



Report of Public Meeting of CCRA Zoning Committee
Date: February 25, 2024 at 7:00 p.m. via Zoom

1. 2108 Spruce St. (RM1)

ZP-2024-008951: ZBA Hearing 3/26/2025 @ 9:30 a.m.

Application for the erection of an addition (enclosure under deck) and erection of stairs to existing deck. For continued use as single family household living.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	14-604 (4)(d)(.1)	Stairs to Deck	Stairs from the ground level to the deck are permitted except in the case of attached buildings, where steps from the ground to the deck are prohibited.
	Table 14-701-2	Max Occupied Area	Max occupied area shall be 75% (2491.5 SF) whereas plans propose 81.1% (2693.5 SF)

NOT OPPOSED

2. 2215 Rittenhouse Square (RM1)

ZP-2024-010341: ZBA Hearing 5/7/2025 @ 9:30 a.m.

Application for the erection of a roof deck at third floor facing Latimer St. to an existing attached building for the use of single-family dwelling.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	14-604(5)(a)	Roof deck Setback (ft) (along Latimer St.)	Roof deck must be 5 ft. setback from the front building line whereas the proposed roof deck has 0 ft. setback from the building line

NOT OPPOSED8

