



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Date: **Tuesday, September 27<sup>th</sup> 2016, 7:00 PM**  
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **1601-03 Lombard Street (RM-1 Residential)**

**CONTINUED**

ZBA #28732, Hearing Date: 10/19/16 @ 2:00 pm

Application is for the complete demolition of existing structure; for the erection of an attached structure (65' high); roof deck (for the residential use only) accessed by a pilot house (area 196 sf); (stairs and landing only) for a multi-family household living (four(4) dwelling units) from second floor through fifth floors in the same building with non-residential use from cellar through first floor( use registration permit required prior to occupancy). Size and location as shown in the application.

<i>Refusal:</i>	<i>Section 14-602-1</i>	<i>The proposed use, non-residential use, is prohibited in this zoning district</i>	
<i>Refusal:</i>	<i>Section 14-604(5)(c)(.2)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Area of roof deck structure</i>	<i>90 SF</i>	<i>196 SF</i>
	<i>Front Set Back (Parcel B)</i>	<i>20 ft</i>	<i>0 ft</i>
<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Building Height</i>	<i>38 FT</i>	<i>65 FT</i>
	<i>Open Area</i>	<i>20% (525.6SF)</i>	<i>0% (0SF)</i>

2. **2010 Naudain Street (RM-1 Residential)**

**NOT OPPOSED with CONDITIONS**

ZBA #28621 Hearing Date: 10/25/16 @ 9:30 am

Application for: the removal of second floor glass enclosure; the erection of a one (1) story addition above the one (1) story portion of an existing three (3) story attached structure (maximum height not to exceed 38 ft); erection of a roof deck above the proposed addition (to extend existing roof deck at third floor level. size and location as shown on plans) For use as a single family household living.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min Rear Yard Area</i>	<i>144 SF</i>	<i>0 FT</i>
	<i>Min Rear Yard Depth</i>	<i>9 FT</i>	<i>0FT</i>

3. **2220 Locust Street (RM-1 Residential)**

**CONTINUED**

ZBA #28594 Hearing Date: 11/1/16 @ 9:30 am

Application for the use of a surface parking space and increased height of wall (size and location as shown in the application), accessory to an existing attached single family dwelling.

*Refusal: Section 14-701.(1)(d) For a lot fronting on more than one street, each street frontage shall be considered a front. the front yard requirements of the zoning district shall apply to those street frontages.*

*Refusal: Section 14-803.(1)(b).(1).(a)(ii) The proposed use, a surface parking space, is prohibited in the required front, side, and rear yards, and is prohibited in this zoning district.*

*Refusal: Section 14-706.(3)(a).(1) The proposed expansion of a non-conforming wall that is located nearer to the lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than four ft. in height and no more than 50% opaque.*

	Existing	Required	Proposed
<i>Max Wall Height (Latimer)</i>	7 FT	4 FT	9 FT 7IN
<i>Max Wall Opacity (Latimer)</i>	0%	50%	0%

4. **2613 Naudain Street (RSA-5 Residential Single Family Attached)**

**CONTINUED**

ZBA #28625 Hearing Date: 11/2/16 @ \_\_: \_\_:00\_m

Application for: installation of two surface parking spaces in rear yard with 8'-0" high roll-up gate as part of a single family dwelling (size and location as shown in submitted plan)

*Refusal: Section 14-803.(1)(b).(1).(a)(ii) The proposed use, a surface parking space, is prohibited in the required front, side, and rear yards, and is prohibited in this zoning district.*

*Refusal: Section 14-803(1)(c) Notwithstanding the provisions of this zoning code, accesory 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.*

*Refusal: Section 14-706.(3)(a).(1) Any fence located nearer to the lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than four feet in height and no more than 50% opaque.*

	Existing	Required	Proposed
<i>Max Wall Height (Latimer)</i>	~	4 FT	8 FT 0IN
<i>Max Wall Opacity (Latimer)</i>	~	50%	0%

5. **2026 Rittenhouse Square (RM-1 Residential)**

**CONTINUED**

ZBA #28850, Hearing Date: 11/22/16 @ 9:30 am

Application for the erection of an addition with a roof deck at the third floor front, and a roof deck at the fourth floor front, to an existing attached structure used as single-family household living with one (1) accessory, interior parking space, size and location as shown on plans/application.

<i>Refusal:</i>	<i>Section 14-604(5)(d)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Max Railing Height</i>	<i>42 IN</i>	<i>48 IN</i>

<i>Refusal:</i>	<i>Section 14-305(6)(d)</i>	<i>Where a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific nonconformity, and is not allowed. Whereas, the existing non-conforming rearwall is being extended vertically.</i>	
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