



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: Tuesday, October 22, 2024 at 7:00 pm

1. 522 S. 17th Street (RSA5)

ZP-2024-005222: Hearing date 11/13/2024 @ 2 p.m.

Application for the erection of a new 4-story structure with a roof deck and roof access structure to be used for single-family household livin

<u>Refusal</u>	<u>Code Reference</u>	<u>Required/Allowable</u>	<u>Proposed</u>
	Table 14-701-1	Max. Occupied Area: 75%	82.35%

Reason for Refusal

14-502(6)(C)(.1)	Off-street parking shall not be provided for any one-family use located in the Residential Parking Control Area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.
------------------	---

OPPOSED

2. 415 S. Van Pelt Street (RM1)(Overlay: CTR-Center City Commercial District Control Area, Residential Parking Control Area, Parking Garage Ground Floor Use Control Area, Center City Residential District Control Area, NIS)

ZP-2024-001252; Hearing date 1/29/2025

Application to legalize the extension of a masonry fence to a height of 10'7".

<u>Refusal</u>	<u>Code Section</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-706(3)(a)(.1)	Fence	Any fence located nearer to the front lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater), shall be no more than four ft. in height and no more than fifty percent (50%) opaque whereas the proposed fence is 10'7" high and more than 50% opaque.

DEFERRED FOR FUTURE REVIEW AND CONSIDERATION

