



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, October 25th 2016, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

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

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.

Refusal: Section 14-602-1 The proposed use, non-residential use, is prohibited in this zoning district

<i>Refusal: 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: 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. **2220 Locust Street (RM-1 Residential) NOT OPPOSED with CONDITIONS**

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.

continued

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
Max Wall Height (Latimer)	7 FT	4 FT	9 FT 7IN
Max Wall Opacity (Latimer)	0%	50%	0%

3. **2613 Naudain Street (RSA-5 Residential Single Family Attached)**

OPPOSED

ZBA #28625 Hearing Date: 11/2/16 @ __:__0__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, 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.*

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
Max Wall Height (Taney)	~	4 FT	8 FT 0IN
Max Wall Opacity (Taney)	~	50%	0%

4. **2026 Rittenhouse Square (RM-1 Residential)**

NOT OPPOSED

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.

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

Refusal: Section 14-305(6)(d) *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.*

5. **1735 Chestnut Street (CMX-5 Commercial)**

NOT OPPOSED with CONDITIONS

ZBA #28908 Hearing Date: 11/2/16 @ 2:00 pm

Application is for a sit down restaurant on 1st floor in the same building with existing beauty salon on 2nd floor and four (4) family dwelling on 3rd floor 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.

6. **2143 Lombard Street (CMX-2 Neighborhood Commercial Mixed Use 2)**

NOT OPPOSED

ZBA #_____ Hearing Date: 11/16/16 @ __:__0 _m

Application for the increase in height of a previously approved structure (see A/P no 589408, cal no 22993) by 4.27 ft. The structure is attached and proposes a roof deck above the first floor rear and a roof deck above the third floor level (accessed by a pilot house), for use as single family household living with two (2) accessory, structured parking spaces.

Refusal: Section 14-303(6)(a)(.2)

The proposed increase in height is not consistent with the terms of the variance and proviso granted and shall be referred to the ZBA for action.

7. **2145 Lombard Street (CMX-2 Neighborhood Commercial Mixed Use 2)**

NOT OPPOSED

ZBA #_____ Hearing Date: 11/16/16 @ __:__0 _m

Application for the increase in height of a previously approved structure (see A/P no 589407, cal no 22993) by 4.27 ft. The structure is attached and proposes a roof deck above the first floor rear and a roof deck above the third floor level (accessed by a pilot house), for use as single family household living with two (2) accessory, structured parking spaces.

Refusal: Section 14-303(6)(a)(.2)

The proposed increase in height is not consistent with the terms of the variance and proviso granted and shall be referred to the ZBA for action.