



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston & Kevin Dunleavy, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, June 24th, 7:00 PM
Location: First Unitarian Church, 2125 Chestnut St, Philadelphia, PA 19103

ZBA: 23020; Hearing Date: 7/9/14

- 1. 1708 Delancey Place (RM-1) Not Opposed
ZBA# 23020, Hearing Date: 7/9/14
Application for the erection of enclosed rear stair addition and roof deck, for continued use as a single family household living. Size and location as shown in plans.

Refusal:
Table 701-1
Open Area Required 30% / 278sf Proposed 24% / 221sf
Height Allowable 38' Proposed 46'-5"

- 2. 2024 Spruce Street (Condo #5) (RM-1) Not Presented
ZBA# _____, Hearing Date: 7/29/14 (continued)
Application for the erection of a roof deck above the second floor roof (with 42" high railing) accessed by Unit #5 only, as part of an existing attached structure with multi-family household living (6 dwellings) as previously approved. Size and location as shown on application

Referral (Refusal):
14-303(6)(d)
The proposed roof deck is an extension of the multi-family household living previously granted by the Board and therefore required additional approval by the Zoning Board of Adjustment.

- 3. 1905 Spruce Street (RM-4) Not Opposed w/ Proviso (use) Not Opposed (signage)
ZBA# 23110, Hearing Date: 7/16/14 @ 2pm.
Application for the erection of two (2) accessory non-illuminated flatwall signs (14 1/2" x 8 1/2") on front of the building, for the legalization and replacement of existing roof deck at rear of 4th floor (accessory to single family dwelling) for two (2) business and professional offices on first and second floors and single-family household living on third and fourth floor with existing accessory parking garage for one (1) car. Size and location as shown in plans.

Referral:
Table 16-602-1 The proposed business and professional office is prohibited in this zoning district.

Refusal:
Table 14-904-1
Maximum No. of Sign Required 1 Proposed 2