



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, November 28th 2017, 7:00 PM**

1. **2507 and 2509 Waverly Street (RSA-5 Residential)** Not opposed
 ZBA #32218, Hearing Date: 1/31/18 @ 9:30 am
 Application for joining of two buildings into one.

Refusal:	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum Open Area</i>	<i>25%</i>	<i>24.9%</i>

2. **1520 Spruce Street (RM-4 Residential)** Not opposed with provisos
 Issue to be handled as an administrative decision without a ZBA hearing.
 Application for outdoor seating for an establishment (Rival Brothers) that had previously received a zoning use variance with the proviso that there be no outdoor seating.

3. **2008 Waverly Street (RSA-5 Residential)** Opposed
Continued from October, the plans have been modified and the refusals below might not fully apply to the current drawings

ZBA #31853, Hearing Date: 12/20/17 @ 2:00 am

Application is for the erection of an attached structure with roof deck above third floor accessed through fourth floor with one (1) accessory parking space. (Size and location as shown on plans)

<i>Refusal:</i>	<i>Table 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum Open Area</i>	<i>25% above 12FT</i>	<i>11%</i>
	<i>Rear Yard Depth</i>	<i>9FT above 12FT</i>	<i>5FT</i>

In the RSA-5 district, buildings on lots equal to or less than 45 ft. in depth are exempt from the minimum open area requirement for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum open area requirement as set forth in Table 14-701-1.

In the RSA-5 district, the minimum rear yard depth for lots equal to or less than 45 ft. in depth shall be 5 ft. for the first 12 ft. of building height. Portions of buildings above 12 ft. shall comply with the minimum rear yard depth as set forth in Table 14-701-1.

<i>Refusal:</i>	<i>Section 14-803(1)(c)</i>	<i>Notwithstanding the provisions of this Zoning Code, accessory parking for any single-family, two-family, or multi-family use in an attached or semi-detached building in the RSA-5, RM-1, CMX-2, and CMX-2.5 districts shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.</i>
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