



Preserve, enhance and celebrate urban living

Tuesday, September 23, 2014 @ 7:00 PM

1. **2143 -49 Lombard Street (CMX-2)** **OPPOSED**

ZBA #22993, Hearing Date: 10/8 @ 2pm

For the lot adjustment to create one (1) lot from four (4) existing lots (2143, 2145, 2147 and 2149 Lombard Street) and for the creation of a shared driveway easement. For the erection of a semi-detached structure with decks at the 2<sup>nd</sup> and 3<sup>rd</sup> floor rear and a roof deck above the 4<sup>th</sup> floor accessed by a pilot house for use as a multi-family household living (three (3) dwelling units) with six (6) interior accessory parking spaces accessed by a shared driveway.

*Refusals:*

- (1) Decks in rear yard are required to be no closer than 3 feet from the rear lot line.
- (2) Decks must be constructed so that all vertical support elements are located a minimum distance of 18 inches from all lot lines.
- (3) Rear yard depth – Required: 9ft. Proposed: 0ft.
- (4) Height - Allowed: 38ft; Proposed: 47ft

2. **1524–26 Chestnut Street (CMX-5)** **OPPOSED**

ZBA #23604, Hearing Date: 9/24 @ 2pm

For the erection of one (1) statically illuminated flat-wall sign. For use as a sign accessory to a business and professional office on the first and second floor front in a building with other previously approved uses.

*Refusal:*

- (1) The proposed use, wall sign extending above the 2<sup>nd</sup> floor window sill of the structure is prohibited in all zoning districts.

3. **1701-05 Chestnut Street (CMX-5)** **NOT OPPOSED W/CONDITIONS**

ZBA #23686, Hearing Date: 11/3 @ 9am

To convert a vacant space to sit-down restaurant (no take-out) in space # 6 to include the first mezzanine levels of the structure with one internally illuminated flat wall sign.

*Referral:*

The proposed use, a sit-down restaurant, requires a special exception in this zoning classification. Property is located on the center overlay Chestnut/Walnut Street Area West.