



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Kevin Dunleavy, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, November 26, 2013 @ 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 2007-09 Addison Street (RSA-5)

ZBA#21560, Hearing Date: 12/4/13 @ 4pm

Application (a) for the lot adjustment to create one (1) lot from two (2) existing deeded lots; (b) for the erection of a rear addition to an existing attached structure; (c) for the addition of a roof deck above the 2nd floor (no access structure), and (d) for the demolition of the existing fence wall and the erection of a new fence wall at the front property line. Property to be used as a single family household living area.

Refusals:

- (1) *Lot Area - Required: 1,440 Sq. Ft.; Proposed: 788 sq. ft.*
- (2) *Rear Yard - Required: 5ft. for first 12ft. of building height and 9ft. above 12 ft. of building height; Proposed: 0ft;*
- (3) *Fence Height - Required: 4 ft.; Proposed: 8 ft.*
- (4) *Fence Opacity - Required: 50%; Proposed: 100%*

2. 2025 -2027 Waverly Street (RSA-5)

ZBA# , Hearing Date: @ pm

Application (a) for lot consolidation to create one (1) lot from two (2) existing lots; (b) for the erection of additions at the rear and a partial roof deck above the portion currently known as 2025 Waverly Street; (c) for the removal of a previously approved eight foot high wooden fence and the erection of an eight foot high overhead rolling gate along a portion of the Capital St. frontage. Property to be used as a single family dwelling throughout.

Refusals:

- (1) *Minimum lot area for Proposed Parcel - Required: 1,440sf; Proposed: 1,266sf*
- (2) *Minimum percentage of open lot area for Proposed Parcel (corner lot) - Required: 20% (253.2sf); Proposed: 17.3% (219sf);*
- (3) *Maximum fence height (rear yard of corner lot): Allowable: 6ft; Proposed: 8ft*