



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, June 25th, 7:00 PM**
 Location: **Stevens Community Center, 2111 Sansom Street**

1. **1828 Delancey Place, (RM-1)** **Not opposed with provisos**
ZBA# 20563, Hearing Date: 7/10/13 @ 2pm.

Application for the demolition of rear portion of existing structure, erection of a one (1), two (2), three (3) story addition with roof deck on each floor, addition of an elevator mechanical room and skylight (53'10" top edge of skylight) on the existing four (4) story portion of the structure and creation of two (2) off-street parking spaces access thru rear from Panama Street for use as a single family dwelling.

<i>14-701-2</i>	<i>Required</i>	<i>Proposed</i>
<i>Open Area</i>	<i>30% 495 sf</i>	<i>0 sf</i>
<i>Rear Yard Area</i>	<i>9 feet</i>	<i>0 ft</i>
<i>HT of the structure</i>	<i>38 feet</i>	<i>53'10"</i>

2. **1901-1919 Lombard (NWC of 19th Street & NEC of Uber Street)** **Not opposed with provisos**
 (RM-1 / CTR Residential Parking Control Area, Abutting RSA-5)
Civic Design Review 7/2/13 @ 1 pm; ZBA Hearing Date 7/24/13 @ 2pm **Representation**

Application for the subdivision of one (1) existing lot (1901-1919 Lombard) to create ten (10) new lots (Lot A thru Lot J); for the creation of a shared easement (to be used by Lot A – Lot J and to be located on Lot A- Lot H); and for the complete demolition of all existing structures.

Lot A & Lot H: For the erection of an attached structure with three (3) decks, two (2) roof decks, a pilot house (used only for roof access and mechanical equipment) and a green roof; for use as a single family family dwelling with three (3) interior, accessory parking spaces.

Lots B, C, E, F & G: For the erection of an attached structure with three (3) decks, one (1) roof deck, a pilot house (used only for roof access and mechanical equipment) and a green roof; for use as a single family family dwelling with two (2) interior, accessory parking spaces.

Lots D: For the erection of an attached structure with two (2) decks, one (1) roof deck, a pilot house (used only for roof access) and a green roof; for use as a single family family dwelling with one (1) interior, accessory parking space.

Lots I: For the erection of an attached structure with two (2) decks, one (1) roof deck and a green roof; for use as a single family family dwelling with one (1) interior, accessory parking space and three (3) open-air, accessory parking spaces located in the rear yard.

Lots J: For the erection of an attached structure with two (2) decks, one (1) roof deck and a green roof; for use as a single family family dwelling with one (1) interior, accessory parking space and two (2) open-air, accessory parking spaces located in the rear yard.

Refusals: 1901-1919 Lombard (NWC of 19th St & NEC of Uber St)

<i>14-803(1)(b)(.1)(.a)(.ii) Rear Yard Depth at Parking</i>			
		<i>Required</i>	<i>Proposed</i>
	<i>Lot I</i>	<i>19.72 ft</i>	<i>0 ft</i>
	<i>Lot J</i>	<i>17.84 ft</i>	<i>0 ft</i>

<i>Table 14-803-1</i>	<i>Bill No 120774-A</i>	<i>Minimum Aisle Width</i>	
	<i>Lots A-J</i>	<i>24 ft required</i>	<i>21 ft proposed</i>

<i>Table 14-701-2</i>	<i>Minimum Lot Area</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lot D</i>	<i>1440 sq ft</i>	<i>1168 sq ft</i>

<i>Table 14-701-2</i>	<i>Min. Open Area</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lots A & H</i>	<i>20% (525 sf)</i>	<i>0%</i>
	<i>Lots B,C,E,F &G</i>	<i>30% (438 sf)</i>	<i>0%</i>
	<i>Lot D</i>	<i>30%(350 sf)</i>	<i>0%</i>

<i>Table 14-701-2</i>	<i>Rear Yard Depth</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lots A-H</i>	<i>14.6 ft</i>	<i>0 ft</i>

<i>Table 14-701-2</i>	<i>Rear Yard Area</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lots A-H</i>	<i>144 sf</i>	<i>0 sf</i>

<i>Table 14-701-2</i>	<i>Total Height</i>	<i>Allowable</i>	<i>Proposed</i>
	<i>Lots A-H</i>	<i>38 ft</i>	<i>44.5 ft</i>