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

1. **2034 Pine Street (RM-1, Residential)**  

   **OPPOSED**  

   ZBA # , Hearing Date: / /18 @ :00 m  
   Application for the lot adjustment to create two(2) parcels “parcel a” and “parcel b ” from one(1) opa account ( 2034 pine street)  
   **Parcel “A”**: for an existing multi-family household living six (6) dwelling units) from cellar through third floors in an existing structure.  
   **Parcel “B”**: for the erection of an attached structure; roof decks at third floor roof, roof deck accessed by a stair ( roof deck enclosure only), deck at second (2nd) floor rear for a single family household living with three (3) interior car parking garage accessed by a front street. Size and location as shown in the application.

   **Refusal:** Section 14-803(1)(c).(1)  
   **Parcel B**  
   **In the RSA-5 district, accessory parking for any single family household living in an attached structure, shall be prohibited unless it can be accessed from a shared driveway, alley or rear street**

   **Refusal:** Table 14-701-2  
   **Required**  
   **Proposed**  
   **Maximum Height**  
   38FT  
   44 FT  
   **Parcel A and B**  
   **Open Area**  
   25% of lot  
   22% of lot  
   **Parcel A**  
   **Rear Yard Depth**  
   9FT  
   4Ft 7IN  
   **Parcel A**

2. **2503 Waverly St. (RSA-5)**  

   **NOT OPPOSED**  

   ZBA # , Hearing Date: / /18 @ :00 m  
   Application for: The erection of a one-story addition with two rooftop decks accessed by the third floor and an exterior stairway, accessory to an existing two-story semi-detached structure.

   **Refusal:** 14-305.(6)  
   **Nonconforming structures may be expanded or extended, provided that the expanded or extended area complies with all provisions of §14-701 (dimensional standards) and §14-702 (floor area bonuses) applicable to the zoning district where the property is located, complies with the provisions of this §14-305(6) (nonconforming structures), and does not increase any existing nonconformity, whereas the proposed addition does not comply with the provisions of §14-701 (dimensional standards) and does increase the existing nonconformity.**
3. **2028 Delancey Pl. (RM-1 Residential Multi Family)**

**NOT OPPOSED**

ZBA #_____, Hearing Date: __/__/18 @ __:00 __m

Application for: For the erection of one (1) story addition on the third floor level and one (1) story addition on the fourth floor level with a roof deck over one (1) story parking, for use as a single family household living with two (2) accessory interior off-street parking accessed from Panama Street, size and location as shown in the application/plan.

*Refusal:* 12-803 (1) (c)

The proposed use, accessory parking, for a single family use in an attached building, not accessed from a shared driveway, alley or rear street is expressly prohibited in this zoning district, rm-1.

Table 14-701-1 min. Roof deck setback (at panama st.)

Req 5 ft, proposed 0 ft