



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Brian Johnston, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, April 28th, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 2020 Locust Street (RM-1)

ZBA #24401 Hearing Date: 5/5/15 @ 9:30am

Application is for the addition of one (1) Family household living on cellar in same building with an existing business and professional at first floor and existing multi-family household living [five (5) dwelling units from 2nd floor through 4th floor]. Total six (6) dwelling units in the building. No sign on this application.

Table with 3 columns: Refusal, Required, Proposed. Rows: Section 14-602(3)(a)(1), Total area of Lot, Total dwelling units.

2. 1516 Locust Street (CMX-4)

ZBA# 24831, Hearing Date: 5/12/15 @ 9:30am

Application for the erection of three (3) accessory flat wall signs accessory to the group practitioner on 2nd & 3rd floors with existing one (1) flat wall sign accessory to the medical office as previously approved on the 1st floor in an existing structure (size and location as shown in the application).

Refusal: Table 14-904-1. The proposed signs, above the 2nd floor window sill, is prohibited in the zoning district.

3. 1821 Chestnut Street (CMX-5)

ZBA# 24927, Hearing Date: 5/6/15 @ 2pm

Application for use as a take-out restaurant in an existing attached structure. No signs on this application.

Referral: Table 14-502-2: Proposed use, take-out restaurant, requires a special exception approval from the ZBA in the Center City – Chestnut Street Area West Overlay District.

4. 1900 Market (RSA-5)

ZBA# 24800 Hearing Date: 5/27/15 @ 2pm

Application for the creation of thirty (3) accessory above-ground mechanical (tandem type) parking spaces (valet parking) with two reservoir spaces, on the 1st floor of an existing structure with previously approved business and professional offices and retail spaces/signage.

Referral: Table 14-602(2) Note 6: In CMX-5 district any portion of a parking garage located above ground requires special exception approval.

Refusals:

14-803(3)(a): Mechanical access parking lots are prohibited in all zoning districts; and

14-803.1/ 14-803(3): minimum aisle width – Required: 24 feet; Proposed: 17.198 feet.

5. **1700-1740 Market Street (CMX-5 – CC Core Commercial)**

ZBA# 24959 Hearing Date: 5/13/15 @ 2pm

Application for the erection of an addition with non-residential commercial roof decks as part of an existing attached structure and erection of one four face free standing accessory sign and erection of five (5) wall signs.

Size and location as shown on this application. Uses Sit-down restaurant with roof deck seating Rest #A – on 1,2 & 3rd floor; Sit-down restaurant with outdoor seating Rest #B – on First Floor; Take-out restaurant – Rest #C on first floor and office building, retail commercial uses, parking garage and accessory signage as previously approved in the same structure.

Referral: 14-604(5). Roof Decks for Non-Residential Uses in the CMX-5 District requires special exception approval from ZBA.

Refusals:

Table 14-701-3. Maximum Floor Area Ratio

Allowed: 1600% (972,352 sf) Proposed: 1739% (1,056,912 sf)

Table 14-604(5)(a). Roof Deck Minimum Set Back

Required: 5ft Proposed: 0.8ft

6. **1524-28 Chestnut Street (CMX-5)**

ZBA# 24958 Hearing Date: 5/20/15 @ 2pm

Application for the erection of mezzanine level between floors one (1) and two (2) as part of an existing structure for uses as sit-down restaurant on cellar, first floor (front) and mezzanine level on space #2 in the same building existing business and professional office (Travel Agency) on space #1 at first floor rear; business and professional offices at space #4 and Space #5 at 3rd floors on the same lot with all other uses as previously approved. No sign on this application.

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