

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

Not Oppose Lot Area and Rear Yard; Oppose Fence Opacity; Not Oppose w/ Proviso fence height

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 2^{nd} 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)

Not Opposed w/Provisos

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 õAö Required: 1,440sf; Proposed: 1,266sf
- (2) Minimum percentage of open lot area for Proposed Parcel õAö(corner lot) *Required*: 20% (253.2sf); *Proposed*: 17.3% (219sf);
- (3) Maximum fence height (rear yard of corner lot): Allowable: 6,00ö; Proposed: 8,00ö