



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, February 25th, 7:00 PM
Location: First Unitarian Church - 2125 Chestnut St

PLEASE NOTE CHANGE IN LOCATION OF MEETING

- 1. 502 S. 23rd Street (RSA-5)
ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ @ \_\_\_\_\_.
Application the legalize use as a two family dwelling.

Refusal:
Table 14-701-1 The proposed use, two family dwelling, is not permitted in this zoning district.

- 2. 2054 Waverly Street (RSA-5)
ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ @ \_\_\_\_\_.
Application for the reconfiguration of the roof, the erection of a rear bay, a front balcony, a front bay, a front fence wall and gate, a front wall, and two rooftop sundecks (upper and lower). Lower sundeck with a pergola, accessed by a pilot house, upper deck accessed by an exterior stair. Size and locations as shown on application

Refusal:
14—706.(3)(a)(.1) The ny fence located nearer to the lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than four feet in height and no more than 50% opaque.

14—305.(6)[d]
Where a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific nonconformity, and is not permitted. Vertical extensions of a rear building wall that do not comply with minimum required rear yard minimum wall that do not comply with minimum required rear yard minimum depth or yard areas must meet the requirements in Tables 14-701-1 through 14-701-3.

Table 701-1
Max Height of (2) Front Fences Required 4' Proposed 6'
Min. Depth of Rear Yard Required 9' Proposed 0'