



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, November 27th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 2038 Locust Street, (RM-1)
ZBA# 19425, Hearing Date: 1/30/13 @ 4pm. Not opposed with proviso
Application for a dress making shop (artist studios and artisan industrial) and for the erection of one (1) accessory flatwall sign on the first floor in the same building with an existing three (3) family dwelling. Size and location as shown in the application).

Refusal:
The proposed use, artists studio and artisan industrial with accessory sign on the first floor, is prohibited in this zoning district.

2. 1737 South Street, (RSA-5 / CMX-2),
ZBA# 19322, Hearing Date: 1/2/13 @ 2pm. Not-opposed with proviso
Application for a dog Daycare/Boarding Kennel (Animal Service) on 1st floor with existing Three (3) apartments as previously approved in an existing structure creates a condition of multiple main uses on a lot.

Refusals:
The proposed use, animal service, is prohibited in this zoning district.
The proposed multiple main uses on a lot is not permitted in this zoning district.

3. 1607 South Street, (CMX-2),
ZBA# 19522, Hearing Date:2/13/13 @ 4pm Not-opposed
Application for a one (1) story addition above an existing two (2) story portion of a three story (3) structure (height NTE 38'), with pilot house (height NTE 10') to access roof deck with 42" high guard rail on third floor and for the erection of rear roof deck on second floor, for use as a single-family dwelling in the same building with an existing retail sales of wireless phones and accessories on the first floor. Size and location as shown in the application.

Refusals:
Minimum Rear Yard Depth (at addition): 9' required 4' proposed
Minimum Open Area (at addition): 25% required 14% proposed (215 sf) (121 sf)



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4. **1845 Walnut Street, Space #200 NEC 19<sup>th</sup> thru to Sansom Street**  
(CMX-5 / CTR Center City Overlay)  
ZBA # 19325 Hearing Date: 12/11/12 @ 9:30am **Non-opposed with provisos**  
Application is for a sit down restaurant with take out in space #200 with existing retail/commercial spaces, offices and uses as previously approved in an existing structure, size and location as shown in the application.

*Special Exception:*

*The proposed use, sit down restaurant with take out requires a special exception approval in this zoning district.*

5. **135 S. 18<sup>th</sup> Street (NEC Walnut Street thru to Moravian Street)**  
(CMX-5 / CTR Center City Overlay)  
ZBA # 19302 Hearing Date: 12/5/12 @ 2pm **Non-opposed with proviso**  
Application is for a sit down restaurant in space "D" on the first floor in the same building with an existing 81 Dwellings and uses as previously approved.

*Referral:*

*The proposed use, sit down restaurant, requires a special exception approval in the CTR/Walnut Street West Area District.*

6. **2117 Pine Street (RM-1)** **Postponed**  
Application is for the erection of a one and two story rear addition (24' high) as part of an existing three (3) story attached building for the extension of an existing single family dwelling, size and location as shown in the application.

*Refusals:*

*Minimum Rear Yard Depth: 16' required 7'-2" proposed*

*Minimum Open Area: 30% required 27% proposed*