



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, May 24th 2016, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 1521 Naudain Street (RSA-5, Residential)

ZBA #____, Hearing Date: __/__/16 @ __:__m

Application for the erection of an addition on top of and to the rear of an existing attached structure, used as a single-family household.

Table with 3 columns: Refusal, Required, Proposed. Row 1: Table 14-701-1: Minimum Rear Yard, 5 ft @ <12ft height, 0 ft @ <12ft height

2. 1701-05 Chestnut Street (Space #40, S17th Street) (CMX-5, 14-502(2))

ZBA #____, Hearing Date: __/__/16 @ __:__m

Application for use as a take-out restaurant with seating. No signs on this application.

Referral: Section 14-502-2: The proposed use, 'Take-out Restaurant', requires special exception approval in this zoning district.

3. 1734 Chestnut Street, SEC 18th Street (Space #115, S18th Street) (CMX-5, 14-502(2))

ZBA #27680, Hearing Date: 06/08/16 @ 4:00 pm

Application for use as a take-out restaurant with seating. No signs on this application.

Referral: Section 14-502-2: The proposed use, 'Take-out Restaurant', requires special exception approval in this zoning district.

4. 2532-34 Panama Street (RSA-5, Residential)

ZBA #____, Hearing Date: __/__/16 @ __:__m

Application for the creation of two (2) accessory interior parking spaces and creation of a driveway easement on the rear between two properties, 2528-2530 Panama Street and 2532-2534 Panama Street accessory to an existing single family dwelling as previously approved in an existing structure. Size and location as shown in the application.

Refusal: Section 14-502(6)(c)(.1): The proposed use, off street parking, is prohibited in residential parking control unless accessed by a shared driveway (three or more abutting properties) or rear alley.

Table with 3 columns: Refusal, Required, Proposed. Row 1: Table 14-701-1: Minimum Rear Yard, 9 ft, 0 ft

5. **2012 and 2014 Rittenhouse Square (RM-1, Residential Multi-family-1)**

ZBA #_____, Hearing Date: __/__/16 @ __:___m

Application for the lot adjustment to create one (1) lot from two (2) existing lots (2012 Rittenhouse Sq and 2014 Rittenhouse Sq). For the erection of a rear addition at the 1st floor, a deck at the 1st floor rear and a roof deck at the 2nd floor rear. Size and location as shown on the plans/application. For use as a single family household.

<i>Refusal: Table 14-701-1:</i>	<i>Required</i>	<i>Proposed</i>
<i>Open Area above 12ft</i>	<i>30% (373.35SF)</i>	<i>9.09% (113.167SF)</i>
<i>Rear Yard below 12ft</i>	<i>5 ft</i>	<i>0 ft</i>
<i>Rear Yard above 12ft</i>	<i>9 ft</i>	<i>0 ft</i>
<i>Rear Yard Area above 12 ft</i>	<i>144SF</i>	<i>0SF</i>