



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: Tuesday, February 28th 2017, 7:00 PM

Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor

1. **2216-2234 Market Street. SWC 23rd Street thru to Ludlow and 21st (CMX-4 Commercial)**

ZBA # _____, Hearing Date: __/__/__ @ __:__m

Application is for the lot adjustment to create one(1) lot from twelve(12) OPA accounts (2216 Market St, 2218-20 Market St, 2222-24 Market St, 2226 Market St, 2228 Market St, 2230-34 Market St, 15-17 S 23rd St, 2206 Market St, 2208-10 Market St, 2212 Market St, 2214 Market St, 2205-09 Ludlow St) for an existing restaurant at first floor and existing two(2) apartments above (building at 2206 Market St), for the extension of existing non-accessory surface parking lot located at 2216-34 Market St and 15-17 S 23rd St with ninety-two (92) surface non-accessory parking spaces, including with four (4) accessible spaces and three (3) reservoir spaces and with ten (10) bicycle spaces. Size and location as shown in the application.

Refusal: Section 14-602-2 The proposed non-accessory surface parking lot is prohibited in this zoning district

<i>Refusal: Section 14-803(5)(e)(.1)</i>	<i>Required</i>	<i>Proposed</i>
<i>Interior Landscape Requirements</i>	<i>10%</i>	<i>0%</i>

<i>Refusal: Table 14-803-1</i>	<i>Required</i>	<i>Proposed</i>
<i>Aisle width</i>	<i>2'-0"</i>	<i>19'-5"</i>

2. **422 South 20th Street (CMX-1 Commercial)**

ZBA #29238 Hearing Date: __/__/__ @ __:__m

Application for: The erection of an addition on an existing attached structure to include accessory roof deck and private, residential, off-street parking garage for use of a single family dwelling. Size and location as per submitted plans.

- Refusal: Section 14-305(6) Whereas the existing structure is non-conforming, the proposed rear addition at 2nd & 3rd story (including roof deck) further extends the existing non-conformity..*
- Refusal: Table 14-701-1 Required Proposed*
Open Area 20% (145.6SF) 8.8% (64SF)
Rear Yard Depth 9FT 3FT
- Refusal: Section 14-502(6)(c) The proposed off-street, private residential parking accessory to a single family dwelling is not permitted in the residential parking control area in the center city overlay district.*
- Refusal: Section 14-803(1)(c) The proposed off-street, private residential parking accessory to a single family dwelling is not permitted to be accessed by a side street in this zoning district (adjacent to rsa-5 district).*

3. **1701-05 Chestnut Street NWC 17th Street thru to Ranstead (CMX-5 Commercial)**

ZBA #29872 Hearing Date: 4/4/17 @ 10:30 am

Application for a prepared food shop (not to exceed 20 seats and does not utilize any commercial cooking appliances) in space 42 S. 17th Street on 1st floor with all other uses as previously approved in an existing structure.

- Referral: Table 14-502-2 The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area west.*