



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Kevin Dunleavy, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, March 24, 2015 @ 7:00pm
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 1900 Market Street (CMX-5)

ZBA #24800, Hearing Date: 4/15/15 @ 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: In CMX-5 district any portion of a parking garage located above ground requires special exception approval.

Refusals: (1) mechanical access parking lots are prohibited in all zoning districts; and (2) minimum aisle width – Required: 24 feet; Proposed: 17.198 feet

2. 1814 Delancey Place (RM-1)

ZBA #24794, Hearing Date: 4/15/15 @ 2pm

For the demolition of an existing bay at the side of the 2nd floor, an access stair enclosure and roof deck at the rear roof. For the erection of additions at the 4th floor and ground floor along a portion of the side and for the erection of a partial roof deck at the 4th floor and roof deck above the entire ground floor addition. Additions and roof deck are to be used as part of an existing single-family dwelling with one previously approved off-street parking space.

Refusals: (1) maximum building height in the RM-1 District is 38ft.; Proposed: 49ft., 3inches; (2) minimum percentage of open lot area in RM-1 District is 30% (450SF); Proposed is 5% (75SF).

3. 2015 Walnut Street (CMX-4)

ZBA #24795, Hearing Date: 5/6/15 @ 2pm

Application for the take-out restaurant on the 1st floor and accessory storage on cellar in an existing structure.

Referral: The proposed use for a take-out restaurant requires special exception.