



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, July 24th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

- 1. 1737-1739 Chestnut Street (Unit 100) NEC 18th Street (C-5) Not-opposed with proviso
ZBA# 18395, Hearing Date: 8/8/12 @ 2pm
Application for the proposed use of waxing in space #100 on the first floor of an existing structure with other previously approved uses.

Refusal: The proposed use, "waxing" is not permitted in this zoning district.

- 2. 1631 South Street, Unit #2 (C-2) Opposed
ZBA #18384; Hearing Date: 8/28/12 @ 9:30am
Application is for the erection of a one (1) story addition (roof deck) with protective rail (not to exceed 42 inches in height) to an existing roof deck with existing pilothouse on a four (4) story attached structure (5 stories total, maximum height not to exceed 42'). For use as a single family dwelling on floor two through four and vacant commercial space on first floor as previously approved.

Refusal: Number of Stories: 4 stories existing 5 stories proposed

- 3. 2024 Spruce St. (Condo Unit #6) (R10-A) Not-opposed
ZBA 18398, Hearing Date: 8/1/12@ 2:00pm
Application for the erection of a rooftop deck at the fourth story level exceeding 30" above the roofline (addition) of an existing four (4) story attached structure with cellar containing an existing six (6) family dwelling. No signs on this application.

Refusals: The proposed addition, an extension of a use previously approved by the Zoning Board of Adjustment, must also be approved by the Zoning Board of Adjustment

Height: 35' allowable vs. 46'-7" proposed
Stories: 3 stories allowable vs. 4 stories proposed

- 4. 2003 Delancey Place (R-10) ZBA #18131, Hearing Date:7/31/12 @ 9:30am Opposed
Application for a Two (2) Family Dwelling in an existing structure.

Refusal: Rear Yard Area: 244sf required vs. 0sf proposed