



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Brian Johnston & Kevin Dunleavy Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: Tuesday, October 22nd
 Location: Stevens Community Center, 2111 Sansom Street at 7:00

1. **2016 Delancey Street (RM-1)** **Not Opposed**
 ZBA# 21344, Hearing Date: 11/12/13@ 9:30 am
 Application for the construction of a one story addition over an existing first floor, and a one story addition at the first floor with a rooftop deck (size and location as shown in the application) as part of an existing attached single family dwelling.

<i>14-305(6)</i>	<i>Required</i>	<i>Existing</i>	<i>Proposed</i>
<i>Open Area of Lot</i>	<i>30%; 720 sf</i>	<i>16%; 393 sf</i>	<i>10%; 231 sf</i>

2. **1915-23 Pine Street** **Not Opposed**
 (RSA-5/CTR Parking / Loading Requirements 14-502(2)(d))
 ZBA# 21544, Hearing Date: 12/10/13@ 9:30 am
 Application for the additions to an existing attached structure on north and east elevation (not to exceed a height of 38'-0") for the principle use as a single family dwelling, to include the creation of one (1) off-street parking space in a private residential garage located in the existing structure. Size and location as shown on submitted plan. No signs on this application.

14-803(1)(c)(2)(b)
The proposed off-street parking space is not accessed by a rear street, rear driveway, or rear alley, and is prohibited.

3. **2014 Pine Street (RM-1 / CTR Residential Parking Control Area 14-502(2))** **Not Opposed w/ Proviso**
 ZBA# & Hearing Date: TBC
 Application for relocation of lot line to create two (2) lots from one (1) OPA account as follows: Lot 1: For the removal of an existing 2nd story portion of an existing four (4) story structure for a four (4) Family Dwelling. Lot 2: For the removal of existing 2nd story portion in the rear, for removal and replacement of interior 3rd floor joists (roof to remain) for use as a single family dwelling with one (1) accessory interior parking space. Size and location as shown in the application.

14-803(1)(C)(1) Lot 2: The proposed use, off-street parking, is not permitted in this zoning district.

14-602(3)(a)(1) Lot 1: Required lot area for four family dwelling (RM-1) is 1440 sf and only 1051 sf is provided.

<i>14-701-2</i>	<i>Required</i>	<i>Proposed</i>
<i>Lot Width (Lot 2)</i>	<i>16'</i>	<i>15'-11"</i>
<i>Lot Area (Lot 1)</i>	<i>1440 sf</i>	<i>1051.7 sf</i>
<i>Lot Area (Lot 2)</i>	<i>1440 sf</i>	<i>608.3 sf</i>
<i>Open Area (Lot 1)(RM-1)</i>	<i>30% / 315.5 sf</i>	<i>9.67% / 101.7 sf</i>
<i>Open Area (Lot 2)(RSA-5)</i>	<i>30% / 182.49 sf</i>	<i>15.18% / 96.3 sf</i>
	<i>(above first 12')</i>	<i>(above first 12')</i>
<i>Rear Yard Depth (Lot 1)(RM-1)</i>	<i>13.14'</i>	<i>6'-7 1/4"</i>
<i>Rear Yard Depth (Lot 2)(RSA-5)</i>	<i>9.00'</i>	<i>6'-7 1/4"</i>
	<i>(above first 12')</i>	<i>(above first 12')</i>
<i>Rear Yard Area (Lot 1)(RM-1)</i>	<i>144 sf</i>	<i>104 sf</i>