



To: CCRA Zoning Committee, Board Members and Neighbors
From: Veronica Aplenc and Janice Woodcock, Co-Chairs, CCRA Zoning Committee
Re: Public Zoning Committee Zoom Meeting Agenda

Date: May 24, 2022 at 7:00 pm

1. 1738 Pine Street (RM1)

ZBA# MI-2022-002131: Hearing date 7/20/2022 @ 2 p.m.

Application for the increase of multi-family household living from existing six (6) units to seven (7) units in an existing structure.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-602(3)(a)[1] (.b)	Residential Districts	Dwelling units: Required 4 units Proposed 7 units Area of lot(s) Required 1,800 sq. ft. Proposed 2,880 sq. ft.

NOT OPPOSED

2. 1746 Lombard St. (RSA5 with overlays:/CTR Center City Overlay District-Parking Garage Ground Floor Use Control Area, /CTR Center City Overlay District-Residential Parking Control Area, /CTR Center City Overlay District - Center City Residential District Control Area, /CTR Center City Overlay District - Center City Commercial District Control Area, & Zipcode 19146 Mixed-Income Housing Bonus Limitation
ZBA # MI-2022-001709: Hearing date 6/22/2022 @ 2 p.m.

Application for the demolition of existing roof deck and roof deck access structure and for the erection of an addition above an existing attached structure to include two (2) roof decks. For single-family household living. For one (1) interior off-street accessory parking space as previously approved. Size and location as shown on application plan.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Note [7] Table 14-701-1	Dimension Standards for Lower Density Residential	Rear yard setback of addition: Required: 7 ft. Proposed: 0 ft.
	Table 14-701-1	“	Height: Allowable: 38 ft. Proposed: 53 ft. 6 in.
	Section 14-604(5)(a)	Roof Deck Setbacks	Whereas the roof decks must be set back at least 5 ft. from the extreme front building line, but three of the proposed roof deck setbacks are not compliant.

CONTINUED TO THE NEXT MEETING

3. 2051 Waverly Street (RM1)(4 overlays-CTR: Residential Parking Control Area, Center City Residential District Control Area, Center City Commercial District Control Area, Zipcode 19146 Mixed-Income Housing Bonus Limitation)

ZBA# NI-2022-001006: Hearing date 8/17/2022 @ 2 p.m.

Application for a the erection of an addition at third floor roof deck above third floor accessed by roof hatch to an existing attached building for the use as single-family household living (size and location as shown on plans).

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	14-305(6)(d); Table 14-701-2	Minimum Rear yard depth (ft.)	Required : 7 ft. Proposed: 0 ft.

NOT OPPOSED

4. 1709-17 Chestnut Street (CMX5)

ZBA # MI-2022-002882 : Hearing date 8 /24/ 2022 @ 2 p .m.

Application for a take-out restaurant

<i><u>Referral</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
	14-502-2	Special exception approval in the Chestnut Walnut Overlay	Whereas the proposed use ‘Take-out restaurant’ requires a special exception approval from the Zoning Board of Adjustment in the Chestnut Walnut Overlay

NOT OPPOSED SUBJECT TO COMPLIANCE WITH CCRA'S STANDARD CONDITIONS FOR TAKE-OUT RESTAURANTS