



CCRA Zoning Committee Meeting, April 25, 2023
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs

1. 1413 Lombard Street (RM1)

ZP-2022-012259 Hearing date: 6/28/2023 @ 2 p.m.

Application for a multi-family household living (four (4) dwelling units) on the same lot with all other uses as previously approved.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-602(3)(a)[1](.a)	Residential District	Total area of lot (sf) Required: 1,440 SF Proposed: 1,394 SF

2. 325 S. 18th Street (RM-1 with overlays: /CTR Center City Overlay District-Residential Parking Control Area, /CTR Center City Overlay District - Center City Commercial District Control Area, /CTR Center City Overlay District - Center City Residential District Control Area)

ZP-2022-007476 Hearing date: 5/10/2023 @ 9:30 a.m.

Application for the partial demolition of an existing attached structure and the erection of an addition including a roof deck and balcony, for the erection of a carport with two (2) parking spaces and fencing in the rear yard. For single-family household living. Size and location as shown on the application/plan.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Section 14-604(14)(d)	Balconies	<u>Balcony Projection:</u> Max. Allowable 4 ft Proposed 8 ft
	Section 14-706(2)	Fencing	<u>Max. Allowable:</u> Height 4ft Opacity 50% <u>Proposed:</u> Height 8 ft Opacity 100%
	Table 14-701-2	Occupied Area (RM-1)	<u>Max. Allowable:</u> 80% <u>Proposed:</u> 99.4%
	Section 14-803(1)(c)(.1)	Accessory Parking	Whereas in the RM-1 Zoning District, accessory parking for any single-family use in attached building shall be prohibited unless it can be accessed from a shared driveway, alley or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot, but the proposed parking is accessed from Delancey Place.