



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, September 27th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **1829 Addison Street (R-10A)** ZBA #15851, Hearing Date: _____
Application for the construction of a 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. *Application to the ZBA was continued.*

*Refusals: Rear Yard Area: 144sf required vs. 80sf proposed
Rear Yard Depth: 9' required vs. 5' proposed
Open Area: 30% (192sf) required vs. 13% (80sf) proposed*

2. **2046 Sansom Street (C-4)**
ZBA # 16123, Hearing Date: 11/1/2011 9:30am
Application is for the preparation and serving of food for take-out restaurant with seating on first floor in an existing structure.

Referral: The proposed use, take-out restaurant, requires a certificate from the Zoning Board of Adjustment.

3. **2534-36 Pine Street (R-10A)** Previous ZBA #10736
Applicant is requesting relief from a previous CCRA ZC proviso:

6. *No deliveries of food to be made from premises;*

4. **1837 Chestnut Street (C-5)**
ZBA #16181, Hearing Date: 10/19/11 2:00pm
Application is for take-out as part of an existing eat-in restaurant with seating with garbage disposal system and trash enclosure area on the first floor with accessory storage in the cellar (not to exceed 25% of gross floor area) in the same building as three (3) existing apartments.

Refusal: Proposed Use, A take-out restaurant is prohibited in the center city commercial area.



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5. **2200 Locust Street (R-10)**
ZBA # 16116, Hearing Date: 10/26/11 4:00pm
Application for the use law office in the first, second and third floor and accessory storage less than 25% of GFA in third floor and the basement of the same existing three story structure and erection of two (2) accessory flat wall signs, size and location as shown in the application.

Refusal: The proposed use, law office with two accessory flat wall signs are not permitted in this zoning district.

6. **1619 Walnut Street (C-5)** ZBA #_____, Hearing Date:_____
Application for retail sale of cosmetics/beauty supplies, a beauty salon (manicure/nail salon) all in cellar first and second floors, for a real estate office on the third floor, for an advertising office on the third floor, for real estate offices on floors four and five, floor six to remain vacant (use registration required prior to occupancy) all in an existing six story structure. (no sign on this application).

Referral: The proposed use, retail sale of cosmetics/beauty supplies requires a certificate from the ZBA.

Refusal: The proposed use, manicure / nail salon is prohibited on the ground floor in this zoning district.

7. **309 S. 25th Street (R-10A)** ZBA #_____, Hearing Date:_____
Application for the legalization of a rear yard parking space as part of a single family dwelling.

Refusals: Rear Yard Depth: 9' required vs. 8'3" proposed
Min. Dim. Parking Space: 8.5' x 18' required 7'x14' proposed.