



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Patricia Mattern, Co-Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: December 14, 2011

Meeting Date: Monday, December 19, 2011, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

- 1737 South Street (Thru to Rodman Street)** (R-10A – more than 20% of the Lot & C-2) ZBA #, Hearing Date: 12/21/11 4:00pm
 Application is for a take out restaurant. No Sale of alcoholic beverages for take out, no dispensing window, no live entertainment on 1st floor front with one (1) bi-level apartment on 1st floor rear and 2nd floor rear, one (1) apartment on the 2nd floor front and one (1) apartment on the 3rd floor (total three (3) apartments) in an existing structure.

Refusals: The proposed use, take out restaurant, is not permitted in this zoning district.

The proposed three (3) family dwelling is not permitted in this zoning district.

- 1701-09 South St. (NWC. of S. 17th St.)** (C-2) ZBA#_____, Hearing Date: _____
 Application for the relocation of lot lines to create two lots from one existing lot (1701-09 South St.). Lot 1 and lot 2: For the erection of an attached four Story structure (maximum height not to exceed 42') on each lot with rooftop Deck and rear decks (balconies) at the 2nd, 3rd, and 4th story levels (within 30' of roof line, with guardrails 42' high); for use as a retail convenience store (No items as defined in 14.605) on the 1st floor and a four family dwelling above on each lot.

Refusals: The proposed is refused for the following:

	Required	Proposed
Minimum open area of the lot (lot 1)	20%, 318.2 S.F. of 1591 S.F.	0
Minimum open area of the lot (lot 2)	25%, 397.8 S.F. of 1592 S.F.	0
Rear yard minimum depth (lots 1 & 2)	9'	0
Rear yard minimum area (lots 1 & 2)	444 S.F.	0
Maximum height of structure (lots 1 and 2)	35'	42'
Maximum number of stories of structure (lots 1 and 2)	3	4
Minimum number of off-street parking spaces (lots 1 and 2)	4	0

3. **10 Rittenhouse**, 130 S. 18th St., Units RC3-5
 Applicant requests Administrative Review to permit additional uses in Floors 3-5 (maximum of 1 use per floor) of the former Rittenhouse Club. Proposed uses include: residential (as previously approved) and flexibility for agreed-upon retail/commercial and/or business/professional office uses.
4. **532 S. 19th St.** (R-10), ZBA# _____, Hearing Date: _____
 Application for the erection of a fourth (4th) story addition to an existing structure maximum height of 32'-10", erection of a roof deck, all accessory to an existing three (3) family dwelling.

Refusal:	Allowable	Proposed
Number of stories:	3	4

5. **1824 Chestnut St.**, (C-5 Commercial District under special controls for the Center City Commercial Area), ZBA# _____, Hearing Date: _____
 Application for a take-out restaurant (with seating) with the preparation and serving of food on disposable ware (no live entertainment or dancing) with all other uses as previously approved.
 Refusal: The proposed use, take-out restaurant with seating is a prohibited use in this special control area.

6. **1813 Addison St.** (R-10A) ZBA# _____, Hearing Date: _____
 Application for the demolition of a 6'-4" x 16'-0" two story rear portion and the construction of an elevated 6'-4" x 16'-0" one story addition at the rear 2nd story level as part of a single family dwelling, w/accessory 6' x 16' (+/-) roof deck atop addition roof w/access via doorway from existing 3rd floor level.
 Refusals: The proposed zoning is refused for the following:

	Required	Proposed
Rear yard: Min. area	144 sq. ft.	80 sq. ft.
Rear yard: Min. depth	9 ft.	5 ft.
Open area:	192 sq. ft. (30%)	80 sq. ft. (13%)

7. **262 S. 16th St.** (RC3) ZBA# _____, Hearing Date _____
 Application for a hair salon on the first floor in the same building with a vacant second floor.
 Refusal: The proposed use, hair salon, is not permitted in this zoning district.

8. **252 – 54 S. 16th St.** (RC-3)
 Applicant requests Administrative Review to permit additional use to add a private dining room to its current operation (to be located in the basement of the existing premises).

9. **1940 Pine St.** (C-1 Commercial under off-street control district)
 ZBA# _____, Hearing Date: _____
 Application for the erection of one (1) D/F projecting sign, for the erection of one(1) flatwall logo sign and for the erection of two (2) flatwall awning sign accessory to retail sale of pre-packaged food and preparation and serving of food for take-out on first floor in the same building with one (1) family dwelling above.
 Refusals: The proposed use, take out restaurant, is not permitted in this zoning district.

Where as only one sign shall be permitted, four (4) signs are being applied, are not permitted in this zoning district.

The proposed zoning is refused for the following:

	Required	Proposed
Area of sign:	20 sq. ft	53 sq. ft.