



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: **1776**, 1608 Walnut Street, 12th Floor
 Date: **Tuesday, July 24th 2018, 7:00 PM**

1. **1709-17 Chestnut Street, Space 1713 (CMX-5, Commercial)** **NOT OPPOSED with CONDITIONS**

ZBA #34233, Hearing Date: 8/01/18 @ 2:00 pm
 Application for the erection of an internally illuminated accessory flat wall sign accessory to a take-out restaurant on an existing structure (size and location as shown on the plan).

Referral: Table 14-502(2) *The proposed use, take-out restaurant requires special exception approval by zoning board of adjustments in this zoning district.*

2. **2034 Pine Street (RM-1, Residential)** **CONTINUED**

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	Required	Proposed	
	Maximum Height	38FT	42 FT	Parcel A and B
	Open Area	25% of lot	22% of lot	Parcel A
	Rear Yard Depth	9FT	4Ft 7IN	Parcel A