



Preserve, enhance and celebrate urban living

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

Date: Tuesday, May 24nd, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **416 S. 24th Street** (R-10A) ZBA #14823, Hearing Date: ~~5/11/11~~ *Continued*
Application for the erection of a 3rd story addition and a rear 2nd story addition. max. height not to exceed 35 ft. as extension to an existing single family dwelling.
*Refusal: Open area at 2nd floor:
30% (273.6sf) required vs. 26.31% (240sf) proposed*

2. **133 S. 18th Street** (C-5) ZBA # , Hearing Date:
Application is for the retail sale of food with accessory preparing and serving of food for take-out (Dunkin Donuts) on first floor with an existing nail salon on second floor in the same building with an existing one apartment on third floor.
Refusal: Proposed Use, Take-out restaurant, requires a certificate from the Zoning Board of Adjustment.
Note: Fast Track

3. **1533 Chestnut Street (Thru to Ranstead Street)** (C-5)
ZBA # , Hearing Date:
Application for the partial demolition of the 2nd, 3rd and 4th floors to create an inner courtyard (16' wide) with the creation of an open walkway bridge at the 3rd floor level and a 4th floor balcony (w/ 42" high railings) and for the partial demolition of the 3rd and 4th floors to create a second inner court yard (12' wide); for the erection of a 5th floor pilot house addition to access the new roof deck (above the 4th floor roof) w/ 42" high railings, as part of an existing attached building for use as an existing retail camera shop with a new entrance lobby area on the first floor, six (6) new family dwellings on the upper floors and utilities/accessory storage (NTE 25% GFA) in the cellar, (size and location as shown in the application).
Two (2) Refusals:

Any wall with one or more legally required windows shall be located so that every point of the wall shall be a minimum horizontal distance which is not less than 25' from any opposing wall on the same lot; whereas the distances between the walls creating the court yards are only 12' and 16' apart.

Any side yards or courts without legally required windows shall have a minimum width of eight feet; whereas the court between the fifth floor level stair towers are only 4'-4" apart.