



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, August 26th, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **1505 SouthStreet (CMX-2)** ZBA# 23497, Hearing Date:9/30/14 @ 9:30 **Not Opposed w/ Conditions**
 Application for a take-out restaurant with seating on the first floor in the same building with one (1) apartment on the second floor. No sign on this application.

Referral: Table 14-602-2 The proposed use, take-out restaurant, requires a special exception from the Zoning Board of Adjustment.

2. **1639 Naudain Street (RM-1)** ZBA# 23562, Hearing Date:10/14/13 @ 9:30 **Not Opposed with Condition**
 Application for the erection of an addition at the 2nd floor rear and at the third floor level. For the erection of a roof deck above the 3rd floor level with a pilot house to enclose access stairs only. For use as a single family household living.. Size and location as shown in plans.

Refusal: Table 14-702-1[5] Setback of 3rd floor 8 ft required 0 ft proposed

3. **2526-30 Panama Street and 339-45 S. 26th Street (RSA-5)** ZBA# 23620, Hearing Date: 09/24/13 @ 2:00 pm **Continued**
 Application for the lot adjustment ot create four (4) lots (Lot "A", Lot "B", Lot "C" and Lot "D") from six OPA Accounts (2526 Panama St, 2528 Panama St, 339 S 26th St, 341 S 26th St, 343 S 26th St and 345 S 26th St) as follows: Lot "A", "B" & "C": For the complete demolition of all structures on lots; for the erection of attached structure, balcony at 2nd floor, rear deck at 2nd floor, pilot house access to roof deck only and for the creation of two (2) parking garage for two (2) cars (access from front street) for a single family household living on each lot. Lot "D": Vacant Lot. Size and location as shown in plans.

*Refusals:
 14-803(2)(C) Accessory Parking for a proposed Single family Dwelling in an attached structure in the RSA-5 District, parking is accessed from a Front Street, is prohibited in this zoning district.*

Table 14-701-1

Open Area	Required	Proposed
Lot "B"	30% / 363.9 sf	8% / 100.8 sf
Lot "C"	30% / 270 sf	0% / 0 sf
Lot "A"	20% / 242.6 sf	9% / 121.3 sf
Rear Yard Depth	Required	Proposed
Lots "A", "B", "C"	9 ft	0 ft
Height of Structure	Allowable	Proposed
Lots "A" & "B"	38 ft	42'3"
Lots "C"	38 ft	39'1"