



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor  
 Date: **Tuesday, April 25<sup>th</sup> 2017, 7:00 PM**

1. **1910 Chestnut Street** **APPLICATION WITHDRAWN**

Request from Council President Clarke's staff for a letter acknowledging that an encroachment has been requested so that the Streets Department, prepare an encroachment ordinance which will be followed by a hearing before the appropriate City Council committee, leading to potential formal action by City Council.

Provide for a technical encroachment at 54' above a portion of the City's right-of-way (sidewalk), along the northern side of the 1900 block of Sansom Street.

2. **422 South 20th Street (CMX-1 Commercial)** **CONTINUED TO MAY 2017**

ZBA #29238 Hearing Date: \_\_/\_\_/\_\_ @ \_\_: \_\_ \_m

Application for: The erection of an addition on an existing attached structure to include accessory roof deck and private, residential, off-street parking garage for use of a single family dwelling. Size and location as per submitted plans.

*Refusal: Section 14-305(6) Whereas the existing structure is non-conforming, the proposed rear addition at 2nd & 3rd story (including roof deck) further extends the existing non-conformity..*

<i>Refusal: Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
<i>Open Area</i>	<i>20% (145.6SF)</i>	<i>8.8% (64SF)</i>
<i>Rear Yard Depth</i>	<i>9FT</i>	<i>3FT</i>

*Refusal: Section 14-502(6)(c) The proposed off-street, private residential parking accessory to a single family dwelling is not permitted in the residential parking control area in the center city overlay district.*

*Refusal: Section 14-803(1)(c) The proposed off-street, private residential parking accessory to a single family dwelling is not permitted to be accessed by a side street in this zoning district (adjacent to rsa-5 district).*

3. **1601-03 Lombard Street (RM-1 Residential)** **NOT OPPOSED**

ZBA #28732, Hearing Date: \_\_/\_\_/\_\_ @ \_\_: \_\_ \_m

Application is for the eliminate of decks and accessory structures above fifth floor roof; for the erection of a roof deck on third floor roof along the Lombard St, South 16th St and Addison St frontages and for the erection of awning over Lombard St and South 16th St ; complete demolition of existing structure; for the erection of an attached structure (60' high); 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: Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
<i>Building Height</i>	<i>38 FT</i>	<i>60 FT</i>
<i>Open Area</i>	<i>20% (525.6SF)</i>	<i>0% (0SF)</i>

4. **1635 Waverly Street (CMX-2 Commercial)**

**CONTINUED TO MAY 2017**

ZBA #30315, Hearing Date: 6/14/17 @ 4:00 pm

Application for the erection of an attached structure (maximum height nte 38 feet) with a roof deck above accessed by a pilot house, with interior accessory parking for one vehicle.(size and location as shown on the application).

*Refusal: Table 14-602-2, note 3 In the CMX-2 and CMX-2.5 districts, in order to promote active uses at the street level, buildings must contain a use other than residential and other than parking along 100% of the ground floor frontage and within the first 30 ft. of building depth, measured from the front building line.*

*Refusal: Section 14-502(6)(c) Off street parking shall not be provided for any one family or two family use located in the residential parking control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.*

*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 semidetached 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.*

<i>Refusal: Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
<i>Maximum Occupied Area</i>	<i>75 %</i>	<i>86.5 %</i>
<i>Minimum Rear Yard Depth</i>	<i>9FT</i>	<i>5FT</i>

5. **2207 Chestnut Street (CMX-4 Commercial)**

**NOT OPPOSED**

ZBA # \_\_\_\_\_, Hearing Date: \_\_/\_\_/\_\_ @ \_\_:\_\_m

Application is for the erection of a three(3) story addition on the top of existing three(3) story structure ( 85' high), for the erection of roof deck at second floor, third floor, forth floor and fifth floor with roof top elevator override and stair tower (for mechanical-maintenance purposes), for the creation of a mezzanine, for the partial demolition of existing second floor portion of an existing structure for a vacant retail sale at first floor front (use registration

permit required prior to occupancy) with accessory parking garage with six(6) parking spaces including with one(1) accessible space at the rear of the building at first floor in the same building with multi-family household living (four(4) dwelling units from second floor through sixth floors and for use roof deck accessory to the resident use only. No sign on this application. size and location as shown in the application.

*Referral: Section 14-803(1)(d)(.2)*

*The proposed, above ground accessory parking garage, requires special exception approval from the zoning board of adjustment.*

6. **1520 -22 Chestnut Street (CMX-5 Commercial)**

**NOT OPPOSED with CONDITIONS**

ZBA # 30220, Hearing Date: \_\_/\_\_/\_\_ @ \_\_:\_\_ \_m

Application is for creation of two (2) tenant spaces (space 1 and 2) on 1st floor.

Space # 1 – vacant space, space # 2 – proposed sit down restaurant on partial 1st floor and cellar with all other uses as previously approved in an existing structure.

*Referral: Table 14-502-2*

*The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area west.*