



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Samuel Gordon and Charles Loomis, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Location: Brandywine BEX, 2 Commerce Square, 2005 Market Street
Date: Tuesday, May 28, 2019, 7:00 PM

1. 218 S 16th St, CMX 5 Commercial
ZBA #37039, Hearing Date: 06/05/19 @ 2:00PM

Application is for a sit down restaurant in the cellar, 1st and 2nd Floors and two (2) family dwelling above in an existing structure.

Refusal: Table 14-602-2 Proposed Use
Two Family Dwelling is prohibited in this zoning district

2. 1905 Spruce St, RM-4 Residential – Multi Family
ZBA #36751, Hearing Date: 06/05/19 @ 3:30PM

For the legalization and replacement of existing deck at rear of 4th Fl (Accessory to single family dwelling)
For the two Businesses and Professional offices on first and second floors.
Single Family Household on the third and fourth floors.
Accessory Parking Garage for one car
No Sign on this application

Refusal: Table 14-602-1 Proposed Use
The proposed Business and Professional office are prohibited in the RM-4 zoning district.
14-502(6(c)(1)
Off street parking shall not be provided for any one-family use located in the Residential Parking Control Area, except for parking accessed by a shared driveway or rear alley.

3. 1707 Rittenhouse Sq St, RM-1 Residential
ZBA #37334, Hearing Date: 06/26/19 @ 2:00PM

For the erection of an accessory roof deck (for residential use only) with roof access structure as part of an existing attached structure. Size and location as shown in the application.
Use as multi-family household living with nine (9) dwelling units

Refusal: Max Multi Family Living Units Allowed Proposed
7 Units (Prev App) 9 Units

4. **2129 Delancey Place, RSA-5 Residential**

ZBA #37052, Hearing Date: 07/10/19 @ 9:30AM

For the erection of an addition on an attached structure for the use as a single household living unit with a rear roof deck.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Open Area</i>	<i>25% of lot area</i>	<i>23.75%</i>
		<i>Min 25s.f.</i>	<i>245.25 s.f.</i>