



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor  
 Date: **Tuesday, January 23<sup>rd</sup> 2018, 7:00 PM**

1. **431 South 20<sup>th</sup> Street, NEC Lombard (CMX-1 Commercial)**

**CONTINUED**

ZBA #\_\_\_\_\_, Hearing Date: \_\_/\_\_/18 @ \_\_:\_\_\_0 pm

Application for: The complete demolition of the existing attached structure, and for the erection of an attached structure with roof decks above the fourth story roof (accessed from the fourth floor via an exterior stairway; no pilot house), and above the rear first story roof (accessed from the rear second floor), size and location as shown on plan/application. For use as single-family household living, with two (2) accessory garage parking spaces.accessed via Lombard Street.

*Refusal: Table 14-502(6)(c)(.1)*

*Accessory parking for single-family uses in the CTR overlay district (residential parking control area), is only permitted when accessed by a shared driveway or rear alley; whereas, the proposed parking is accessed from Lombard Street, a legally opened street, and is therefore refused..*

*Refusal: Table 14-604(5)(a)*

*Roof decks must be set back at least five ft. from the extreme front building line (closest to the front lot line); whereas, the proposed roof deck above the rear second floor roof deck (above the rear first story roof) is not set back from Lombard Street, and is therefore refused.*

*Refusal: Table 14-701-3  
 Minimum Open Area  
 Maximum Height*

<i>Required</i>	<i>Proposed</i>
<i>20%, 191.25 SF</i>	<i>0%</i>
<i>38 FT</i>	<i>40 FT-11N</i>

*Refusal: Table 14-801-3  
 Minimum Parking Stall Width  
 Minimum Parking Stall Depth*

<i>Required</i>	<i>Proposed</i>
<i>8.5 FT</i>	<i>7 FT</i>
<i>18 FT</i>	<i>15 FT</i>

2. **315 South 22<sup>nd</sup> Street (RSA-5 Residential)**

**NOT OPPOSED**

ZBA #32577, Hearing Date: 02/14/18 @ 2:00 pm

Application for four (4) family dwelling (multi-family dwelling) in an existing structure. No plans submitted with this application.

*Refusal: Section 14-602-1*

*The proposed use, Multi-Family Dwelling, is prohibited in this zoning district.*

3. **1709-17 Chestnut Street (CMX-5, Commercial)**

**CONTINUED**

ZBA #\_\_\_\_\_, Hearing Date: \_\_/\_\_/18 @ \_\_:\_0 pm

Application for use as a sit down restaurant in space #1713 on the first floor of an existing structure with other previously approved uses.

*Referral:* Section 14-502-2

*The proposed use, 'Sit Down Restaurant' requires a Special Exception approval in this zoning district.*