



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Patricia Mattern, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: June 20, 2012

Meeting Date: Tuesday, June 26, 2012, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 1916 & 1918-20 Spruce St. (through to Delancey St.) (R-15) Not Opposed
ZBA #18098, Hearing Date: 7/25/12, 4PM
Application for the relocation of lot lines to create one (1) lot from two (2) lots and for the extension of a school existing on 1918-20 Spruce St. into 1916 Spruce St. on the same lot with an existing single family dwelling. (1917 Delancey St.)

Refusal: The proposed use, extension of a school existing on 1918-20 Spruce St. into 1916 Spruce St., a use previously granted by the ZBA any extension must also be granted by the ZBA.

2. 2020 Rittenhouse Sq. (R-10), ZBA #18175 ,Hearing Date:7/18/12, 2 PM Not Opposed
Application for the partial demolition of existing garage and erection of 6 foot high fencing for the erection of a three (3) story structure with cellar (N.T.E. 35 feet in height), with pilothouse (footprint N.T.E. 48 square feet; height not to exceed 10 feet) to access roof deck with 42" high guard rail for use as a single -family dwelling with one (1) accessory interior off-street parking space.

Referral: The proposed use, one (1) accessory interior off-street parking space, requires a certificate under the off-street parking control district.

FAST TRACK

3. 2201-03 Walnut St. N.W.C. 22nd St. (C-5), ZBA#18247, Not opposed, with proviso
Hearing Date: 7/25/12, 2 PM
Application is for the additional sign area on an existing accessory double faced free standing sign with LED gas sales insert and NASCAR sign insert maximum 20' high, increase in the number of signs on the canopy for a new total of eight (8) accessory signs including NASCAR signs, sixteen (16) logos on fuel dispensers and directional signs on dispensers (self), for the erection of four (4) accessory flat wall signs and four (4) accessory window signs and two (2) accessory light post signs 13 ft. high each, five (5) accessory cardboard advertising post signs all accessory to an existing gas station with retail convenience store with accessory preparation and serving of food for take out and accessory parking spaces.

Refusal: This has been previously reviewed by the ZBA and any increase in sign requires additional ZBA approval.

4. 133 South 18th Street N.E.C. Moravian (C-5) ZBA#18012,

Hearing Date: 7/17/12, 9:30 AM

Application for a take-out restaurant on the first floor of an existing (2) two-story, attached structure with an existing nail salon on the second floor. No signs in this application.

Not Opposed, with provisos

Refusal: The proposed use, take-out restaurant, is prohibited in this zoning district.