



To: CCRA Zoning Committee, Board Members and Neighbors
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs, CCRA Zoning Committee
Re: Public Zoning Committee Zoom Meeting Agenda

Date: October 25, 2022 at 7:00 pm

1. 401 S. 22nd Street (RM1)

ZP-2022-004404: Hearing date 12/7/2022 @ 3:30 p.m.

Application for the proposed use as Multi-Family Household Living with Eight Dwelling Units in an existing structure

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-(a)[1]	Notes for Table 14-602	(a) Minimum lot area of 360 sq. ft. is required per dwelling unit for the first 1,440 sq. ft. of lot area. (b) minimum of 480 sq. ft. of lot area is required per dwelling unit for the lot area in excess of 1,440 sq. ft. The proposed number of dwelling units (8) exceeds the number of units allowed based on a lot area of 2,146 sq. ft. (5)

2. 1525 Chestnut Street CMX5 (Overlays-VDO, Dimensional Standards-Commercial Districts Dimensional Table-Center City/University City Floor Area Ratio Map, CTR):

ZP-2022-008173: Hearing date /2022 @ 2 p.m.

Application for the erection of roof decks at eighth floor and tenth floor to the previously approved addition under ZP-2022-5574 to an existing attached building; roof decks accessory to previously approved use of visitor accommodations (size and location as shown on plans)

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s):</u>	<u>Reason for Referral</u>
	14-604(5)	Roof deck	Whereas roof decks for non-residential uses in CMX-5 district requires special exception

3. 261 S. 24th Street RM1: ZP-2022-003507: Hearing 11/9/2022 @ 2 p.m.

Application for use as visitor accommodations

<i>Refusal</i>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-1	Uses Allowed in Residential Districts-Refusal	Whereas the proposed use, Visitor Accommodations, is expressly prohibited in the RM-1 residential zoning district

4. 233 S. 24th Street (RM1): ZBA# 2022-002205: Hearing date 11/15/22

Application for a sit-down restaurant at first floor in the same building with all other uses as previously approved.

<i>Refusal</i>	<u>Code Section(s)</u>	<u>Code Section title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-1	Uses allowed in residential district	The proposed sit-down restaurant is prohibited in this zoning district.