</i> | <i>Required</i> | <i>Proposed</i> |
| | <i>Lot D</i> | <i>1440 sq ft</i> | <i>1168 sq ft</i> |
| | | | |
| <i>Table 14-701-2</i> | <i>Min. Open Area</i> | <i>Required</i> | <i>Proposed</i> |
| | <i>Lots A & H</i> | <i>20% (525 sf)</i> | <i>0%</i> |
| | <i>Lots B,C,E,F & G</i> | <i>30% (438 sf)</i> | <i>0%</i> |
| | <i>Lot D</i> | <i>30%(350 sf)</i> | <i>0%</i> |
| | | | |
| <i>Table 14-701-2</i> | <i>Rear Yard Depth</i> | <i>Required</i> | <i>Proposed</i> |
| | <i>Lots A-H</i> | <i>14.6 ft</i> | <i>0 ft</i> |
| | | | |
| <i>Table 14-701-2</i> | <i>Rear Yard Area</i> | <i>Required</i> | <i>Proposed</i> |
| | <i>Lots A-H</i> | <i>144 sf</i> | <i>0 sf</i> |
| | | | |
| <i>Table 14-701-2</i> | <i>Total Height</i> | <i>Allowable</i> | <i>Proposed</i> |
| | <i>Lots A-H</i> | <i>38 ft</i> | <i>44.5 ft</i> |