



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, 12th Floor
 Date: **Tuesday, July 25th 2017, 7:00 PM**

1. 2031-51 Lombard Street (RM-1 Residential)

ZBA #30758 Hearing Date: __/__/__ @__:__

Application for the complete demolition of all structures on the lot for the erection of an attached structure (maximum height nte 49 feet) with front and rear decks accessed from the fourth floor, for use fourteen (14) dwelling units, with interior accessory parking for fourteen (14) vehicles including one (1) ADA space and seven bicycle spaces located on an accessible route..(size and location as shown on the application)

Refusal: Table 14-602-1 and 14-701(1)d Notwithstanding the provisions of this zoning code, accessory parking for any multifamily use in an attached structure or semi-detached building in RM-1 district shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Front Set Back</i>	<i>0 FT</i>	<i>5 FT</i>
	<i>Open Area</i>	<i>30%</i>	<i>7.36%</i>
	<i>Max Height</i>	<i>38 FT.</i>	<i>49 FT.</i>

2. 419 S. 20th Street (CMX-1 Commercial)

ZBA # _____ Hearing Date: __/__/__ @__:__

Application for the erection of an addition on an existing attached structure for the existing use of two (2) household living units, and an existing use of personal services as existing and previously approved.

<i>Refusal:</i>	<i>Table 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
	<i>Max Height</i>	<i>38 FT.</i>	<i>39'-4.5"</i>

3. 2429 Waverly Street (RSA-5 Residential)

ZBA # _____ 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%</i>	<i>21%</i>
	<i>Front Set Back 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>