



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Janice Woodcock and Sam Gordon, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: BEX 1 Commerce Square, 2005 Market Street  
 Date: **Tuesday, February 25, 7:00 PM**

1. **1337 18<sup>th</sup> Street**

ZBA #39299, Hearing Date: 04/01/20 @ 9:30 am

Application for change of use from office to residential; no change in height and area.

|                 |                         |                    |                       |
|-----------------|-------------------------|--------------------|-----------------------|
| <i>Refusal:</i> | <i>Table 14-602-1</i>   | <i>Required</i>    | <i>Proposed</i>       |
|                 | <i>Minimum Lot Area</i> | <i>2,160 SQ FT</i> | <i>1,554.66 SQ FT</i> |

2. **414 S. 20<sup>TH</sup> Street**

Application for the complete demolition of all existing structures on the lots. For the erection of an attached structure ( 45'-9" high). Roof deck accessed by a pilot house, 422 SF, recessed balconies. Accessory parking spaces including one accessible space, accessed by a side street. For a multi family household living for 4 (four) dwelling units from first through four floors. No signs as part of this application.

|                 |                             |   |                       |
|-----------------|-----------------------------|---|-----------------------|
| <i>Refusal:</i> | <i>Table 14-602-2</i>       | <i>Proposed, Multi-Family is Prohibited in this Zoning District</i> |                       |
| <i>Refusal:</i> | <i>Section 14-604(5)(a)</i> | <i>Allowed</i>  | <i>Proposed</i>       |
|                 | <i>Area of Pilot House</i>  | <i>125 SQ FT</i>  | <i>422 SQ FT</i>      |
| <i>Refusal:</i> | <i>Rear Yard Depth</i>      | <i>Required</i>   | <i>Proposed</i>       |
|                 |                             | <i>9 FT</i>   | <i>5 FT</i>           |
| <i>Refusal:</i> | <i>Open Area</i>            | <i>Required</i>   | <i>Proposed</i>       |
|                 |                             | <i>20% of Lot Area</i>  | <i>3% of Lot Area</i> |
| <i>Refusal:</i> | <i>Maximum Height</i>       | <i>Allowed</i>  | <i>Proposed</i>       |
|                 |                             | <i>38'-0"</i>   | <i>45'-9"</i>         |