



**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).

<b><u>Refusal:</u></b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	<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>

