To: CCRA Zoning Committee, Board Members and Neighbors  
From: Brian Johnston, Co-Chair CCRA Zoning Committee  
Re: Zoning Committee Meeting Agenda

Date: Tuesday, March 27th, 7:00 PM  
Location: Stevens Community Center, 2111 Sansom Street

1. **1701-1709 South Street** (C-2) ZBA#16306, Hearing Date: 4/4/12 @ 2pm (was continued)  
   Application to amend the previous application #362906, CAL #16306 Dated 1/10/12, for the erection of an attached four (4) story structure (maximum 42' high) to include rooftop decks (w/ 42” high railings) accessed by open stairways, decks (balconies) at the second story level and fourth story level (w/ 42” high railings) and exterior common walkways at the third and fourth story levels (balconies with 42” high railing) for use as a retail convenience store (no items as defined in 14-1605) and a single family dwelling on the first floor. Three (3) family dwellings on the second floor, three (3) family dwellings on the third floor and two (2) family dwellings on the fourth floor (total of 9 dwellings), size and location as shown on application.

   **Refusals:**  
   - Open Area: 20% required vs. 0% proposed  
   - Rear Yard Depth: 9’ required vs. 0’ proposed  
   - Rear Yard Area: 944sf required vs 0sf proposed  
   - Max. Building Height: 35’ allowable vs 42’ proposed  
   - Max. No. Stories: 3 allowable vs 4 proposed  
   - Off Street parking: 9 spaces required vs 0 spaces proposed

2. **2041 Locust Street** (R-10) ZBA #17387, Hearing Date: 3/28/12 @ 2pm  
   Application is for the partial demolition of the rear, erection of a two story rear addition, one story addition at the third floor level and a one story addition at the fourth floor level (size and location as shown in the application), as part of a single family dwelling.

   **Refusals:**  
   - Open Area: 30%(486sf) required vs. 20%(327sf) proposed  
   - Stories: 3 Stories allowed vs. 4 Stories proposed  
   - Height: 35’ allowed vs. 48’6" proposed

3. **1425 Locust Street** (C-5) ZBA# 17290 Hearing Date: 418/12 @ 2pm  
   Application is a takeout restaurant with seating in space C2 in the same building with an existing 107 Dwellings and uses as previously approved.

   **Referral:** The proposed use, take-out restaurant, requires a certificate from the zoning board of adjustment.  
   **Fast Track**

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Preserve, enhance and celebrate urban living.
3. **1605 Sansom Street (C-5) ZBA 17231, Hearing Date: 4/18/12 @ 2pm**  
   **Not-Opposed**  
   (was continued)  
   Application for the erection of nine (9) story attached structure  
   (maximum height NTE 105'-3") with partial cellar, first floor retail  
   spaces as permitted in the district (use registration required prior to  
   occupancy) for 122 dwelling units on floors two thru nine, cellar for  
   mechanical's only.  

   **Use Refusals:**  
   - Parking Spaces: 61 required vs. 0 proposed.  
   - Bicycle Parking: 41 required vs. 0 proposed.  
   - Off Street Loading Spaces: 1 required vs. 0 proposed  

   **Refusals:**  
   - Occupied Area above 65": 75% allowable vs. 88.2% proposed  
   - Legally required windows Flrs 4-8: 25’ clear required vs. 15’ clear proposed  
   - Legally required windows Flr 9: 25’ clear required vs 15’ clear proposed.

4. **1803-29 Lombard Street (R-10) ZBA17298, Hearing Date: 4/4/12 @ 2pm**  
   **Not-Opposed**  
   (was continued)  
   Application for the relocation of lot lines to create (11) lots from (1) lot,  
   erection of (11) four story attached structures with cellars, rear deck  
   and roof deck, common access easement for off street parking access  
   to rear of structures, each for use as a single family dwelling, size and  
   location as shown in application.  

   **Refusals:**  
   - Height (Lots F&G): 35’ allowed vs. 47’ proposed  
   - Height (Lots A-E&H-K): 35’ allowed vs 45’ proposed  
   - Stories (all lots): 3 Stories allowed vs. 4 Stories proposed  
   - Open Area (all lots): 30% required vs. 0% proposed.  
   - Rear Yard Area (all lots): 144 sf required vs. 0% proposed  
   - Rear Yard Depth (all lots): 9’ required vs. 0’ proposed

5. **1516 Chestnut Street (C-5) ZBA #17588, Hearing Date: 4/18/12@2pm**  
   **Not-Opposed with Provisos**  
   Application for the erection of three (3) flat wall logo signs and for the  
   erection of two (2) flat wall signs for use as eat-in and takeout  
   restaurant on first floor in the same building with all other uses as  
   previously approved.  

   **Referral:**  
   The proposed use restaurant eat-in/take out requires  
   certificate from the Zoning Board of Adjustment.  

   **Refusals:**  
   - Proposed sign, shall not be erected 200’ of Chestnut Street,  
     Proposed sign is erected 15’ within Chestnut Street and  
     needs Art Commission approval.  

   **Area of Sign:** 36sf allowed 69.95sf proposed.