



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Samuel Gordon, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: 1776, 1608 Walnut Street, 12th Floor
 Date: **Tuesday, August 28th 2018, 7:00 PM**

1. 2034 Pine Street (RM-1, Residential)

ZBA #_____, Hearing Date: __/__/18 @ __:00 _m

Application for the lot adjustment to create two(2) parcels "parcel a" and "parcel b" from one(1) opa account (2034 pine street)

Parcel "A": for an existing multi-family household living six (6) dwelling units) from cellar through third floors in an existing structure.

Parcel "B": for the erection of an attached structure; roof decks at third floor roof, roof deck accessed by a stair (roof deck enclosure only) , deck at second (2nd) floor rear for a single family household living with three (3) interior car parking garage accessed by a front street. Size and location as shown in the application.

Refusal: Section 14-803(1)(c)(.1)

Parcel B

In the RSA-5 district, accessory parking for any single family household living in an attached structure, shall be prohibited unless it can be accessed from a shared driveway, alley or rear street

Refusal: Table 14-701-2
Maximum Height
Open Area
Rear Yard Depth

<i>Required</i>	<i>Proposed</i>	
38FT	44 FT	Parcel A and B
25% of lot	22% of lot	Parcel A
9FT	4Ft 7IN	Parcel A

2. 2503 Waverly St. (RSA-5)

ZBA #_____, Hearing Date: __/__/18 @ __:00 _m

Application for: The erection of a one-story addition with two rooftop decks accessed by the third floor and an exterior stairway, accessory to an existing two-story semi-detached structure.

Refusal: 14-305.(6)

Nonconforming structures may be expanded or extended, provided that the expanded or extended area complies with all provisions of §14-701 (dimensional standards) and §14-702 (floor area bonuses) applicable to the zoning district where the property is located, complies with the provisions of this §14-305(6) (nonconforming structures), and does not increase any existing nonconformity, whereas the proposed addition does not comply with the provisions of §14-701 (dimensional standards) and does increase the existing nonconformity .

Refusal: Table 14-701-2
Rear Yard, min depth

<i>Required</i>	<i>Proposed</i>
9FT	4 FT 4IN

3. **2028 Delancey Pl. (RM-1 Residential Multi Family)**

ZBA # _____, Hearing Date: __/__/18 @ __:00 _m

Application for: The erection of one (1) story addition on the third floor level and one (1) story addition on the fourth floor level with a roof deck over one (1) story parking, for use as a single family household living with two (2) accessory interior off-street parking accessed from Panama Street, size and location as shown in the application/plan.

Refusal: 12-803 (1) (c)

The proposed use, accessory parking, for a single family use in an attached building, not accessed from a shared driveway, alley or rear street is expressly prohibited in this zoning district, RM-1.

*Refusal: Table 14-701-1
Min. Roof Deck setback
(at Panama St.)*

<i>Required</i>	<i>Proposed</i>
<i>5FT</i>	<i>0FT</i>