



Preserve, enhance and celebrate urban living

Date: Tuesday, July 23, 2013 @ 7:00 PM

1. **1919 – 43 Market Street (CMX-5)** **Not opposed**
ZBA# , Hearing Date: 8/21 @ 2pm

For the erection of a detached structure with decks throughout and a roof deck on a portion of the 28th floor (with a swimming pool). For use as a vacant commercial/retail space on the 1st floor, business and professional offices on the 2nd floor, a total of 278 dwelling units on the 3rd-27th floors with accessory residential amenities on the 28th floor and an accessory parking garage on part of the 1st . 5th floors and a 5th floor roof with a total of 223 parking spaces, and 108 bicycle parking spaces on an accessible route, 80% of the parking to be private and 20% available to the public. Two loading spaces and enclosed trash storage located on the 1st floor. No signs on this application.

Referral:

- (1) *In this zoning district, any portion of a parking garage located above ground level requires special exception approval.*

Refusals:

- (1) *Vehicular ingress and egress is prohibited to/from parking garages in the Market Street Area Overlay.*
(2) *Side yard width - Required: 8', if used; Proposed: 1.5' & 2'*

2. **1716 Spruce Street (R-15) ****Application under the old code** **Opposed Use; Not opposed**
ZBA# , Hearing Date: @ **Height/Fence**

Application is for the legalization of an existing third floor deck, the legalization of three(3) existing additional accessory open air off street parking spaces (for a total of six (6) accessory open air off street parking spaces) and the legalization of existing fences and gate (8d0+, 8qand 7d+) for an existing six family dwelling with an existing second floor roof deck at 1714 Spruce St.; for the legalization of existing fences and gate (8d0+and 7q, the creation of five (5) non-accessory open air off-street parking spaces, and the creation of non-accessory meeting rooms, class rooms (religion class room during church) and play rooms for an existing non-accessory church office (all non accessory uses are accessory to a church located at 1700 Spruce St.) along with an existing one (1) family dwelling and an accessory one (1) car garage at 1716 Spruce St. ; and for the memorialization of an existing common driveway easement with gate , both spanning 1714 and 1716 Spruce St.), to provide access to and from the open-air off-street parking spaces located on each of the respective properties.

Refusals:

- (1) *Proposed uses, non-accessory parking and non-accessory uses are not permitted in the zoning district*
(2) *Height of the fence - Required: 6'; Proposed: 8'10"*

3. **254 South 24th Street, NWC of Manning Street (ICMX)** **Not opposed**
ZBA# 20798, Hearing Date: 7/30 @ 9:30am

For the erection of a four (4) story attached structure (maximum height 40 feet) with a cellar, terraces including elevator penthouse and a masonry fence 6 feet high. Use as a single family dwelling with two (2) off street parking interior garage.

Refusals:

- (1) Proposed use as a single family dwelling is not permitted in this zoning district*
- (2) Proposed use off street parking/interior garage, vehicular ingress and egress is prohibited in this zoning district;*
- (3) Proposed zoning is refused for fences-corner lots - Allowed: 4 feet; Proposed: 6 feet*