



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 Report

Date: Tuesday, January 24th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **1718 Pine Street** (R-10) ZBA#_____, Hearing Date:_____ Application for the legalization of the 4th floor rear deck and for the erection of 1st floor addition at side yard for use as an existing four (4) family dwelling, size and location as shown on application.

Refusal: Open Area 30%(540sf) required vs. 16%(288sf) proposed

2. **1940 Pine Street** (C-1) ZBA #16669, Hearing Date: 1/11/12 (**Continued**) Application is 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 signs 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.

Re-presentation

Refusal: 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.

Area of Sign: 20sf required vs. 53sf proposed

3. **1935 Chestnut Street** (C-4) ZBA ____, Hearing Date:_____ Application for a proposed eat-in only restaurant with seating for a minimum of thirty persons, all food served on a non-disposable ware, on the first floor, for the erection of two flatwall signs, in an existing structure with other previously approved uses. Size and location as shown on the application.

Referral: The proposed use, "an eat-in restaurant" requires a certificate from the Zoning Board of Adjustment.

Fast Track



4. **1619 Walnut Street (C-5)** ZBA #16655, Hearing Date:1/31/12 9:30am
Application for the erection of a flat wall changeable message sign accessory to an existing real estate development office – on a portion of the 3rd floor, advertising office – portion of 3rd floor and fourth floor and real estate office on the fifth and sixth floor and to include a non-commercial sign message in the same building with existing retail sale of cosmetics/beauty supplies, beauty salon (manicure/nail salon) in the cellar and first and second floors, size and location as shown in the application.

Refusal: The proposed use, changeable message sign and non-commercial message on sign are not permitted in this zoning district.

5. **2201 Chestnut Street – NWC 22nd Street (C-4)**
ZBA #_____, Hearing Date:_____
- Application for the erection of a deck on the 10th floor for use of Apt. #901, Erection of a Roof Deck on the 10th floor for Apt. #903 all in an existing structure with thirty nine (39) previously approved dwelling units and other previously approved uses. (Size and Location as shown on the application).

Refusals: The proposed use, "deck in side yard at 10th story level" is not permitted in the zoning district.

FAR: 34,650(500%) Allowable vs 54,494(786%) Proposed

6. **1739 South Street (C-2)** ZBA #_____, Hearing Date:_____
- Application is for preparation and serving of hot food for take-out as part of an existing take-out restaurant with seating (cold food only) per proviso no frying, baking, grilling or any other cooking method which requires mechanical ventilation, no sale or use of alcoholic beverages, no dispensing window), no live entertainment/music, in basement and 1st floor with existing retail sale of gift items (same tenant) and existing one (1) family dwelling above in an existing structure.

Refusal: The proposed use, take-out of hot food, is not permitted in this zoning district and this has been previously reviewed by Zoning Board of Adjustment (ZBA) and any changes in use requires additional ZBA approval.