



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: Benjamin's Desk, 1608 Walnut Street, 12th Floor
Date: Tuesday, October 24th 2017, 7:00 PM

1. 1910 Chestnut Street (CMX-4 Commercial) NOT OPPOSED with PROVISOS

ZBA #31276, Hearing Date: 11/1/17 @ 2:00 pm

Application for the erection of a roof deck with elevator for use as a restaurant, for creation of an eat-in restaurant on the first floor as part of a previously approved unity of use, for use as retail spaces and business and professional offices as permitted in the district, on a portion of the first/second and third floors, for residential uses on 3rd through 22nd floors, (165 dwelling units) with all other previously approved uses, with tandem type mechanical parking with no ticket mechanism, eighty two (82) parking spaces including four (4) H/C accessible spaces and seventy two (72) bicycle spaces on an accessible route, three(3) loading docks. (Size and location as shown on the application)

Referral: Table 14-502-2 The proposed use, eating and drinking establishment, requires a Special Exception approval in Chestnut/Walnut Street area west.

Table 14-604(5) Roof decks for non-residential uses requires a Special Exception approval in this zoning district.

2. 1701-05 Chestnut Street (CMX-5 Commercial) OPPOSED (NO SHOW)

ZBA #31882, Hearing Date: __/__/17 @ __:00 _m

Application is for a take-out restaurant in space 44 South 17th Street on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502-2 The proposed use, take-out restaurant, requires a Special Exception approval in Chestnut/Walnut Street area west.

3. 346 South 15th Street (RM-1, Residential) NOT OPPOSED with PROVISOS

ZBA #31771, Hearing Date: 10/25/17 @ 2:00 pm

Application is for law office (business/professional office) from 1st floor to 4th floor in an existing structure. No plans submitted with this application.

Refusal: Section 14-602-1 The proposed use, Business/Professional Office, is prohibited in this zoning district.

4. **2008 Waverly Street (RSA-5 Residential)**

CONTINUED

ZBA #31853, Hearing Date: 11/1/17 @ __:_0_m

Application is for the erection of an attached structure with roof deck above third floor accessed through fourth floor with one (1) accessory parking space. (Size and location as shown on plans)

<i>Refusal:</i>	<i>Table 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum Open Area</i>	<i>25% above 12FT</i>	<i>11%</i>
	<i>Rear Yard Depth</i>	<i>9FT above 12FT</i>	<i>5FT</i>

In the RSA-5 district, buildings on lots equal to or less than 45 ft. in depth are exempt from the minimum open area requirement for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum open area requirement as set forth in Table 14-701-1.

In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 5 ft. for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum rear yard depth as set forth in Table 14-701-1.

<i>Refusal:</i>	<i>Section 14-803(1)(c)</i>	<i>Notwithstanding the provisions of this Zoning Code, accessory parking for any single-family, two-family, or multi-family use in an attached or semi-detached building in the RSA-5, RM-1, CMX-2, and CMX-2.5 districts shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.</i>	
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