



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, January 24th 2017, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

**Note: Starting 28 February, all CCRA Zoning Committee meetings will be held at:
 Benjamin's Desk, 1608 Walnut Street, 12th Floor**

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

ZBA #28732, Hearing Date: __/__/__ @ __:__ _m

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. **2017 Addison Street (RSA-5 Residential)** **OPPOSED**

ZBA #29239 Hearing Date: 2/15/17 @ 2:00 pm

Application for: The erection of an addition 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.

<i>Refusal: 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>	

3. **422 South 20th Street (CMX-1 Commercial)**

CONTINUED

ZBA #29238 Hearing Date: 1/11/17 @ __:__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:</i>	<i>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).

4. **420 South 24th Street (RSA-5 Residential)**

NOT OPPOSED

ZBA #29235 Hearing Date: 2/1/17 @ 4:00 pm

Application for: The erection of a two (2) story addition above an existing one (1) story portion of an attached structure (total three (3) stories, maximum height not to exceed 38 ft.). Size and location as shown on plans. For use as single family household living.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Depth</i>	<i>9FT</i>	<i>8FT 5IN</i>
		<i>above 12FT</i>	

5. **2020 Pine Street (RM-1 Residential)**

NOT OPPOSED

ZBA #29392 Hearing Date: 3/7/17 @ 9:30 pm

Application for: The erection of one (1) story rear addition (infill) below an existing bay at the second floor level of an existing three (3) story attached structure. For an existing single family house hold living as previously approved.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum Rear Yard Depth</i>	<i>9FT</i>	<i>3FT 2IN</i>
	<i>Minimum Rear Yard Area</i>	<i>144SF</i>	<i>83SF</i>

6. **1430 Walnut Street thru to Chancellor (CMX-5 Commercial)** **NOT OPPOSED**

ZBA #29447 Hearing Date: 2/1/17 @ 2:00 pm

Application for: The conversion of existing roof deck for an office space on the same lot existing take out restaurant in Space C with existing sit down restaurant and retail sale of consumer goods on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Special Exception: Section 14-605 The proposed, roof deck use, for the commercial use, requires a special exception to ZBA.

7. **1430 Walnut Street thru to Chancellor (CMX-5 Commercial)** **OPPOSED**

ZBA #29498 Hearing Date: 2/1/17 @ 2:00 pm

Application for: Erection of one statically illuminated, accessory wall sign, fronting Walnut Street.

Refusal: Table 14-904-1 Wall signs shall not extend above roof line or the second floor window sill of a structure, whichever is lower; Proposed sign to extend above second floor window sill, with a location at top of third story level and at a height of 62 feet above grade.

8. **2100 Chestnut Street thru to Sansom (CMX-4 Commercial)** **NOT OPPOSED with CONDITIONS**

ZBA #29616 Hearing Date: 2/8/17 @ 2:00 pm

Application for: A takeout restaurant in space 102 -102 ½ S. 21st street 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.

9. **1729 Chestnut Street thru to Ranstead (CMX-5 Commercial)** **NOT OPPOSED with CONDITIONS**

ZBA #29668 Hearing Date: 2/22/17 @ 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.