



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Samuel Gordon and Charles Loomis, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Location: 1776, 1608 Walnut Street, 12th Floor
Date: Tuesday, October 28th 2018, 7:00 PM

1. 18 S. 20th St, NWC Ranstead St (CMX-4 /CTR 14-502-1)

ZBA # _____, Hearing Date: _____

Change use of 2nd, 3rd & 4th Floors to a 2 Family Household Living above Existing Take Out Restaurant

Refusal: §14-602-2 Whereas the proposed use, 2 family household living, is prohibited in the cmx-4 zoning district, which requires multi-family (min. 3 family) household living.

Notes to ZBA: ,see application # 419015, Calendar # 00-0049 for 16-18 s. 20th St. Granted on 7/28/2000the proposed use as take-out restaurant on the first floor, 2nd floor vacant, 3rd and 4th floor one (1) existing apartment in 18 s. 20thand dry cleaning , pick-up agency on 1st floor of 16 s. 20th with other uses previously approved.

See application # 36948, Calendar # 81-0860 , ZBA granted on 8/3/1981 a variance for the conversion of 16-18 s. 20th St 3rd & 4th floors into a one family.

See application # 23537 Calendar 80-1368 ZBA granted on 11/6/1980 a 2 story addition that listed restaurant on 1st and 2nd floors with 2 families on the 3rd and 4th floors of 16-18 s. 20th st no signs this application.no change in structure height or area this application.

2. 431 South 20th NEC Lombard St (CMX-1 Commercial District)

ZBA # _____, Hearing Date: _____

For the complete demolition of the existing attached structure, and for the erection of an attached structure with roof decks above the fourth story roof (accessed from the fourth floor via an exterior stairway; no pilot house), and above the rear first story roof (accessed from the rear second floor), size and location as shown on plan/application for use as single-family household living, with two (2) accessory garage parking spaces accessed via Lombard street.

Refusal: §14-502(6)(c).(1) Accessory parking for single-family uses in the ctr overlay district (residential parking control area), is only permitted when accessed by a shared driveway or rear alley; whereas, the proposed parking is accessed from Lombard street, a legally opened street, and is therefore refused.

Refusal: §14-604(5)(a) Roof decks must be set back at least five ft. From the extreme front building line (closest to the front lot line); whereas, the proposed roof deck above the rear second floor roof deck (above the rear first story roof) is not set back from Lombard street, and is therefore refused.

2034 Pine Street (RM-1, Residential) Continued

Refusal:	Table 14-803-1	Required	Proposed
	Min Open Area	20%, 191.25 Sq.Ft.	0% (0) Sq.Ft.
	Min Rear Yard	9 Ft	0 Ft
	Max Bldg Height	38 Ft	40 Ft, 1 In
Refusal:	Table 14-701-1	Required	Proposed
	Min Stall Width	8.5 Ft	15 Ft, 0 In