



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
Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor
Date: Tuesday, August 22nd 2017, 7:00 PM

1. 1910 Chestnut Street (CMX-4 Commercial)

CONTINUED

ZBA #31276, Hearing Date: 9/12/17 @ 2:00 pm

Application for the erection of a roof deck with elevator for use as a restaurant, for creation of an eat-in restaurant on the first floor as part of a previously approved unity of use, for use as retail spaces and business and professional offices as permitted in the district, on a portion of the first/second and third floors, for residential uses on 3rd through 22nd floors, (165 dwelling units) with all other previously approved uses, with tandem type mechanical parking with no ticket mechanism, eighty two (82) parking spaces including four (4) H/C accessible spaces and seventy two (72) bicycle spaces on an accessible route, three(3) loading docks. (Size and location as shown on the application)

Referral: Table 14-502-2

The proposed use, eating and drinking establishment, requires a Special Exception approval in Chestnut/Walnut Street area west.

Table 14-604(5)

Roof decks for non-residential uses requires a Special Exception approval in this zoning district.

2. 1500 Market Street (CMX-5 Commercial)

NOT OPPOSED

ZBA #31148, Hearing Date: 8/23/17 @ 2:00 pm

Application for the erection of one internally illuminated flat wall sign.

Refusal: Section 14-502(7)(k)

The proposed use, a flat wall sign is prohibited from extending from the building line within the City Hall Sign Area, whereas the proposed sign extends beyond the building line and is prohibited in this overlay zoning district.

Refusal: Table 14-904-1

The proposed use, a flat wall sign is prohibited from extending above the second-floor window sill, whereas the proposed sign extends above the second floor window sill and is prohibited in this zoning district.

3. **1441 Chestnut Street (CMX-5 Commercial)**

**OPPOSED Sign "K"**

ZBA #31344, Hearing Date: 9/30/17 @ 2:00 pm

**NOT OPPOSED Signs "B" and "C"**

Application for the erection of four (4) accessory internally static illuminated flat wall signs (signs C, B, S, R) and one (1) accessory internally static illuminated projecting sign (sign K) and replacement of one (1) existing accessory internally static illuminated flat sign (sign H). (size and location as shown on the plan.) Signs accessory to an existing visitor accommodations (seven hundred fifty five (755) units) as previously approved.

*Refusal: Section 14-502(7)(b)(.2)*

*Projecting signs are prohibited in Center City Commercial area, whereas projecting sign "K" is proposed.*

*Refusal: Table 14-904-1*

*The proposed use, a flatwall sign is prohibited from extending above the second floor window sill, whereas the proposed flat wall signs "B" and "C" extend above the second floor window sill and are prohibited in this zoning district.*

4. **2324 Lombard Street (RSA-5 Residential)**

**NOT OPPOSED**

ZBA #30555, Hearing Date: \_\_/\_\_/17 @ \_\_:0\_m

Application for the erection of a six foot (6'-0") high 100% opaque fence wall in the front yard (entirely within the lot area, no encroachment of public way) along the northerly and portion of the easterly property lines, on the same lot as an existing attached structure with open-sided front porch containing a single-family dwelling (household living) as previously approved. size and location of fence wall as shown in application/plan.

*Refusal: Section 14-706(3)(a)(.1)*  
*Maximum Fence Height*  
*Maximum Fence Opacity*

| <i>Required</i> | <i>Proposed</i> |
|-----------------|-----------------|
| <i>4 FT</i>     | <i>6 FT</i>     |
| <i>50%</i>      | <i>100%</i>     |

5. **2419 Waverly Street (RSA-5 Residential)**

**CONTINUED**

ZBA #30759, Hearing Date: 9/13/17 @ 9:30 am

Application for the erection of a one-story addition and one rooftop deck with no pilot house, (size and location as shown in the application) as part of an existing attached two-story structure.

*Refusal: Table 14-701-1*  
*Open Area*  
*Front Set Back for addition*  
*Roof Deck Setback from Front*

| <i>Required</i>   | <i>Proposed</i>    |
|-------------------|--------------------|
| <i>30%, 200SF</i> | <i>21%, 139 SF</i> |
| <i>8 FT</i>       | <i>5 FT</i>        |
| <i>5 FT</i>       | <i>0 FT</i>        |

6. **1807 Delancey Place (RM-1 Residential)**

**OPPOSED**

ZBA #31469, Hearing Date: 9/20/17 @ 2:00 pm

Application for the removal of previously erected stair enclosure at roof top level and erection of expanded rooftop structure to an existing attached structure for continued use as a single-family household living. Size and location as shown in plans.

*Refusal: Table 14-701-2*  
*Max. Building Height*

| <i>Required</i> | <i>Proposed</i>     |
|-----------------|---------------------|
| <i>38 FT.</i>   | <i>58 FT. 6 IN.</i> |

7. **260 South 20<sup>th</sup> Street (CMX-2 Commercial)**

**NOT OPPOSED**

ZBA #30706, Hearing Date: \_\_/\_\_/17 @ \_\_:\_0\_m

Application for the demolition of a one story portion for the erection of a one story addition to an existing three story structure for proposed personal services on the first floor of an existing structure, with two previously approved dwelling units on second thru third floors. (No signs on this permit.) (Size and location as shown on the application.)

|                 |                              |                 |                 |
|-----------------|------------------------------|-----------------|-----------------|
| <i>Refusal:</i> | <i>Table 14-701-3</i>        | <i>Required</i> | <i>Proposed</i> |
|                 | <i>Maximum Occupied Area</i> | <i>75%</i>      | <i>96%</i>      |

8. **2036 Sansom Street (CMX-4 Commercial)**

**NOT OPPOSED**

ZBA #31150, Hearing Date: 10/4/17 @ 9:30 pm

Application for the erection of an addition (3rd and 4th floors) and for the erection of a roof deck above the 3rd floor level. Size and location as shown on plans and application. For use as vacant commercial/retail on the 1st floor (use registration permit required prior to occupancy) and for use as two (2) family household living on the 2<sup>nd</sup> -4<sup>th</sup> floor levels (previously approved and nonconforming). Roof deck accessory to residential use.

|                 |  |  |
|-----------------|--|--|
| <i>Refusal:</i> | <i>Table 14-602-2 and<br/>Section 14-305(5)(a)(.2)</i> | <i>The application proposes to expand the use of two (2) family household living within an existing structure. The existing structure is not dimensionally conforming and the extension expands the area of the use by more than 10%. The extension of the use is therefore referred to the ZBA.</i> |
|-----------------|--|--|