



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Samuel Gordon and Charles Loomis, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: Brandywine BEX, 2 Commerce Square, 2005 Market Street
 Date: **Tuesday, January 22th 2019, 7:00 PM**

1. **12 South 23rd Street (CMX-4, Commercial)**

ZBA #35599, Hearing Date: 1/23/19 @ 2:00 pm

Application for the erection of an addition and a roof deck above an existing detached structure. Size and location as shown on plans and application.

For use as fitness club and pool (personal services) and a non-accessory parking garage. Parking to include a total of three-hundred and twelve (312) parking spaces including thirteen (13) accessory parking spaces, minimum two (2) van accessible parking spaces, seventy-seven (77) compact spaces, and twenty (20) preferential parking spaces. No signs on this application.

*Refusal: Table 14-803-1
 Parking Aisle (90 Degree)*

*Required 24 FT
 Proposed 19.25 FT*

Referral: Table 14-602-2, Note [6]

Above grade, structured non-accessory parking required special exception approval.

Referral: §14-604(5)

The application proposes a roof deck accessory to a commercial use. Roof decks for non-residential uses are prohibited, except in the CMX-4 district, where special exception approval.

Refusal: §14-701(5)(a)(.1)

Buildings on CMX-4 lots shall demonstrate compliance with this §14-701(5) (CMX-4 and CMX-5 bulk and massing controls) using either option A (sky plane controls), as provided in §14-701(5)(b), or option B (open area, building width, §14-701(5)(a)(.1) spacing, and height controls), as provided in §14-701(5)(c).

The proposed addition does not meet option A (sky plane controls), as provided in §14-701(5)(b), or option B (open area, building width, spacing, and height controls).

2. **2016 Spruce Street through to Cypress Street (RM-1, Residential)**

ZBA #35675, Hearing Date: 2/13/19 @ 9:30 am

Application for the erection of a third story addition and a one-story rear addition with one (1) private residence parking garage, one (1) private parking garage, and roof decks to an existing attached structure. Sizes and locations as shown on application / plans.

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min. Open Area (Intermediate Lot)</i>	<i>1320 SQ FT (25%)</i>	<i>530 SQ FT (10.03%)</i>

<i>Refusal:</i>	<i>§14-604(5)(a)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Min. Setback of Roof Decks</i>	<i>5 FT</i>	<i>0 FT</i>

3. **260 South 20th Street (CMX-2, Commercial)**

ZBA #35738, Hearing Date: 2/20/19 @ 9:30 am

Application for the demolition of a rear and side portion of an existing attached structure and for the erection of additions including a roof deck (at the rear second floor level) and a balcony (at the rear third floor level). Sizes and locations as shown in application and plan.

For use as personal services at the ground level and two-family household living above.

<i>Refusal:</i>	<i>Table 14-701-3</i>	<i>Allowed / Required</i>	<i>Proposed</i>
	<i>Maximum Occupied Area</i>	<i>839 SQ FT (75%)</i>	<i>1074.6 SQ FT (96%)</i>
	<i>Minimum Rear Yard Depth</i>	<i>9 FT</i>	<i>2.5 FT</i>

<i>Refusal:</i>	<i>§14-604(14)(e)</i>	<i>Whereas the proposed, balcony, is prohibited in the required rear yard in the CMX-2 zoning district.</i>	
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4. **500 S. 16th Street (RM-1, Residential)**

ZBA # 35889, Hearing Date: : 2/06/19 @ 2:00 pm

Application for the erection of a three (3) story addition at rear to an existing detached structure (addition creates the condition of semi-detached structure) for the extension of an existing school; for the creation of one (1) accessory parking space accessed from a front street (a total of four (4) spaces including with one (1) handicapped space), for the erection of 12' fencing and a 6' trash enclosure. Size and location as shown on the application.

<i>Referral:</i>	<i>Table 14-602-1</i>	<i>The proposed use, extension of school, requires a certificate from the zoning board of adjustment in this district.</i>	
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<i>Refusal:</i>	<i>Table 1802-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Total # of Parking Spaces</i>	<i>97</i>	<i>4</i>

<i>Refusal:</i>	<i>§14-803(5)(c)(.1)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Perimeter Screening from abutting residential district</i>	<i>5 FT</i>	<i>0 FT</i>

**Note: Screening wall, fence or row of plants at least 5 ft. tall shall be provided between the surface area and the residential district.*

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Allowed / Required</i>	<i>Proposed</i>
	<i>Building Height</i>	<i>38 FT</i>	<i>55 FT</i>
	<i>Rear Yard Depth</i>	<i>9 FT</i>	<i>0 FT</i>

<i>Refusal:</i>	<i>§14-706(1)(b)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Fence Height (between building and street line)</i>	<i>4 FT</i>	<i>12 FT</i>

5. **1823 Addison Street (RSA-5, Residential)**

ZBA # 36049, Hearing Date: : 4/03/19 @ 9:30 am

Application for third floor rear deck on an existing (3) three story single family dwelling.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Min. Depth</i>	<i>9 FT</i>	<i>1 FT</i>
	<i>Min. Open Area (% of lot)</i>	<i>25%</i>	<i>.0597%</i>