



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: **Tuesday, November 22th 2016, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **2108 and 2110 Walnut Street, through to Chancellor (RMX-3, Residential)** **NOT OPPOSED with CONDITIONS**

ZBA #27035, Hearing Date: 12/21/16 @ 4:00 pm

Application for: The relocation of proposed accessory private parking garage from the cellar to the ground floor and to reduce the total number of proposed accessory parking spaces from eleven(11) spaces to ten(10) spaces including with one(1) h/c space on the same lot existing
 For the partial demolition of existing structure; for the erection of a nine (9) story structure with one (1) marquee above the ground floor front (Walnut St); roof decks upon/above 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th and 9th floor roofs, with one (1) enclosed roof deck access structure for roof deck above the 9th floor roof (access structure for stairs and landing only); balconies at the 2nd, 3rd, 4th, 5th, 6th, 7th and 8th floors; trellis above deck at second floor level for vacant retail sales (excluding adult-oriented merchandise, drug paraphernalia and gun shop) and accessory storage at the first floor level; in the same building with multi-family household living (nine (9) dwelling units) from 2nd through 9th floor levels. All decks and balconies for residential use only as previously approved. No signs on this application. Size and location as shown in the application.

Referral: Section 14-803(1)(d)(.2) The proposed above ground Accessory Parking Garage is a special exception.

Refusal: Section 14-502(6)(a)(.2) The proposed vehicular ingress and egress to and from Walnut Street, is prohibited in this chestnut and walnut street area control

2. **1926 Naudain Street, through to Rodman (RSA-5 Residential)** **NOT OPPOSED**

ZBA #29121, Hearing Date: 1/11/17 @ 4:00 pm

Application for: the erection of a one story addition with walk out roof deck to an existing attached building. Size and location as shown in application. For use as existing single family household living.

<i>Refusal:</i>	<i>Section 14-604(5)(a)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min Front Setback for Roof Deck</i>	<i>5 FT</i>	<i>0 FT</i>

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min Open Area</i>	<i>30%, 258SF</i>	<i>19.3%, 166SF</i>