



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Sam Gordon, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: **1776**, 1608 Walnut Street, 12th Floor
 Date: **Tuesday, November 27th 2018, 7:00 PM**

1. 2013 Lombard Street thru to 2012 Addison Street (RM-5, Residential)

ZBA #34979, Hearing Date: 1/16/19 @ 9:30 am

Application for use as one (1) off-street surface parking, accessed from Addison St, accessory to an existing single family household living. size and location as shown in the application/plan.

Refusal: Section 14-803(1)(c)(.1) The proposed one (1) accessory off-street surface parking for single family use in an attached building in the RSA-5 zoning district is expressly prohibited unless it can be accessed from a shared driveway, alley or rear street.

2. 12 South 23rd Street thru to 24th Street (CMX-4, Commercial)

ZBA #_____, Hearing Date: __/__/__ @ __:0 am

Application for the erection of an addition and a roof deck above an existing detached structure. Size and location as shown on plans and application. For use as fitness club / pool (personal services) and a non-accessory parking garage. Parking to include a total of three-hundred and twelve (312) parking spaces including (13 accessory parking spaces (minimum 2 van accessible parking spaces), seventy-seven (77) compact spaces, and twenty (20) preferential parking spaces. No signs on this application.

<i>Refusal:</i>	<i>Table 14-803-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Parking Aisle (90 degree)</i>	<i>24 FT</i>	<i>19.25 FT</i>

Refusal: Section 14-701(5)(a)(.1) Buildings on CMX-4 lots shall demonstrate compliance with this §14-701(5) (CMX-4 and CMX-5 bulk and massing controls) using either Option A (sky plane controls), as provided in §14-701(5)(b), or Option B (open area, building width, spacing, and height controls), as provided in §14-701(5)(c). The proposed addition does not meet Option A (sky plane controls), as provided in §14-701(5)(b), or Option B (open area, building width, spacing, and height controls).

Referral: Table 14-602-2, note 6 Above grade, structured non-accessory parking requires special exception approval.

Referral: Section 14-604(5) The application proposes a roof deck accessory to a commercial use. Roof decks for non-residential uses are prohibited, except in the CMX-4 district, with special exception approval

3. **403-405 South 26th Street (RSA- 5, Residential)**

ZBA #35284, Hearing Date: 1/9/19 @ 9:30 am

Application for the demolition of two (2) attached existing structures, the lot line relocation to create one (1) lot from two (2) lots and the erection of an attached structure with roof deck. Size and location as shown in application/plan. For use as single family household living and on (1) accessory open-air parking space.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Depth</i>	<i>7 FT</i>	<i>0 FT</i>
	<i>Min Open Area</i>	<i>25% (330 SF)</i>	<i>18.56% (245 SF)</i>