



The people-power voice for a better community

To: CCRA Zoning Committee, Board Members and Neighbors

From: Samuel Gordon and Janice Woodcock, Co-Chairs, CCRA Zoning Committee

Re: Zoning Committee Meeting Agenda

Location: Zoom meeting

<https://us02web.zoom.us/j/82098432700?pwd=TjV1K1kxdTJ6cDlIQ1FWb2JtV3VKQT09>

Date: Tuesday, August 25, 2020 at 7:00 PM

1. 33 N. 22nd Street (CMX5)

ZBA # _____, Hearing Date: _____

Application for the inclusion of non-accessory parking (ninety-six (96) spaces, including two (2) accessible spaces, one (1) van-accessible space, seventeen (17) compact spaces, and six (6) electric vehicle spaces) at the 5th-6th floors of an attached structure as shown on the plan/application.

Referral:	<u>Code Section(s)</u> Table 14-602-2 Note [6].	<u>Code Section Title(s)</u> Uses Allowed in Commercial Districts.	<u>Reason for Referral</u> The proposed use of Non-Accessory Structured Parking requires a special exception when located above ground in the CMX-5 Commercial District
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2. 1416 Chestnut Street (CMX-5/Center City Overlay district-Center City Commercial area)

ZBA # _____, Hearing Date: _____

Application for the erection of an internally illuminated projecting sign accessory to an existing parking garage, size and location as shown on plans.

Refusals:	<u>Code Reference</u> Section 14-502(7)(b)(.2)(.c)	<u>Proposed Use is Refused for the Following:</u> The proposed projecting sign is located in the Center City Commercial Area overlay which prohibits the erection of projecting signs except on properties fronting Market street between Front Street and 5 th Street.
	Table 14-904-1	Allowed: Maximum height allowed: the lower of the roof line or second floor window sill. Proposed: Third floor window sill.

3. 1905 Spruce Street (RM4)

ZBA# , Hearing date:

Application for use as a business and professional office on the 3rd thru 4th floors with a roof deck at the rear of the fourth floor in an existing structure with previously approved business and professional office on the first and second floors (No signs on this application).

<i>Refusal/Referral:</i>	<u>Code Reference</u> Table 14-602-1	<u>Proposed Use is Refused for the Following:</u> The proposed uses - business and professional offices -are prohibited in this zoning district.
	14-604(5)	Roof decks for non-residential uses are prohibited except in CMX-3, CMX-4 and CMX-5 districts.

ONE (1) USE REFUSAL / REFERRAL
ONE (1) ZONING REFUSAL / REFERRAL

4. 2051 Walnut Street (CMX4)

ZBA # , Hearing Date:

Application for a sit-down restaurant on partial 1st floor (space – 119 S. 21st Street) with all other uses as previously approved in an existing structure.

<i>Referral:</i>	<u>Code reference</u> Table 14-502-1.	<u>Proposed Use is Refused for the Following:</u> The proposed sit-down restaurant is a special exception to Zoning Board of Adjustment in this zoning control district.
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5. 2100-04 Lombard street (RM-1)

ZBA # , Hearing Date:

Application for the erection of an attached structure (maximum height NTE 42 feet) with interior accessory parking for four (4) vehicles, for use as two Dwelling Units (size and location as shown on the application).

<i>Refusal:</i>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-502 (6)(c)(.1)	Residential Parking control area	Off street parking shall not be provided for any one or two family dwelling in the residential parking control area.
	Dimensional Standards for Higher Residential Districts	Table 14-701-2	Maximum height 38 feet Proposed height: 42 feet

6. 2523 Waverly Street (CMX-1 with RM-1 Overlay District)

ZBA # _____, Hearing Date:

This application was continued from the July 28, 2020 meeting.

Sincerely,

Benjamin E. Zuckerman

Benjamin E. Zuckerman
Secretary, CCRA Zoning Committee