



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, October 27th, 7:30 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 1519 Lombard Street (NEC S. Sydenham St) (RM-1) CONTINUED FROM JULY

ZBA #25434, Hearing Date: __/__/15 @ __:__ _m
Application is for the reconfiguration of an existing non-accessory surface parking with six (6) spaces as previously approved. For a new curb cut. For the erection of an accessory one (1) story structure. Size and location as shown on plan.

Refusal: Section 14-803(4)(a)(.5): In residential districts, the maximum width of curb cuts for surface parking lots shall not exceed 24' per street frontage and shall not occupy more than 50% of the street frontage. Whereas, the proposed curb cut on S. Sydenham Street is 60.4' wide and 86.3% of street frontage.

2. 1523 Lombard Street (NWC S. Sydenham St) (RM-1) CONTINUED FROM JULY

ZBA #25442, Hearing Date: __/__/15 @ __:__ _m
Application is for the reconfiguration of an existing non-accessory surface parking to Add Fifteen (15) new parking spaces to an existing twenty-two (22) spaces, for a total of 37 parking spaces. For a new curb cut. Size and location as shown on plan.

Refusal: Section 14-803(2)(a): Parking lots must provide an additional area of the parking lot equal to not less than 25% of the total lot for access driveways and aisles. Whereas the proposed parking lot proposes 0% area for access driveways and aisles

Table with 3 columns: Refusal: Table 14-803-1:, Required, Proposed. Row: Minimum Aisles Width, 24', 0'

Refusal: Section 14-803(4)(a)(.5): In residential districts, the maximum width of curb cuts for surface parking lots shall not exceed 24' per street frontage and shall not occupy more than 50% of the street frontage. Whereas, the proposed curb cut on S. Sydenham Street is 40.1' wide and 57.3% of street frontage.

3. 2415 Waverly Street (RSA-5)

ZBA #26124, Hearing Date: 11/17/15 @ 9:30am
For the erection of an addition above the existing two (2) story and rear one (1) story portion of an attached structure. Structure to be used a single family household living. Size and location as shown on application/plan.

Table with 3 columns: Refusal: Table 14-701-1:, Required, Proposed. Row: Minimum Front Setback, 8', 8"

4. **1625 Chestnut Street (CMX-5)**

ZBA #_____, Hearing Date: 11/18/15 @ 5:00 pm

For the erection of one (1) freestanding accessory sign and one (1) flat-wall accessory sign. Size and location as shown on plans. Signs accessory to a previously approved cover mall.

Refusal: Table 14-904(1): The proposed use, accessory sign above the second floor window sill, is not permitted in this zoning district.

Refusal: Table 14-904(1): The proposed use, accessory sign freestanding with height above 10 ft, is not permitted in this zoning district.

5. **2001 Chestnut Street (CMX-4)**

ZBA #_____, Hearing Date: __/__/15 @ __:__m

Application for the take-out restaurant on space #28 on first floor in the same building with all other uses as previously approved. No sign on this application.

Referral: Table 14-502-2: The proposed use, take out restaurant, requires special exception from the Zoning Board of Adjustment.