



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Sam Gordon, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: 1776, 1608 Walnut Street, 12th Floor
 Date: **Tuesday, September 25th 2018, 7:00 PM**

1. **1706 Delancey Street (RM-1, Residential)** **OPPOSED**

ZBA #34442, Hearing Date: 10/03/18 @ 9:30 pm

Application for the erection of a five (5) story rear addition and addition of roof deck on fourth floor and rear extension of roof deck above fourth floor accessed through a pilot house (area 171 sq. ft.) of an existing attached structure as part of an existing two-family dwelling (size and location as shown on the plan).

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Open Area</i>	<i>25% (212 SF)</i>	<i>12.12% (102.75 SF)</i>
	<i>Rear Yard Depth</i>	<i>9 FT</i>	<i>5 FT</i>
	<i>Rear Yard Area</i>	<i>144 SF</i>	<i>102.75 SF</i>
	<i>Max Bldg Height</i>	<i>38 FT</i>	<i>53 FT</i>

2. **2032 Chancellor thru to St James Street (RM-1, Residential)** **CONTINUED**

ZBA #34817, Hearing Date: 10/03/18 @ 2:00 pm

Application for the erection of the fourth story addition over an existing three (3) story structure with roof deck accessed from the fourth floor; for use as a single family household living with one (1) off-street interior garage parking, size and locations as shown in the application/plan.

Refusal: Section 14-803(1)(c)(.1)

The proposed one (1) accessory off-street surface parking for single family use in an attached building in the rm-1 zoning district is expressly prohibited unless it can be accessed from a shared driveway, alley or rear street.

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Max Bldg Height</i>	<i>38 FT</i>	<i>47 FT 8 IN</i>

3. **518 South Taney Street (RSA- 5, Residential)**

NOT OPPOSED

ZBA #34764, Hearing Date: 10/03/18 @ 9:30 pm

Application for the erection of a third-floor addition with roof deck and pilot house to an existing single family two story attached structure (size and location as shown on the plan).

Refusal: Section 14-501(2)(b)(4) If abutting lots on both sides of an attached building contain only two stories of enclosed area, the stories above the second story of the attached house shall be set back an additional eight feet is not provided and is prohibited

<i>Refusal:</i>	<i>Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Depth</i>	<i>9 FT</i>	<i>6 FT</i>

4. **2013 Lombard Street thru to 2012 Addison St (RM-5, Residential)**

CONTINUED

ZBA #_____, Hearing Date: __/__/18 @ _:_0 am

Application for use as one (1) off-street surface parking, accessed from addison st, accessory to an existing single family household living. size and location as shown in the application/plan.

Refusal: Section 14-803(1)(c)(.1) The proposed one (1) accessory off-street surface parking for single family use in an attached building in the RSA-5 zoning district is expressly prohibited unless it can be accessed from a shared driveway, alley or rear street.

5. **1520-22 Chestnut Street, thru to Sansom (CMX-5, Commercial)**

OPPOSED

ZBA #34613, Hearing Date: 10/17/18 @ 4:30 pm

Application for the installation of one (1) double-faced, statically illuminated projecting sign. Size and location as shown in application/plans. For use as signage accessory to existing personal services use (beauty school) in space #3 in an existing building with other previously approved uses.

Refusal: Section 14-502(7)(b)(.2)(.c) Whereas the proposed use, projecting sign, is prohibited in the Center City Commercial Area Overlay

Refusal: Table 14-904-1 Whereas the proposed use, accessory projecting sign, is located above the second floor window sill, a condition that is not permitted in the CMX-5 zoning district.