



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, November 22th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

- 1. 1701-09 South St. (NWC. of S. 17th St.) (C-2)
ZBA#, Hearing Date:
Application for the relocation of lot lines to create two lots from one existing lot (1701-09 South St.). Lot 1 and lot 2: For the erection of an attached four story structure (maximum height not to exceed 42') on each lot with rooftop deck and rear decks (balconies) at the 2nd, 3rd, and 4th story levels (within 30' of roof line, with guardrails 42' high); for use as a retail convenience store (no items as defined in 14.605) on the 1st floor and a four family dwelling above on each lot.

Application to the ZBA was continued.

Table with 2 columns: Refusals and requirements. Rows include: Minimum open area Lot 1 (20%) 318.2sf required vs (0%) 0sf proposed; Minimum open area Lot 2 (25%) 397.8sf required vs (0%) 0sf proposed; Rear yard minimum depth (Lots 1 & 2) 9' required vs. 0' proposed; Rear yard minimum area (Lots 1 & 2) 444sf required vs. 0' proposed; Height of structure (Lots 1 & 2) 35' max allowable vs. 42' proposed; Number of stories (Lots 1 & 2) 3 stories max. allowable vs. 4 stories proposed; Minimum number of off-street parking spaces (Lots 1 & 2) 4 required vs. 0 proposed

- 2. 2120 Pine Street (R-10) ZBA #16535, Hearing Date:12/13/11 9:30am
Application is for the erection of first floor 79sf one story addition under existing 79sf second floor bay to a single family dwelling.

Table with 2 columns: Refusal and requirements. Row: Rear yard minimum area 144sf required vs. 139sf proposed; Rear yard minimum depth 9' required vs. 0' proposed

- 3. 2212 Locust Street (R-10) ZBA #, Hearing Date:
Application for the erection of a three panel sliding gate maximum height of 7'9" in rear of property line and one off street parking and existing four family dwelling previously approved in the same existing structure. Size and location as shown on the application.

Refusal: Rear Yard Fence Wall/Gate: 6'0" allowable vs. 7'9" proposed
Referral: The proposed use, off-street parking requires a certificate from the Zoning Board of Adjustment.



4. **2135 Walnut Street NEC 22Nd Street Space #101 (C-5)**
ZBA # _____, Hearing Date: _____
Application for the creation of an eat-in & take-out only restaurant with a minimum of (30) thirty seats (Space #101- sushi restaurant) 1st floor in the same building as a beauty shop (Space #102) 1st floor and floors 2-12 (38) dwelling units, no signs on this application.

Refusal: Whereas this use, eat-in & take-out restaurant is prohibited in this zoning district.

5. **317 S. 20th St. (R-15) ZBA # _____, Hearing Date: _____**
Application for a dental office on the first floor in the same building with an existing two (2) family dwelling above.

Refusal: The proposed use, dental office, is not permitted in this zoning district.

6. **2048 Locust Street (R-10) ZBA # _____, Hearing Date: _____**
Application is for the legalization of the as built condition of an existing four (4) story structure, for proposed use as a five dwelling units. Size and location as shown on the application.

Refusal: Rear Yard Area: 544sf required vs. 68.7sf proposed.

7. **2101 South Street (NWC 21st St. thru to Rodman) (C-2) ZBA # _____, Hearing Date: _____**
Application for a fitness center to include a juice bar (preparation and servicing of food for takeout) and retail sale of prepackaged food in Space #2 on the first floor and cellar in the same building with other commercial uses as previously approved and a thirty-four (34) family dwelling.

Referrals:
The proposed use, fitness center, requires a certificate from the Zoning Board of Adjustment.

The proposed use, preparation and serving of food for takeout requires a certificate from the Zoning Board of Adjustment.

8. **1545 South Street (C-2) ZBA # _____, Hearing Date: _____**
Application for the removal of a rear balcony railing and the erection of a 10'4" x 8'0" one story first floor rear addition with a roof top deck on top of the proposed addition same dimensions as part of an existing single family dwelling.
Refusals:
The proposed use is refused: The Zoning Board of Adjustment having previously grated this structure, any extension of said structure requires Zoning Board of Adjustment approval.

Deck setback from property lines: 3' required vs. 0' proposed.



9. **1737 South Street (Thru to Rodman Street) (R-10A – more than 20% of the Lot & C-2) ZBA # _____, Hearing Date: _____**
Application is for a take out restaurant. No Sale of alcoholic beverages for take out, no dispensing window, no live entertainment on 1st floor front with one (1) bi-level apartment on 1st floor rear and 2nd floor rear, one (1) apartment on the 2nd floor front and one (1) apartment on the 3rd floor (total three (3) apartments) in an existing structure.

Refusals: The proposed use, take out restaurant, is not permitted in this zoning district.

The proposed three (3) family dwelling is not permitted in this zoning district.