



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: **Tuesday, January 26th 2016, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **1630 Street (CMX-2)** **NOT OPPOSED**
 ZBA #26869, Hearing Date: 02/17/16 @ 2:00 pm
 Application is for use as a single family dwelling in an attached structure with roof decks previously approved.
Refusal: Table 14-602-2: The proposed use, single family household living, is not permitted at the street level in an attached structure in this zoning district.

2. **1800 Chestnut Street (CMX-5)** **NOT OPPOSED with CONDITIONS**
 ZBA #26687, Hearing Date: 02/03/16 @ 2:00 pm
 Application for use of tenant space "C" on 1st floor as take-out restaurant, within an existing attached structure. No change in height or area of structure and no change in previously approved uses throughout the structure. Tenant space "A" (1st Floor) for use as take-out restaurant as previously approved, tenant space "B" (1st floor) as retail sale of consumer goods as previously approved, and tenant space "D" (2nd floor) as personal services as previously approved. No signs on this permit.
Referral: Table 14-502-2: The proposed use, take out restaurant, requires special exception approval in the Chestnut and Walnut Street area, west overlay district.

3. **2216-2222 Walnut Street (SEC of 23rd St) (RMX-3)** **NOT OPPOSED with CONDITIONS**
 ZBA #26735, Hearing Date: 02/10/16 @ 2:00 pm
 Application is for the lot adjustment to create two (2) lots (parcel "A" and parcel "B") from one (1) existing lot (2216-2222 Walnut St.). Size and location as shown on plan. (No change to height or area of existing structures).
 Parcel "A" – For use as business and professional offices on the 1st floor and education facility on the 2nd through 4th floors, as previously approved.
 Parcel "B" – For use as prepared food shop, sit down restaurant and accessory residential space on the 1st floor and multi-family household living (one hundred and fourteen (14) dwellings) on the 2nd through 9th floors, as previously approved.

<i>Refusal: Table 14-701-2:</i>	<i>Required</i>	<i>Proposed</i>
<i>Floor Area Ratio</i>	<i>500</i>	<i>780.6 (parcel "B")</i>

4. **2121 Walnut Street (CMX-4)**

NOT OPPOSED with CONDITIONS

ZBA #_____, Hearing Date: __/__/__ @ __:__ _m

Application for the sit-down restaurant (eating and drinking establishment) st cellar, ground floor, and mezzanine level in the same building with an existing two (2) family household living at second (2nd) floor. No sign on this application

Referral: Table 14-502-2: The proposed use, sit-down restaurant, requires a special exception from the Zoning Board of Adjustment.