



Agenda, CCRA Zoning Committee Meeting, August 26, 2025

1. 2028 Locust Street (RM1)

ZP-2025-004040

ZBA Hearing Date: Jan. 28, 2026 @ 9:30 a.m.

Application for partial demolition to remove a single-story portion (on Latimer Street) and replace with deck accessed from the rear second floor, and to remove side window bay at second story of an existing attached structure, size and location as shown on plan/application. For use as Single-Family Household Living, with one (1) accessory surface parking space accessed via Latimer Street.

<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
14-604(4)(b)	Decks in Front Yards	Decks are prohibited in required front yards: whereas the proposed deck is within the required front set-back between the facade of the building and the lot line along Latimer Street, which is required to be a front yard as per 14-701(2)(b)[5](a.)
Table 14-803-1	Dimensional Standards	The minimum stall depth of a parking space shall be 18 feet, whereas the proposed location of the parking space on the plans has no dimension equal or greater than 18 feet, and therefore no compliant parking space is possible in this area.

NOT OPPOSED

