



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: Benjamin's Desk, 1608 Walnut Street, 12th Floor
 Date: **Tuesday, June 27th 2017, 7:00 PM**

1. **2031-51 Lombard Street (RM-1 Residential)**

INFORMATIONAL PRESENTATION

ZBA #30758 Hearing Date: 7/19/17 @ 2:00 pm

Application for: the complete demolition of all structures on the lot for the erection of an attached structure (maximum height nte 49 feet) with front and rear decks accessed from the fourth floor, for use fourteen (14) dwelling units, with interior accessory parking for fourteen (14) vehicles including one (1) ADA space and seven bicycle spaces located on an accessible route..(size and location as shown on the application)

Refusal: Table 14-602(6)(1)

Notwithstanding the provisions of this zoning code, accessory parking for any multifamily use in an attached structure or semi-detached building in RM-1 district shall be prohibited unless it can be accessed from a shared driveway, alley or rear street.

Refusal: Table 14-701-2
Front Set Back
Open Area
Max. building height

<i>Required</i>	<i>Proposed</i>
<i>0 FT</i>	<i>3 FT</i>
<i>30%</i>	<i>7.36%</i>
<i>38 FT.</i>	<i>49 FT.</i>

2. **2410 Cypress Street (RSA-5 Residential)**

CONTINUED

ZBA # 30304 Hearing Date: 7/12/17 @4:00pm

Application is for the erection of a third and fourth story addition with roof deck accessed by a roof deck access structure (max. 90 S.F.) (to contain stairs & landing only), use to one (1) interior off-street parking in the same building with one (1) existing interior off-street parking (total two (2) interior off-street parking), in an existing two (2) story single-family household living.

Refusal: Section 14-502(6)(c)(.1)

Off-street parking for any one or two family use is expressly prohibited in the Center City Overlay District – Residential Parking Control Area, except for parking accessed by a shared driveway or rear alley; whereas the proposed one (1) interior off-street parking is accessed from front alley.

Refusal: Table 14-701-1
Min. open area (% of lot)
(3rd & 4th story addition)
Min. rear yard depth
(3rd & 4th story addition)
Max. building height

<i>Required</i>	<i>Proposed</i>
<i>30% (441 SF)</i>	<i>23% (342SF)</i>
<i>9 FT.</i>	<i>5 FT. 4 IN.</i>
<i>38 FT.</i>	<i>41 FT. 6 IN.</i>

3. **263 South 22nd Street (RM-1 Residential)**

NOT OPPOSED

ZBA #30433, Hearing Date: 6/27/17 @ 9:30 am

Application for: erection of a 4th floor addition at back of an existing attached structure used as a single family dwelling

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Maximum Height</i>	<i>38 FT</i>	<i>48 FT</i>

4. **2324 Lombard Street (RSA-5 Residential)**

OPPOSED

ZBA #30555, Hearing Date: 8/2/17 @ 9:30 am

Application for the erection of a six foot (6'-0") high 100% opaque fence wall in the front yard (entirely within the lot area, no encroachment of public way) along the northerly and portion of the easterly property lines, on the same lot as an existing attached structure with open-sided front porch containing a single-family dwelling (household living) as previously approved. size and location of fence wall as shown in application / plan.

<i>Refusal:</i>	<i>Section 14-706(3)(a)(.1)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Maximum Fence Height</i>	<i>4 FT</i>	<i>6 FT</i>
	<i>Maximum Fence Opacity</i>	<i>50%</i>	<i>100%</i>

5. **2041 Delancey Place (RM-1 Residential)**

NOT OPPOSED

ZBA #30521, Hearing Date: 7/15/17 @ 9:30 am

Application for: the erection of fence walls, and the use of one (1) off-street parking space at the rear of the building (size and location as shown in the application), accessory to an existing attached three story single family dwelling.

<i>Refusal:</i>	<i>Section 14-502(6)(c)</i>	<i>Off street parking shall not be provided for any one family or two family use located in the residential parking control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.</i>	
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<i>Refusal:</i>	<i>Section 14-706(3)(b)</i>	<i>Required</i>	<i>Proposed</i>
	<i>Maximum Fence Height</i>	<i>4 FT</i>	<i>7 FT 6 IN</i>
	<i>Maximum Fence Opacity</i>	<i>50%</i>	<i>100%</i>

<i>Refusal:</i>	<i>Table 14-803-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum depth of compact parking space</i>	<i>16 FT</i>	<i>14 FT</i>

6. **2401-03 South Street (RM-1 Residential)**

NOT OPPOSED with PROVISOS

ZBA #30349, Hearing Date: 6/20/17 @ 9:30 am

Application for personal services (nail salon) on the first floor of an existing attached structure in the same building with an existing multifamily household living (5 units).

<i>Refusal:</i>	<i>Section 14-602-1</i>	<i>The proposed use, personal services (nail salon) is prohibited in this zoning district.</i>
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7. **340 South 16th Street (RM-1 Residential)**

NOT OPPOSED with PROVISOS

ZBA #30589, Hearing Date: 7/12/17 @ 2:00 pm

Application for: business and professional offices in the same building with a single family household above.

Refusal: Section 14-602-1

The proposed use, business and professional offices is expressly prohibited in this zoning district.

8. **1807 Chestnut Street (CMX-5 Commercial)**

NOT OPPOSED with PROVISOS

ZBA #30453, Hearing Date: 7/11/17 @ 9:30 am

Application for: a take out restaurant on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502-2

The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area west.

9. **1709-17 Chestnut Street (CMX-5 Commercial)**

NOT OPPOSED with PROVISOS

ZBA #30544, Hearing Date: __/__/17 @ __:00_m

Application for: the documentation of creation of four (4) spaces from five (5) spaces. For a take out restaurant with seating in space 1717 on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502-2

The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area west.

10. **1524-26 Chestnut Street (CMX-5 Commercial)**

NOT OPPOSED with PROVISOS

ZBA #30566, Hearing Date: 6/28/17 @ 2:00 pm

Application is for proposed expansion of sit down restaurant to space # 4 on 2nd floor with existing sit down restaurant in cellar, space # 2 on 1st floor and mezzanine with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502-2

The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area west.

Table 14-303(6)

This has been previously reviewed by Zoning Board of Adjustment (ZBA) and any expansion requires additional ZBA approval.