



To: CCRA Zoning Committee, Board Members and Neighbors

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

Re: Zoning Committee Zoom Meeting Agenda

Date: Tuesday, March 23, 2021 at 7:00 pm

1. 1620 Chancellor Street (CMX5)

ZBA# MI-2021-000789: Hearing date: 5/12/21 @ 2pm

Application for a roof deck accessory to non-residential use of an existing structure for a visitor accommodations with 322 units from 3rd floor thru 13th floors on the same building existing hotel...size and location as shown in the application

<i>Referral:</i>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Referral</u>
	14-604 (5)	Roof Deck	Roof decks for non-residential uses, is a special exception to Zoning Board of Adjustment

NOT OPPOSED WITH THE FOLLOWING PROVISOS: (1) THERE SHALL BE NO LIVE OR AMPLIFIED MUSIC ON THE DECK; (2) AN APPROPRIATE CURB OR SAFETY BARRIER WILL BE ERECTED TO PREVENT PATRONS FROM ENTERING OR STANDING ON THE PLANTED BEDS TO AVOID ANY ACCIDENTAL SPILLS OR ITEMS DROPPING OVER THE PERIMETER WALL.

2. 2222 Market Street (CMX5); Hearing date 5/12/2021 @ 2pm

ZBA # MI-2012-000831

Application for the reduction of the setback on the 13th and 19th floor roof decks and for the additional square feet of occupiable area on the 13th floor (281 SF) and (184 SF) on the 19th floor roof deck of an existing structure.

<i>Referral</i>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Referral</u>
	14-604(5)	Roof Decks	Roof decks for nonresidential uses in the CMX5 district require Special Exception approval

<i>Refusal</i>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Refusal</u>
	14-604 (5)(a)	Roof deck setbacks (13th floor roof)	Along the Market St. frontage (roof deck setbacks): 5' required, 3' proposed.

Along the Ludlow Frontage (roof deck setbacks): 5' required, 3'3" proposed

Roof deck setbacks (19th floor roof) Along the Market St. frontage (roof deck setbacks): 5' required, 3'9" proposed.

NOT OPPOSED

3. 2006-08 Sansom Street (CMX4); Hearing date 5/5/2021 @ 2pm

ZBA# MI-2021-000744

Application for a sit-down restaurant at first floor; business and professional office at second floors and single-family household living at third floors in an existing structure

<i>Refusal</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-2	Allowed in Commercial District-Refusal	The proposed single family household living is prohibited in this zoning district

NOT OPPOSED

4. 327 S. 16th Street (RM1)

Application for the erection of a two story addition above the rear single-story portion of an existing attached structure (w/o any change to existing building footprint), size and location as shown on plan/application. For use as multi-family household living (eight (8) dwelling units).

<i>Refusal:</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-1	Uses Allowed in Residential Districts	In accordance with Section 14-602 (3)(a)(1) in the Philadelphia Zoning Code (PZC), a minimum of 360 sq. ft. of lot area is required per dwelling unit for the first 1440 sq. ft. of lot area, and 480 sq. ft. per dwelling unit for lot area in excess of 1440 sq. ft.; whereas eight (8) dwelling units are proposed, requiring 3360 sq. ft. of lot area, but the existing lot area is only 1788.5 sq. ft.

DISCUSSED IN EXECUTIVE SESSION

