



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, July 26<sup>th</sup> 2016, 7:00 PM**  
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **1726 Spruce Street (RM-4 Residential District)** **CONTINUED from July**

ZBA #28260, Hearing Date: 8/24/16 @ 2:00 pm

Application is for the lot adjustment to create two (2) lots (parcel "A" and parcel "B") from one(1) OPA account ( 1726 Spruce Street) as follows: Parcel "A": for a multi-family household living four (4) dwelling units) in an existing structure. Parcel "B": for the erection of an attached structure; rear deck at first and second floor; roof deck accessed by a pilot house for a single family household living. Size and location as shown in the application.

<i>Refusal:</i>	<i>Section 14-800</i>	<i>The proposed use, stack parking, is prohibited in this zoning district</i>	
<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Lot Area (SF)</i>	<i>5,000 SF</i>	<i>1,500 SF</i>
	<i>Front Set Back (Parcel B)</i>	<i>20 ft</i>	<i>0 ft</i>
	<i>Rear Yard Depth (Parcel A)</i>	<i>5 ft</i>	<i>4.85 ft</i>

2. **1807 Delancey Place (RM-1 Residential Multi-Family-1)**

ZBA #28329 Hearing Date: 8/31/16 @ 2:00 pm

Application for: Construction of new bay windows at Level 1 and Level 2 at rear of property and the extension at Level 2 to meet the rear property line and increase the roof height at Level 2, for continued use as a single family household living. Size and location as shown in plans.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Depth (at Level 2)</i>	<i>9 ft</i>	<i>0 ft</i>
	<i>Rear Yard Area (SF)</i>	<i>144</i>	<i>0</i>