



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston & Kevin Dunleavy, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, December 17th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 2016 Delancey Place (RM-1) Not-opposed
ZBA# 21839, Hearing Date: 1/15/14 @ 2pm.
Application for the erection of a one-story addition at the 3rd Floor Level. Size and location as shown in Plans

Refusal:
14-305(6) Height Allowable Proposed
38' Max. 44'

2. 1732 Spruce Street (RM-4) Withdrawn - to be rescheduled
ZBA# _____, Hearing Date: _____ @ _____.
Application for a five (5) Family Dwelling in an existing structure and one (1) commercial use on first floor.

Refusal:
14-602-1 The proposed use, commercial use, is not permitted in this zoning district.

3. 1501-39 Market Street (CMX-5 - within City Hall sign control area) Not-opposed
ZBA# 21617, Hearing Date: 12/18/13 @ 4pm.
Application for the removal of an existing flatwall sign (47sf) and for the erection of one (1) flatwall sign (61sf); erection of five (5) double face banner signs (projecting sign within the property line projects 10' from the structure) (total area 130 sf); for the erection of one (1) D/F free standing sign with logo (5' high) (total area of sign 8.75sf); for the erection of one (1) flatwall sign (marquee sign, no projection out of the property line) (total area of sign 16.75 sf) in the same building with an existing total of eight (8) signs (total area of existing signs 371 sf).

Refusal:
14-502(7)(k) The proposed projecting sign extending 10' beyond the building line within the city hall sign area is prohibited in this control district.
14-904 Total area of Sign Allowed Proposed
561.4 sf 586.7 sf

4. **1426-30 Walnut Street** **Non-opposed**

(CMX-5 [CC Core Commercial Mixed use and CC Com. Area])

ZBA# _____, Hearing Date: 2/12/14 @ 2pm.

Application for the erection of three (3) accessory wall signs (two (2) Fronting Walnut Street, one (1) Fronting 15th Street), all Statically illuminated and for the documentation of the installation of one (1) non-Illuminated window sign. All signs accessory to previous approved sit-down restaurant. Size and location as show in application/plans

Refusal: 14-904-1 Height of Signs

Wall signs shall not extend above the roof line or the second floor window sill of a structure, whichever is lower; proposed signs B and C extend above the second floor window sill.

<i>Allowed</i>	<i>Proposed</i>
<i>Second Floor Sill (+ 22'AFF)</i>	<i>39'5" AFF Sign B</i> <i>39'2" AFF Sign C</i>

5. **1800 Delancey Place (RM-1 CTR Res. Pkg Control Area)** **CCRA letter on hold pending receipt of amended refusal**

ZBA# _____, Hearing Date: 1/22/14 @ 2pm.

Application for the erection of a roof deck and pilot house above the 4th floor and for the creation of two (2) accessory off-street Parking spaces in the basement of an existing attached structure with existing / previously approved roof decks (above 1st floor , above 2nd floor bay and above 3rd floor); structure to be used as a single family household living. Size and location as shown on application.

Refusal:

14-108(2); 14-502(6)(C)(1) The proposed use, off-street parking accessed by a rear street, is not permitted in the /CTR residential parking control area.

<i>Table 14-803-1 Parking space stall depth</i>	<i>Required</i>	<i>Proposed</i>
	<i>18ft</i>	<i>16.917ft</i>
<i>Table 14-701-2 Height</i>	<i>Allowable</i>	<i>Proposed</i>
	<i>38'</i>	<i>57'-2"</i>