



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, July 22, 2014 @ 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. **2143 Lombard Street (CMX-2)**

ZBA #22993, Hearing Date: August/date unknown

For the lot adjustment to create three (3) lots (lots 1-3) from four (4) existing lots (2143, 2145, 2147 and 2149 Lombard Street) and for the creation of a shared driveway easement. On lots 1-2: for the erection of an attached structure with decks at the 2nd-4th floor rear and a roof deck accessed by a pilot house. For use as a single family dwelling with two (2) interior accessory parking spaces. On lot 4: for the erection of a semi-detached structure with decks at the 2nd-4th floor rear and a roof deck accessed by a pilot house for use as a single family dwelling with two interior accessory parking spaces.

Refusals:

- (1) Use – an attached building in the CMX-2 District must contain a non-residential use along 100% of the ground floor frontage and within the first 30 foot of building depth, measured from the front building line; whereas the proposed structures on lots 1-4 do not propose any non-residential uses.
- (2) Side yard – Required: 5ft; Proposed: 3.2ft
- (3) Rear yard depth – Required: 9ft. Proposed: 0ft.
- (4) Height - Allowed: 38ft; Proposed: 45ft

2. **2509 Waverly Street (RSA-5)**

ZBA #22342, Hearing Date: 8/26/14 @ 9:30am

For the erection of an addition and roof deck with roof deck access pilot house for an existing semi-detached single family dwelling.

Refusals:

- (1) Rear yard minimum depth required at each level above first 12 feet above grade – Required: 9ft.; Proposed: 4'3"
- (2) Side yard minimum width – Required 5ft.; Proposed 4'4"

3. **2024 Spruce Street (RM-1)**

ZBA #22946, Hearing Date: 7/29/14 @ 9:30am

Application for the erection of a roof deck above the 2nd floor roof (with 42” railings) accessed by unit #5 only, as part of an existing attached structure with multi-family household living (6 dwellings) as previously approved in 1956.

Referral:

- (1) Use: the proposed roof deck is an extension of the multi-family household living previously granted by the ZBA

4. **2225 Pine Street (RM-1)**

ZBA # , Hearing Date: @ pm

For the demolition of an existing one story rear addition, For the erection of a three-story addition.

Refusal:

- (1) Open Area at each level of construction - Required: 30% 1280 – 384 sq. ft.; Proposed 18% of 1280-233 sq. ft. at the 1st story, compliant at 2nd and 3rd story level – 45% open.