



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, March 27th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 1701-1709 South Street (C-2) ZBA#16306, Hearing Date:4/4/12@2pm Not-Opposed (was continued)

Application to amend the previous application #362906, CAL #16306 Dated 1/10/12, for the erection of an attached four (4) story structure (maximum 42' high) to include rooftop decks (w/ 42" high railings) accessed by open stairways, decks (balconies) at the second story level and fourth story level (w/ 42" high railings) and exterior common walkways at the third and fourth story levels (balconies with 42" high railing) for use as a retail convenience store (no items as defined in 14-1605) and a single family dwelling on the first floor. Three (3) family dwellings on the second floor, three (3) family dwellings on the third floor and two (2) family dwellings on the fourth floor (total of 9 dwellings), size and location as shown on application.

Refusals:

- Open Area 20% required vs. 0% proposed
Rear Yard Depth 9' required vs. 0' proposed
Rear Yard Area 944sf required vs 0sf proposed
Max. Building Height 35' allowable vs 42' proposed
Max. No. Stories 3 allowable vs 4 proposed
Off Street parking 9 spaces required vs 0 spaces proposed

2. 2041 Locust Street (R-10) ZBA #17387, Hearing Date: 3/28/12 @ 2pm Not-Opposed

Application is for the partial demolition of the rear, erection of a two story rear addition, one story addition at the third floor level and a one story addition at the fourth floor level (size and location as shown in the application), as part of a single family dwelling.

- Refusals: Open Area: 30%(486sf) required vs. 20%(327sf) proposed.
Stories: 3 Stories allowed vs. 4 Stories proposed
Height: 35' allowed vs. 48'6" proposed

3. 1425 Locust Street (C-5) ZBA# 17290 Hearing Date: 4/18/12 @ 2pm Not-Opposed

Application is a takeout restaurant with seating in space C2 in the same building with an existing 107 Dwellings and uses as previously approved.

Referral: The proposed use, take-out restaurant, requires a certificate from the zoning board of adjustment. Fast Track



3. **1605 Sansom Street (C-5) ZBA 17231, Hearing Date:4/18/12@ 2pm** **Not-Opposed**
(was continued)

Application for the erection of nine (9) story attached structure (maximum height NTE 105'-3") with partial cellar, first floor retail spaces as permitted in the district (use registration required prior to occupancy) for 122 dwelling units on floors two thru nine, cellar for mechanical's only.

Use Refusals: Parking Spaces: 61 required vs. 0 proposed.

Bicycle Parking: 41 required vs. 0 proposed.

Off Street Loading Spaces: 1 required vs. 0 proposed

Refusals: Occupied Area above 65': 75% allowable vs. 88.2% proposed

Legally required windows Flrs 4-8: 25' clear required vs. 15' clear proposed

Legally required windows Flr 9: 25' clear required vs 15' clear proposed.

4. **1803-29 Lombard Street (R-10) ZBA17298, Hearing Date: 4/4/12 @ 2pm** **Not-Opposed**
(was continued)

Application for the relocation of lot lines to create (11) lots from (1) lot, erection of (11) four story attached structures with cellars, rear deck and roof deck, common access easement for off street parking access to rear of structures, each for use as a single family dwelling, size and location as shown in application.

Refusals: Height (Lots F&G): 35' allowed vs. 47' proposed

Height (Lots A-E&H-K): 35' allowed vs 45' proposed

Stories (all lots): 3 Stories allowed vs. 4 Stories proposed

Open Area (all lots): 30% required vs. 0% proposed.

Rear Yard Area (all lots): 144 sf required vs. 0% proposed

Rear Yard Depth (all lots): 9' required vs. 0' proposed

5. **1516 Chestnut Street (C-5)ZBA #17588,Hearing Date:4/18/12@2pm** **Not-Opposed with Provisos**

Application for the erection of three (3) flat wall logo signs and for the erection of two (2) flat wall signs for use as eat-in and takeout restaurant on first floor in the same building with all other uses as previously approved.

Referral: The proposed use restaurant eat-in/take out requires certificate from the Zoning Board of Adjustment.

Refusals: Proposed sign, shall not be erected 200' of Chestnut Street, Proposed sign is erected 15' within Chestnut Street and needs Art Commission approval.

Area of Sign: 36sf allowed 69.95sf proposed.