

Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors

From: Charles Loomis, Co-Chair CCRA Zoning Committee

Re: Zoning Committee Meeting Agenda

##### Date: Tuesday, September 29th, 7:00 PM

**Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. **10-12 S. 20th Street (CMX-4) CONTINUED FROM 28 JULY 2015 NOT OPPOSED with CONDITIONS**

Application for the removal of all existing signage and the installation of two (2) statically illuminated flat wall signs and one non-illuminated roof sign and the erection of a roof deck (access via stairs to ground floor). Size and location as shown in the application. For use as an existing sit-down restaurant with accessory signs.

*Refusal: Table 14-904(1)(f). Whereas the proposed use, roof sign, is prohibited in all zoning districts.*

*Referral: 14-604(5). Whereas the proposed use, roof decks for non-residential uses (sit-down restaurant), required special exception approval from the ZBA in the CMX-4 zoning district.*

1. **2006 Delancey Place (RM-1) NOT OPPOSED**

ZBA #\_\_\_\_\_\_ Hearing Date: 10/28/15 @ 2:00pm

Application for the erection of an addition and roof deck above the rear three (3) story portion of an attached structure: structure to be used as single family household living. Size and location as shown on application.

*Refusal: Table 14-801-1: Allowed Proposed*

 *Height: 38 FT 52.17 FT*

1. **2030 Delancey Place (RM-1) NOT OPPOSED**

ZBA #25878, Hearing Date: 10/21/15 @ 4:00pm

For the partial demolition of an existing attached structure to remove a rear carport, a one(1) story rear structure and a one story side bay. For the erection of a one(1) story rear structure with roof deck above and a two (2) story side structure. For the creation of two (2) off-street interior parking spaces (garage). Size and location as shown on plans. For use as a single family dwelling.

*Refusal: 14-502(6)(c): The proposed use, off-street parking for a one or two family dwelling except parking access by shared driveway or rear ally, is not permitted in this overlay district.*

*Refusal: Table 14-701-2 Allowed Proposed*

 *Minimum Open Area 30% (660 SF) 10% (227 SF)*

 *Minimum Rear Yard Depth 9 FT 0 FT*

 *Minimum Rear Yard Area 144 SF 0 SF*

1. **2000 Spruce Street (SWC 20th Street) (RM-1) NOT OPPOSED with CONDITIONS**

ZBA #26025, Hearing Date: 11/10/15 @ 9:30am

For the erection of a fourth story addition (maximum height NTE 56.5 feet) to an existing structure (46.3 feet) for use as previously approved seven dwelling units. Size and location as shown on the application.

*Refusal: Table 14-701-2 Allowed Proposed*

 *Minimum Height 38 FT 56.5 FT*

1. **1518 Chestnut Street (CMX-5) NOT OPPOSED with CONDITIONS**

ZBA #26086, Hearing Date: 10/21/15 @ \_\_:\_\_ \_m

For the use of a take out restaurant in the basement, first floor and the second floor of an existing attached structure with vacant spaces above (use registration permit required prior to occupancy). No signs on this application.

*Referral: Table 14-502-2: The proposed use, take out restaurant, requires special exception approval in CTR Chestnut Walnut Street Area West Overlay District.*