



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: July 21, 2011

Meeting Date: Tuesday, July 26, 2011, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

- 1) 31 S. 19th St. (C-5) ZBA# _____, Hearing Date: _____
Application for the erection of two free standing signs (23'5") high and for the creation of forty off-street parking spaces including with two handicapped and ten compact spaces and for the erection of 6 feet high fence on vacant lot.
Refusal: The proposed use, public parking lot, is prohibited use in this zoning district.
The proposed use, free standing signs, is not permitted in this zoning district.
- 2) 210-20 S. 25th St. (AKA 2500 Locust St.) SWC 24th St. thru to 25th St. (RC-4) ZBA# _____, Hearing Date: _____
Application for the conversion of an existing private parking lot granted by the ZBA as accessory parking for the property located at 2400 Locust to a non-accessory public parking lot with no change to the parking area or the existing 72 spaces including 17 compact spaces and 4 accessible spaces.
Refusal: The proposed use-public parking lot is not permitted in this zoning district and the ZBA having previously granted this as a private parking lot as accessory parking lot for 2400 Locust Street, any change of this parking to non-accessory parking not accessory to 2400 Locust St. must be granted by the ZBA.
- 3) 1420-28 Pine St. (SWC S. Carlisle St thru to Waverly St.) (R-10) ZBA# _____, Hearing Date: _____
Application for the legalization of two double faced projecting signs (one @74" x 42" x 60" projection at 24.5' above grade and one @ 74" x 42" x 60" projection at 22' above grade) attached to an existing seven story attached building accessory to an existing school with administrative offices and other uses.
Refusal: The proposed accessory projecting signs are not permitted in this zoning district.
- 4) 1430 Pine St. (thru to Waverly St.) (R-10) ZBA# _____, Hearing Date: _____
Application for the legalization of one double faced projecting sign (74" x 42" x 60" projection at 22' above grade) attached to an existing three story attached building accessory to an existing school with administrative offices and other uses.
Refusal: The proposed accessory projecting sign is not permitted in this zoning district.
- 5) 1434 Pine St. (SEC of 15th St. thru to Waverly St.) (R-10) ZBA# _____, Hearing Date: _____
Application for the legalization of one double faced projecting sign (74" x 42" x 60" projection at 22' above grade) attached to an existing three story attached building accessory to an existing school with administrative offices and other uses.
Refusal: The proposed accessory projecting sign is not permitted in this zoning district.

- 6) 2226 Lombard St. (@ the S/E Corner of 23rd St.)(R-10) ZBA # _____, Hearing Date: _____
 Application to legalize 8'-6" x 18' open-air/off-street parking space in the rear yard accessory to a two family dwelling.
 Refusal: Where open-air private parking is provided to the rear of the building, the required rear yard shall be maintained between the building and the property line.
 Rear yard minimum depth: Required 9'-0" Proposed: 2'-6"
- Referral: Off-street parking controls:
 Off-street parking shall not be required or provided for any one-family or two-family dwelling, except for parking accessed by a common driveway easement that serves three or more abutting properties.
- Off-street parking serving any one -family or two -family dwelling unit on a lot, except for parking accessed by a common driveway easement serving three or more abutting properties, shall require a certificate from the ZBA.
- 7) 32 S. 18th St. (between Market St. and Chestnut St.)
 Application for approval of outdoor seating for restaurant.
- 8) 2000-02 Sansom St. (SWC 20th St.) (C-4) ZBA# _____. Hearing Date: _____
 Application for the preparation and serving of hot and cold food for take-out as part of an existing restaurant.
 Referral: The proposed use, preparation and serving of hot and cold food for take-out, requires a certificate from the ZBA.
 FAST TRACK
- 9) 1414 S. Penn Sq. (S.W. Corner S. Broad St.) (C-5) ZBA# _____, Hearing Date: _____
 Application for the erection of a flat wall sign (50' x 50') accessory to an existing 45 story mixed use structure, 1st floor retail as previously approved, below ground parking and residential dwelling units and hotel units floor 2 thru 45.
 Refusal: This use, accessory sign exceeds the districts maximum allowable of 100 S.F. by 2,400 S.F. and is above the bottom of the 2nd floor, is not permitted in this zoning district.
- 10) 2003 Delancey St. (R-10) ZBA# _____, Hearing Date: _____
 Application for the demolition of a rear wall, erection of a one story garage addition with a one story greenhouse at the 2nd floor level, and a sun deck.
 Refusal: The proposed zoning is refused for the following:
- | | Required | Proposed |
|------------------------------|----------|----------|
| Rear yard minimum depth: | 9' | 0'0" |
| Rear yard open area: | 144 SF | 0'0" |
| Minimum open area of lot (%) | 30% | 5% |
- 11) 2114 Naudain St. (R-10A) ZBA# _____, Hearing Date: _____
 Application for the erection of a third floor addition above the existing two story main structure and erection of a second floor addition above the existing one story rear accessory garage and erection of open deck with stair connecting two structures use as a single family dwelling.
 Refusal: The proposed zoning is refused for the following:
- | | Required | Proposed |
|------------|----------|----------|
| Open area: | 290 SF | 152 SF |
| Rear yard: | 9 ft. | 0.0 ft. |
- The proposed two single family building create multiple structures on the same lot, (No structure has its own front, side or rear yards) therefore this condition is not permitted in the zoning district.

The proposed use is refused for the following:

The proposed two single family use creates multiple uses on the same lot and is not permitted in this zoning district.

12) 1801 Delancey Pl. NWC 18th thru Cypress St. (R-10) ZBA#_____,
Hearing Date:_____

Application for the erection of three air condensing units, for raising the height of an existing skylight (maximum height NTE 40.11 feet) for the creation of one interior off street parking space all accessory to an existing four story structure used as a single family dwelling .

Referral: The proposed use, 'off street parking' requires a certificate from the ZBA.

	Allowable	Proposed
Refusal: Height of skylight:	35 ft.	40.11 ft.