



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, December 27th 2016, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

- 1. 1730 Lombard Street (CMX-3 Community Commercial Mixed Use) NOT OPPOSED
ZBA #29225 Hearing Date: 1/31/17 @ 9:30 am

Application for: the erection of an addition (4th floor) to an existing attached structure. Size and location as shown on plans and application. For continued use as single family household living with two (2) accessory surface parking spaces.

Refusal: Table 14-602-2 Section 14-305(5)
A nonconforming use that is located in a conforming building may be expanded within that building, or within any expansion of that building that complies with §14-701 (dimensional standards), provided that the cumulative expansion since the use became nonconforming shall not increase the area occupied by the nonconforming use by more than ten percent (10%); whereas the proposed addition extends the existing, nonconforming use (single family household living) by more than 10%.

- 2. 500 South 26th Street (RSA-5 Residential Single-Family Attached) OPPOSED
ZBA #29018 Hearing Date: 1/11/17 @ 2:00 pm

Application for: the erection of roof deck, wet bar and roof deck access structure as part of an existing single family dwelling. (size and locaton as shown in plans)

Refusal: Section 14-604(5)(a) Roof decks must be set back at least five feet from the extreme front building line.
Refusal: Section 14-604(5)(c)(.1) A roof deck access structure may only serve to enclose the access stairs, elevators, or other means of access.
Refusal: Section 14-604(5)(c)(.4) Roof deck access structures must meet the same setback requirements as the associated roof deck, provided that any part of the roof deck access structure located more than 42 in. above the surface of the roof deck must be set back an additional 5 ft. from the required setback of the associated roof deck.

3. **1522 Locust Street, through to Latimer (CMX-4 Commercial)** **NOT OPPOSED**

ZBA #29114 Hearing Date: 1/10/17 @ 9:30 am

Application for: A one (1) family dwelling on 3rd floor front in an existing office building with all other uses as previously approved in an existing structure.

Refusal: Table 14-602-2 The proposed use, single family dwelling, is prohibited in this zoning district.

4. **2017 Addison Street (RSA-5 Residential Single-Family Attached)** **CONTINUED**

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

Application for: the erection of an at side, rear & top of existing attached building & for the installation of an accessory use roof deck; size & location as shown in application on a lot nonconforming w. regards to rear yard area & depth. For use as household living for a single-family.

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|-----------------|------------------------|-------------------|-----------------|
| <i>Refusal:</i> | <i>Table 14-701-1</i> | <i>Required</i> | <i>Proposed</i> |
| | <i>Open Area</i> | <i>30%</i> | <i>11.7%</i> |
| | <i>Rear Yard Depth</i> | <i>9FT</i> | <i>5FT</i> |
| | | <i>above 12FT</i> | |

5. **1921 Walnut Street thru to Moravian (CMX-Commercial)** **NOT OPPOSED with CONDITIONS**

ZBA #29288 Hearing Date: 1/11/17 @ 2:00 pm

Application for: a takeout restaurant on 1st floor with all other uses as previously approved in an existing structure.

Referral: Table 14-502-2 The proposed use, takeout restaurant, requires a special exception approval in Chestnut/Walnut Street area west.