

To: CCRA Zoning Committee, Board Members and Neighbors
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs, CCRA Zoning Committee
Re: Public Zoning Committee Zoom Meeting Agenda
Date: September 26, 2023 at 7:00 p.m.

[Note: Applications were not heard in the order listed below.]

1. 1953 Locust Street, Unit 1F and 3F (RM4)

ZP-2023-001376: ZP-2023-001380: ZBA hearing date 10/18/2023 @ 2 p.m.

Application for the proposed use as Visitor Accommodations in an existing building.

<i>Refusal</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-1	Uses Allowed in Residential Districts - Refusal	Whereas the proposed use, Visitor Accommodations, is expressly prohibited in the RM-4 residential district.

OPPOSED

2. 414-16 S. 20th Street (RM1, CMX1)

ZP-2023-006889: ZBA hearing date 10/18/2023

Application for the erection of an attached 4-story structure for use as a multi-family residential planned unit development with three (3) units (Units A, B, and C), each with a roof deck to be accessed by a pilot house, mechanical elevator and two accessory parking spaces (for a total of six (6) accessory parking spaces) and with balconies at Units A and B.

<i>Refusal</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Section 14-802 (7) (a)	CMX-1 Parking	All buildings in CMX-1 shall comply with parking requirements of the most restrictive adjacent district, provided that when the proposed building is attached to another building in an adjacent district the regulations of that district shall apply. In the RSA-5, RSA-6, and CMX-2 districts accessory parking for any single-family or multi-family use in an attached or semi-detached building shall be prohibited unless it can be accessed from a shared driveway alley, or rear street on which no on-street parking is permitted on the side of the rear street directly abutting the lot. Parking ingress from S. 20th Street would be prohibited.

Table 14-602-2 Note [1]	Uses Allowed in Commercial Districts	In the CMX-1 district, household living use regulations are: (.a) If the lot is adjacent to a residential district, the household living regulations of the most restrictive adjacent residential district apply, except if the household living use is in an attached or semi-detached building, the household living use regulations of the residential district to which it is attached apply. As RSA-5 is the most restrictive adjacent residential district, Multi-Family Household living will be prohibited.
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Table 14-701-3 Note [1]/ Table 14-701-1	Dimensional Standards for Commercial Districts	Except with respect to front yard depths, as provided in Table Note [3], all buildings in any CMX-1 district shall be governed by the dimensional standards of the most restrictive adjacent district; provided that when that building is attached to another building that is in another district, the dimensional standards (other than front setback requirements) of the other district shall apply. As this building is attached to RSA-5, Table 14-701-1 applies: minimum required open area is 20% (corner lot), proposed open area is 11.5%; maximum building height is 38 ft, proposed height is 42 ft: minimum rear yard depth is 9 ft -no rear yard is proposed.
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NOT OPPOSED

3. 1801-09 Walnut Street (CMX5)

ZP-2023-006485: ZBA hearing date 11/1/2023 @ 2 p.m.

Application for a sit-down restaurant in 1805-09 Walnut Street with accessory office and accessory storage in the existing structures at 1801-1809 Walnut Street with other existing uses as previously approved.

<i><u>Referral</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
	Table 14-502-2	Supplemental Use Controls in the Center City Overlay District	Proposed use, eating and drinking establishment - sit down restaurant, requires special exception ZBA approval.

NOT OPPOSED SUBJECT TO CCRA'S STANDARD CONDITIONS FOR SIT-DOWN RESTAURANTS

4. 1807 Pine Street (RM1)

ZP-2023-005230: ZBA hearing date 11/29/2023 @ 2 p.m.

Application for partial demolition of rear portion and the erection of four (4) story rear addition and erection of accessory roof deck (for residential use only) with roof access structures all as part of an existing attached structure. Size and location as shown in the application/plan. Change in use from existing/previously approved three (3) family dwelling to multifamily household living, eight (8) dwelling units and one (1) existing accessory interior parking space.

<i>Refusal</i>	<i>Code Section(s)</i>	<i>Reasons for Refusal</i>
	Table 14-602-1	Maximum multi-family household living units ; Permitted, five (5) units; Proposed eight (8) units.
	Table 14-701-2	Maximum height: allowed 38 ft; proposed 50.35 ft. Maximum rear yard depth required 9.0 ft; Proposed 0 ft. Minimum rear yard area: required 144 sq. ft. Proposed 0 ft.

OPPOSED

5. 2129 Pine Street (RM1/CMX1/RSA5)

ZP-2023-011274: ZBA hearing date 11/8/2023 @ 9:30 a.m.

Application for a visitor accommodations in an existing building.

<i>Refusal</i>	<i>Code Section(s)</i>	<i>Code section Title(s)</i>	<i>Reason for Refusal</i>
	Table 14-602-1	Uses Allowed in Residential District	The proposed visitor accommodation is prohibited in this zoning district.

OPPOSED

