



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: **Tuesday, June 28th 2016, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **14 South 21st Street (SWC Ludlow St thru to Van Pelt) (CMX-4, Commercial)**

ZBA #28023, Hearing Date: 8/17/16 @ 4:00 pm

Application for a temporary five (5) year permit for non-accessory surface parking (eighty-three (83) spaces), size and location as shown on plans/application.

Refusal: Table 14-602-2): The proposed use, non-accessory surface parking is prohibited in this zoning district.

<i>Refusal: Table 14-802-4:</i>	<i>Required</i>	<i>Proposed</i>
<i>Accessible Spaces</i>	<i>4</i>	<i>1</i>

<i>Refusal: Table 14-804-1:</i>	<i>Required</i>	<i>Proposed</i>
<i>Bicycle Spaces</i>	<i>9</i>	<i>0</i>

Refusal: Section 14-803(3)(c): There shall be at least one reservoir space at each point of ingress for surface parking lots, whereas, the plans show three (3) reservoir spaces at the 21st Street ingress but none at the Van Pelt Street ingress.

2. **1520 Spruce Street thru to Delancey Street, Space C-1A (RM-4, Residential)**

ZBA #____, Hearing Date: __/__/16 @ __:__ _m

Application is for a take-out restaurant in space C-1A on 1st floor with existing multi-family dwelling and all other uses as previously approved in an existing structure (size and location as shown in the application).

Refusal: Table 14-602-1: The proposed use, take-out restaurant, is prohibited in this zoning district.

3. **2310 Naudain Street (RSA-5, Residential)**

ZBA #28085, Hearing Date: 8/3/16 @ 2:00 pm

Application is for the erection of an attached structure (nte 38' high); pilot house accessed by a roof deck for a single family household living. Size and location as shown in the application

<i>Refusal: Table 14-701(2)(3):</i>	<i>Required</i>	<i>Proposed</i>
<i>Open Area >12'</i>	<i>30%</i>	<i>13%</i>

<i>164.6 SF</i>	<i>71.45 SF</i>
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<i>Refusal: Table 14-701(2)(7):</i>	<i>Required</i>	<i>Proposed</i>
<i>Rear Yard Depth>12'</i>	<i>9 FT</i>	<i>5 FT</i>

4. **2532-34 Panama Street (RSA-5, Residential)**

CONTINUED FROM MAY

ZBA #27756, Hearing Date: 7/13/16 @ 4:00 pm

Application for the creation of two (2) accessory interior parking spaces and creation of a driveway easement on the rear between two properties, 2528-2530 Panama Street and 2532-2534 Panama Street accessory to an existing single family dwelling as previously approved in an existing structure. Size and location as shown in the application.

Refusal: Section 14-502(6)(c)(.1): The proposed use, off street parking, is prohibited in residential parking control unless accessed by a shared driveway (three or more abutting properties) or rear alley.

<i>Refusal: Table 14-701-1:</i>	<i>Required</i>	<i>Proposed</i>
<i>Minimum Rear Yard</i>	<i>9 ft</i>	<i>0 ft</i>