

To: CCRA Zoning Committee, Board Members and Neighbors
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs, CCRA Zoning Committee
Date: February 28, 2023 at 7:00 p.m.

1. 2314 Delancey Place (RM1)

ZP-2022-008105 Hearing date: 3/1/2023 @ 2:00 p.m.

Application for the erection of a deck at the rear of the existing attached structure and the creation of two (2) off-street surface parking spaces. For use as single-family household living. Size and location as shown in application/plans.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Reasons for Refusal</u>
	14-502(6)(c)(.1)	Whereas 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.
	14-604(4)(d)(.4)	Minimum distance from the proposed vertical support elements to the side lot lines.

NOT OPPOSED

2. 2321 Spruce Street (RM1)

ZP-2022-008933 Hearing date: 4/26/2023 @ 2:00 p.m.

Application for the creation of two (2) off-street surface parking spaces and the erection of a fence. Size and location as shown in application/plans.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Reasons for Refusal</u>									
	14-502(6)(c)(.1)	Whereas 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.									
	14-706(a)(.1)	<table border="0" style="width: 100%;"> <tr> <td></td> <td style="text-align: center;">Allowed</td> <td style="text-align: center;">Proposed</td> </tr> <tr> <td>Maximum allowed fence height</td> <td style="text-align: center;">4''-0''</td> <td style="text-align: center;">10''-4''</td> </tr> <tr> <td>(no more than 50% opaque)</td> <td></td> <td></td> </tr> </table>		Allowed	Proposed	Maximum allowed fence height	4''-0''	10''-4''	(no more than 50% opaque)		
	Allowed	Proposed									
Maximum allowed fence height	4''-0''	10''-4''									
(no more than 50% opaque)											

POSTPONED AT THE REQUEST OF THE APPLICANT

3. 1904-40 Sansom Street (CMX4, CMX4, CMX4)

ZP-2023-001038 Hearing date: 3/29/2023 @ 2:00 p.m.

Application for the establishment of existing unity of use to create one (1) parcel of the contiguous three (3) parcels (1907-15 Walnut St., 1917 Walnut St., and 1904-40 Sansom St.) to preserve the unity of use (See application #879407) and for a sit-down restaurant with multi-family household living (281 dwelling units), personal service and all other uses as previously approved. No sign on this application.

<i>Referral</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
	Table 14-502-2	Supplemental Use Controls in the Center City Overlay District	The proposed sit-down restaurant is a special exception to Chestnut and Walnut Street Area, West.

NOT OPPOSED