



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston and Kevin Dunleavy, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Report
Date: Tuesday, July 28th, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 1519 Lombard Street (NEC S. Sydenham St) (RM-1) Continued
ZBA #25434 Hearing Date: 8/18/15 @ 9:30 am
Application is for the reconfiguration of an existing non-accessory surface parking with six (6) spaces as previously approved. For a new curb cut. For the erection of an accessory one (1) story structure. Size and location as shown on plan.

Refusal:

Section 14-803(4)(a)(.5): In residential districts, the maximum width of curb cuts for surface parking lots shall not exceed 24' per street frontage and shall not occupy more than 50% of the street frontage. Whereas, the proposed curb cut on S. Sydenham Street is 60.4' wide and 86.3% of street frontage.

2. 1523 Lombard Street (NWC S. Sydenham St) (RM-1) Continued
ZBA #25442 Hearing Date: 8/18/15 @ 9:30 am
Application is for the reconfiguration of an existing non-accessory surface parking to Add Fifteen (15) new parking spaces to an existing twenty-two (22) spaces, for a total of 37 parking spaces. For a new curb cut. Size and location as shown on plan.

Refusals:

Section 14-803(2)(a): Parking lots must provide an additional area of the parking lot equal to not less than 25% of the total lot for access driveways and aisles. Whereas the proposed parking lot proposes 0% area for access driveways and aisles

Table 14-803-1: Minimum Aisles Width Required 24' Proposed 0'

Section 14-803(4)(a)(.5): In residential districts, the maximum width of curb cuts for surface parking lots shall not exceed 24' per street frontage and shall not occupy more than 50% of the street frontage. Whereas, the proposed curb cut on S. Sydenham Street is 40.1' wide and 57.3% of street frontage.

3. **2016 Locust Street thru to Latimer Street (RM-1)** **Not opposed**
ZBA# 25446, Hearing Date: 8/5/15 @ 5pm
Application for increase in dwelling to maximum four (4) family dwelling (multi-family) in and existing structure.

Refusal:

<i>Table 14-602-1:</i>	<i>Required</i>	<i>Proposed</i>
<i>Minimum Lot area (4 Family):</i>	<i>1,440sf</i>	<i>1,320sf</i>

4. **100 South Broad Street (CMX-5)** **Not Opposed with Conditions**
ZBA# 25484 Hearing Date: 8/11/15 @ 9:30 am
Application for the sit-in restaurant from first floor through second floor with accessory storage on basement and mezzanine in an existing structure.

Referral:

Table 14-502-2: the proposed sit-down restaurant requires a special exception from the Zoning Board of Adjustment.

5. **10-12 S. 20th Street (CMX-4)** **Continued**
ZBA# 25487 Hearing Date: 8/12/15 @ 5pm
Application for the removal of all existing signage and the installation of two (2) statically illuminated flat wall signs and one non-illuminated roof sign and the erection of a roof deck (access via stairs to ground floor). Size and location as shown in the application. For use as an existing sit-down restaurant with accessory signs.

Refusal:

Table 14-904(1)(f). Whereas the proposed use, roof sign, is prohibited in all zoning districts.

Referral:

14-604(5). Whereas the proposed use, roof decks for non-residential uses (sit-down restaurant), requires special exception approval from the ZBA in the CMX-4 zoning district.