



To: CCRA Zoning Committee, Board Members and Neighbors
From: Janice Woodcock and Samuel Gordon, Co-Chairs, CCRA Zoning Committee
Re: Zoning Committee Zoom Meeting Agenda

Date: Tuesday, December 22, 2020 at 7:00 pm

1. **327 S. 16th Street (RM1)**
ZBA# ZP-2020-007636: Hearing Date: 2/24/ 2021@9:30am

Application for the erection of a two story addition above the rear single-story portion of an existing attached structure (w/o any change to existing building footprint), size and location as shown on plan/application. For use as multi-family household living (eight (8) dwelling units).

<u>Refusal:</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	<i>Table 14-602-1</i>	<i>Uses Allowed in Residential Districts</i>	<i>In accordance with Section 14-602 (3)(a)(1) in the Philadelphia Zoning Code (PZC), a minimum of 360 sq. ft. of lot area is required per dwelling unit for the first 1440 sq. ft. of lot area, and 480 sq. ft. per dwelling unit for lot area in excess of 1440 sq. ft.; whereas eight (8) dwelling units are proposed, requiring 3360 sq. ft. of lot area, but the existing lot area is only 1788.5 sq. ft.</i>

A decision on this matter was deferred until the CCRA Zoning Committee meeting that will take place on January 26, 2021.