



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Charles Loomis and Timothy Kerner, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Benjamin's Desk, 1608 Walnut Street, 12<sup>th</sup> Floor  
 Date: **Tuesday, September 26th 2017, 7:00 PM**

**1. 1807 Delancey Place (RM-1 Residential)**

ZBA #31469 Hearing Date: 9/20/17 @ 2:00 pm

Application for the removal of previously erected stair enclosure at roof top level and erection of expanded rooftop structure to an existing attached structure for continued use as a single-family household living. Size and location as shown in plans.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Max. Height</i>	<i>38 FT</i>	<i>58 FT 6 IN</i>

**2. 2419 Waverly Street (RSA-5 Residential)**

ZBA #30758 Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_

Application for the erection of a one-story addition and one rooftop deck with no pilot house, (size and location as shown in the application) as part of an existing attached two-story structure.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Open Area</i>	<i>30%, 200SF</i>	<i>21%, 139SF</i>
	<i>Front Setback for addition</i>	<i>8 FT</i>	<i>5 FT</i>
	<i>Roof Deck Setback from Front</i>	<i>5 FT</i>	<i>0 FT</i>

**3. 2317 Delancey PL (RM-1 Residential)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_

Application for the erection of a one-story addition, two rooftop decks, and one parking space, accessory to an existing three-story single-family attached structure with a basement.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min Open Area</i>	<i>25%, 500SF</i>	<i>11%, 218SF</i>
	<i>Rear Yard min. Depth</i>	<i>9 FT.</i>	<i>0 FT.</i>
	<i>Rear Yard min. Area</i>	<i>144 SF</i>	<i>0 SF</i>



Preserve, enhance and celebrate urban living

**4. 2526 Panama Street (RSA-5 Residential)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_\_/\_\_\_/\_\_\_ @\_\_\_:\_\_\_\_\_

Application for the relocation of lot lines to create six (6) lots from five(5) existing lots (2532,2528,2526 Panama St, 2533, 2529 Pine St) for the erection of four(4) attached structures (maximum height NTE 52.2 to 53.2 FT) with roof decks accessed by pilot houses/elevators each for use as a single family dwelling with interior mechanical parking for 3 vehicles on parcel A, B & E, interior parking for 3 vehicles on parcel D, accessed by a shared driveway easement parcel F parcel C for an existing single family dwelling.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lot area (Parcel A)</i>	<i>1440 S.F.</i>	<i>1099 S.F.</i>
	<i>Lot area (Parcel B)</i>	<i>1440 S.F.</i>	<i>949.76 S.F.</i>
	<i>Lot area (Parcel C)</i>	<i>1440 S.F.</i>	<i>760 S.F.</i>
	<i>Lot area (Parcel D)</i>	<i>1440 S.F.</i>	<i>1147.50 S.F.</i>
	<i>Lot area (Parcel E)</i>	<i>1440 S.F.</i>	<i>1147.50 S.F.</i>
	<i>Minimum Open Area % of Lot (Parcel A)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel B)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel C)</i>	<i>20%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel D)</i>	<i>30%</i>	<i>0%</i>
	<i>Minimum Open Area % of Lot (Parcel E)</i>	<i>20%</i>	<i>0%</i>
	<i>Minimum Rear Yard Depth (Parcel A – E)</i>	<i>9 FT.</i>	<i>0 FT.</i>
	<i>Maximum Height (Parcel A)</i>	<i>38 FT</i>	<i>43.2 FT</i>
	<i>Maximum Height (Parcel B)</i>	<i>38 FT</i>	<i>43.8 FT</i>
	<i>Maximum Height (Parcel D)</i>	<i>38 FT</i>	<i>42.65 FT</i>
	<i>Maximum Height (Parcel E)</i>	<i>38 FT</i>	<i>42.2 FT</i>

**5. 1726 Chestnut Street, thre to Stock Exchange Place (CMX-5 Commercial)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_\_/\_\_\_/\_\_\_ @\_\_\_:\_\_\_\_\_

Application is for a sit down restaurant from 1st floor to 3rd floors and vacant 4th floor with all other uses as previously approved in an existing structure.

*Referral: Table 14-502-2 The proposed use, sit down restaurant, requires a special exception in Chestnut/Walnut Street area west.*



Preserve, enhance and celebrate urban living

**6. 414-22 S.16<sup>TH</sup> Street, Waverly street thru to Addison Street (CMX-2 Commercial)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_\_\_

Application for the erection of one(1) pilot houses(maximum height NTE 56 feet), for an extension of an existing stairwell, for access to a roof deck (for use by residents only) for retaining eleven (11) including one(1) ADA space, non-accessory previously approved parking spaces, for the creation of eight (8) bicycle spaces on an accessible route on the basement. For the creation of one commercial space (use registration required prior to occupancy) on the first front, for six dwelling units for eighteen (18) dwelling units above (total 24 dwelling units). On the same lot as a previously approved (10 ft x 3 ft) with a 3 feet projection internally illuminated advertising sign.

<i>Refusal:</i>	<i>Table 14-502-2 (Note 6)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Twenty four dwelling units</i>	<i>8640 SFT</i>	<i>7670 SFT</i>

<i>Refusal:</i>	<i>Table 14-602-2 (Note 3)</i>	<i>In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line and this has not been provided on 16th street, Waverley street and Addison street.</i>
-----------------	--------------------------------	--

<i>Refusal:</i>	<i>Table 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min. Rear Yard Depth</i>	<i>11.74 FT</i>	<i>0 FT</i>
	<i>Max. Height</i>	<i>38 FT</i>	<i>56 FT</i>

**7. 412 S 18TH ST. (SWC OF Addison St) (RSA-5 Residential)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_\_\_

For partial demolition of existing attached structure to remove the second-floor side addition and existing roof with a roof deck. For the erection of a three (3) story side addition (maximum height not to exceed 38 ft). For the erection of a roof deck with a roof access structure. Size and location as shown on plans. For a single-family household living with accessory off-street structure parking.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>The proposed parking space does not comply with the minimum dimensional standard for parking spaces as follows:</i>
-----------------	-----------------------	--

	<i>Required</i>	<i>Proposed</i>
<i>Min. Stall Depth</i>	<i>18 FT</i>	<i>15 FT 4 IN</i>
<i>Min. Open Area</i>	<i>20%, 175 SF</i>	<i>1.38%, [sic] 144 SF</i>



Preserve, enhance and celebrate urban living

**8. 2400 Pine Street (CMX-1 Commercial/RSA-5 Residential)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_\_\_\_

Application for the relocation of lot lines to create one lot from two existing lots, for the partial demolition of a one story portion, for the erection of two/three story additions, for the erection of a roof deck accessed from a proposed three story portion, for retaining two interior accessory parking spaces from eight (8) previously approved..

*Refusal: Table 14-803(1)(C)*

*In the RSA-5, RM-1, and CMX-2 districts, accessory parking for any single-family, two-family or multi-family use in an attached or semidetached building shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.*

*Refusal: Table 14-502(6)(C)(.1)*

*Off –street parking shall not be provided for any one-family or two-family use located in the residential parking control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required. Common parking areas may be located on one or more of the properties for which parking is provided, or on a property that is separated from those properties by an alley, shared driveway, or similar kinds of passageways.*

**9. 1509 Naudain Street (RSA-5 Residential)**

ZBA # \_\_\_\_\_ Hearing Date: \_\_/\_\_/\_\_ @\_\_:\_\_\_\_\_

Application is for the erection of two rear decks, one (1) on second floor level accessed through second floor rear and one (1) on third floor level accessed through third floor rear of an existing attached structure for a single-family household living.

*Refusal: Section 14-604(4)(d)(.4)*

*Decks must be constructed so that all vertical support elements are located a minimum distance of 18 in. from all lot lines whereas the proposed vertical supports are located on rear lot line and on one side lot line with zero distance from lot lines is prohibited*

*Refusal: Section 14-604(4)(a)*

*Fences or guard rails used to enclose decks may not exceed 42 in. in height, except that privacy screens up to 60 in. in height and no more than 50% opaque may be installed on the sides of decks that are parallel to side lot lines and located within 18 in. of a side lot line whereas the proposed 6 feet high privacy screens are prohibited in the rear and sides of the deck.*

*Refusal: Section 14-604(4)(d)(.3)(a) and 14-701 (2)[7]*

		Required	Proposed
Min. Rear Yard Depth	2 <sup>nd</sup> floor	5 FT	0 FT
Min. Rear Yard Depth	3 <sup>rd</sup> floor	5 FT	3 FT