



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, May 27, 2014 @ 7:00 PM
Location: First Unitarian Church, 2125 Chestnut St, Philadelphia, PA 19103

1. Comcast Request for Test Home – Information Only

Comcast is considering leasing a residential property in Center City to test Xfinity home automation and security products and services. No specific property has been selected yet, but Comcast is actively searching to find a suitable property. Comcast may install and operate the following equipment in a typical home setting to mimic actual use by consumers: thermostats, door locks, light switches, smoke detectors, indoor/outdoor cameras, wireless sensors, keypads and garage door openers. Active testing of such equipment, installations and services will generally take place during typical business hours when Comcast personnel will be working in the property and the project is expected to last over a year. Note that while used by Comcast for such purposes, the property will not be occupied by residents.

2. 2112 Spruce Street ()

ZBA# , Hearing Date: @ pm

For the creation of a cellar area in the rear with a total of two (2) mechanical access off-street parking spaces (garage located entirely underground, hydraulic lifts above grade at time of ingress and egress only) accessory to an existing single-family dwelling in attached structure as previously approved. Underground garage area will be interconnected with existing structure. For the erection of a ten foot (10') high fence wall at the rear with roll-up, access doors. For the erection of a rear deck (no roof cover) with steps to grade at the first floor level.

Refusals:

- (1) Proposed off-street parking accessed by a rear street, is not permitted in the residential parking control area.
- (2) Proposed deck located in the rear yard on an attached structure is prohibited from having steps to ground level.
- (3) Maximum fence height in a residential district Allowed: 6'; Proposed: 10'.

3. 1812 Delancey Place (RM-1)

ZBA# , Hearing Date: @ pm

For two additions (first floor side) to an existing attached single family dwelling.

Refusal: Open Area Required: 30% - 450 square feet; Proposed: 16% - 239 square feet

4. **2214 Locust Street (RM-1)**

ZBA# , Hearing Date: @ pm

For the creation of one off-street surface parking space accessory to an existing attached structure used as a single family household living and the erection of a ten foot (10') fence wall at the rear of the property line.

Refusals:

- (1) Height of fence at the rear lot line – Allowed: 6'; Proposed: 10';
- (2) Surface parking spaces are prohibited in the required rear yard – one off-street surface parking space in the required rear yard.

5. **263 South 15th Street (CMX-5)**

ZBA# , Hearing Date: @ pm

For the erection of one (1) accessory double-faced, statically illuminated, projecting sign. Sign accessory to previously approved sit-down restaurant located on the 1st and 2nd floors; 3rd floor for use as a business and professional office.

Refusals: The double-faced statically illuminated projecting sign extending above the 2nd floor window sill of the structure is prohibited. Allowed: 2 foot sign projection; Proposed: 4'4" on Bach Place; 2'6" on 15th Street.

6. **2509 Waverly Street ()**

ZBA# , Hearing Date: @ pm

For the erection of an addition and roof deck with roof deck access pilot house for an existing semi-detached single family dwelling.

Refusals:

- (1) Rear yard minimum depth required at each level above first 12' above grade – Required: 9'; Proposed: 4'3"
- (2) Open area at each level above first 12' above grade – Required: 176.83 square feet (30%); Proposed: 136.82 square feet (23%)
- (3) Side yard minimum width – Required 5'; Proposed 1'7"