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, May 24th 2016, 7:00 PM  
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. **1521 Naudain Street (RSA-5, Residential)**  
   ZBA #_____ , Hearing Date: ___/___/16 @ ___:___ _m  
   Application for the erection of an addition on top of and to the rear of an existing attached structure, used as a single-family household.  
   **Refusal:** Table 14-701-1:  
   - **Required** Minimum Rear Yard: 5 ft @<12ft height  
   - **Proposed** Minimum Rear Yard: 0 ft @<12ft height

2. **1701-05 Chestnut Street (Space #40, S17th Street) (CMX-5, 14-502(2))**  
   ZBA #_____ , Hearing Date: ___/___/16 @ ___:___ _m  
   Application for use as a take-out restaurant with seating. No signs on this application.  
   **Referral:** Section 14-502-2: The proposed use, ‘Take-out Restaurant’, requires special exception approval in this zoning district.

3. **1734 Chestnut Street, SEC 18th Street**  
   (Space #115, S18th Street) (CMX-5, 14-502(2))  
   ZBA #27680 , Hearing Date: 06/08/16 @ 4:00 pm  
   Application for use as a take-out restaurant with seating. No signs on this application.  
   **Referral:** Section 14-502-2: The proposed use, ‘Take-out Restaurant’, requires special exception approval in this zoning district.

4. **2532-34 Panama Street**  
   (RSA-5, Residential)  
   ZBA #_____ , Hearing Date: ___/___/16 @ ___:___ _m  
   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.
   **Refusal:** Table 14-701-1:  
   - **Required** Minimum Rear Yard: 9 ft  
   - **Proposed** Minimum Rear Yard: 0 ft
5. **2012 and 2014 Rittenhouse Square** (RM-1, Residential Multi-family-1) NOT OPPOSED

ZBA #_____. Hearing Date: __/__/16 @ __:__ _m

Application for the lot adjustment to create one (1) lot from two (2) existing lots (2012 Rittenhouse Sq and 2014 Rittenhouse Sq). For the erection of a rear addition at the 1st floor, a deck at the 1st floor rear and a roof deck at the 2nd floor rear. Size and location as shown on the plans/application. For use as a single family household.

Refusal: Table 14-701-1: Required Proposed

<table>
<thead>
<tr>
<th></th>
<th>Open Area above 12ft</th>
<th>Rear Yard below 12ft</th>
<th>Rear Yard above 12ft</th>
<th>Rear Yard Area above 12 ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Required</td>
<td>30% (373.35SF)</td>
<td>5 ft</td>
<td>9 ft</td>
<td>144SF</td>
</tr>
<tr>
<td>Proposed</td>
<td>9.09% (113.167SF)</td>
<td>0 ft</td>
<td>0 ft</td>
<td>0SF</td>
</tr>
</tbody>
</table>