



To: CCRA Zoning Committee, Board Members and Neighbors

From: Veronica Aplenc and Rebecca Frisch, C-Chairs, CCRA Zoning Committee

Re: Public Zoning Committee Zoom Meeting Agenda

Report of CCRA Zoning Committee Meeting of Tuesday, January 28, 2025 at 7:00 p.m.

1. 2012 Spruce Street (RM1)

ZP-2024-008776, ZBA Hearing date 1/29/2025 @ 3:30 p.m.

Application for the erection of a one-story addition over rear 4th floor level with roof deck over it and with roof deck access structure and elevator access and for the erection of deck addition at rear 1st floor level and for the erection of roof deck at rear 4th floor level of an existing single-family structure.

<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>
	Table 14-701-2 and section 14-305 (6)	Non-conforming structures	Nonconforming structures may be expanded or extended provided that the expanded or extended area complies with all provisions of 14-701 (Dimensional Standards) whereas the proposed rear 4th story addition increases the existing non-conformity (height) and is refused. Rear building height: allowed 38 feet; existing 44 feet; proposed 53 feet 10-½ inches.

**NOT OPPOSED**

2. 1741 South Street (CMX2)

ZP-2024-010649, ZBA Hearing 2/19/2025

Application for proposed use as a sit-down and take-out restaurant on the first floor of an existing building.

<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 14-602-2	Uses allowed in Commercial Districts-Referral	Whereas the proposed use, take-out restaurant, requires special exception approval from the Zoning Board of adjustment in the CMX-2 commercial zoning district.

**NOT OPPOSED SUBJECT TO THE PROVISIO THAT THERE WILL BE NO FOOD PREPARATION IN THE PREMISES**

**3. 2307 Naudain Street (RSA 5)**

**ZP-2023-008088, ZBA Hearing TBD**

Application for the legalization of an addition (w/roof deck and pilot house enclosing access stairs only) to an existing attached structure used as Single-Family Household Living (w/no changes to existing building footprint).

<b><i>Refusal</i></b>	<b><i>Code Section(s)</i></b>	<b><i>Code Section Title(s)</i></b>	<b><i>Reason for Refusal</i></b>
	14-305(6)(d)	Nonconforming Rear Walls	Whereas a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific nonconformity and is not permitted. Whereas the proposed addition extends the nonconforming rear wall located 0 feet from the rear lot line and extends it vertically at 5 feet, 6 inches from the rear lot line, less than the minimum of 9 feet in the RSA-5 Residential District.

**NOT OPPOSED**

**4. 1604 Chestnut St. (CMX5)**

**ZP-2024-010987, ZBA Hearing 2/26/2025**

Application for an eating and drinking establishment-takeout restaurant with accessory storage in basement, 1st and 2nd floor of an existing structure with other existing uses in the structures previously approved.

<b><i>Referral</i></b>	<b><i>Code Section(s)</i></b>	<b><i>Code Section Title(s)</i></b>	<b><i>Reason for Referral</i></b>
	Table 14-502-2	Supplemental Use Controls in the Center City Overlay District	Proposed use, eating and drinking establishment - take-out restaurant requires a special exception approval by zoning board of adjustment.

**NOT OPPOSED SUBJECT TO THE FOLLOWING PROVISOS: (1) ALL TRASH WILL BE STORED INTERNALLY AND REMOVED VIA THE REAR ALLEY BY A LICENSED HAULER NOT BEFORE 7 A.M. ON WEEKDAYS OR 8 A.M. ON WEEKENDS; (2) ALL DELIVERIES WILL BE MADE VIA THE REAR ALLEY AND NOT BEFORE 7 A.M. ON WEEKDAYS OR 8 A.M. ON WEEKENDS; (3) A SCRUBBER SYSTEM WILL BE UTILIZED FOR CONTROL OF ALL COOKING FUMES OR EXHAUST GENERATED IN THE PREMISES..**

**5. 415-17 S. 15th Street (CMX1)**

**ZP-2024-011187**

Application for the relocation of lot line to consolidate two (2) zoning lots (Premises “A” 415-17 S. 15th Street)(Premises “B” 419 S. 15th Street) into a single lot (Parcel A); size and location as shown on the plan.

For the erection of a four-story addition attached to an existing fourth-story structure and a fourth-story addition over an existing three (3) story portion of the structure with multiple roof decks and balconies on the lot. For use as multi-family (thirty-six (36) dwelling units) household living (as opted for utilize the use regulations for CMX-3); size and location as shown on the plan.

\*\*This property satisfies the conditions set forth in sections 14-602(7)(a)(.1) and 14-602 (7) (a)(.3) for historic structures. No sign on this application.

<i>Refusal</i>	<i>Code Reference</i>	<i>The Proposed Zoning is Refused for the Following:</i>
	14-604(5)(a)	Roof deck setback @ Waverly St.- Required: 5 feet Proposed: None
	Table 14-701-2	Building height- Required: 38 feet Proposed 52 ft. 1 in.
	Table 14-701-2	Min. Open area - Required: 1,924 sq. ft. (20 %) Proposed: 1,127 sq. ft. (13%)

**NOT OPPOSED**

