



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Date: **Tuesday, July 26th 2016, 7:00 PM**
 Location: **Stevens Community Center, Lutheran Church, 2111 Sansom Street**

1. 2101 & 2145 South Street thru to Rodman St thru to 21st St thru 22nd St CMX-2 & 14-502-1
 ZBA # _____, Hearing Date: 8/16/16 @ 9:30 am

Application for: the relocation of lot lines to create two lots from two existing lots(2101-43 & 2145)for the demolition of an existing structure on lot B for the erection of an attached structure (maximum height NTE 55 feet) with a roof deck above accessed by a pilot house, for use as food beverages and groceries on the entire first floor, for twenty(20) dwelling units above, for seven((7) bicycle parking spaces, for open air accessory parking for five vehicles including one ADA spaces on Parcel B, for Parcel A for previously approved twenty nine(29) dwelling units with other previously approved uses, with five open air accessory parking spaces including one ADA space, with a common access easement between the two lots. .(size and location as shown on the application)

		PROPOSED	REQUIRED
14-803-1(A & B)	Minimum parking size	8.5 x 10 ft	8.5 x 18 ft
14-803-1(A& B)	Minimum aisle width(lot b)	10 feet	24 feet
<i>Refusal: Table 14-701-3 (LOT A)</i>	<i>Open Area</i>	<i>Proposed 15%</i>	<i>Required 20%</i>
<i>Refusal: 14-803(1)(B)(.1)(ii) & 14-701-3</i>	<i>Rear yard depth0ft at parking (Lot A)</i>	<i>29.2ft</i>	<i>0 ft</i>
<i>Refusal: 14-803(1)(B)(.1)(ii) & 14-701-3</i>	<i>Rear yard depth0ft at parking (Lot B)</i>	<i>10.2ft</i>	<i>0 ft</i>

2. 1726 Spruce Street- (RM-4 Residential District)
 ZBA #28260, Hearing Date: 8/24/16 @ 2:00 pm

Application is for the lot adjustment to create two(2) lots (parcel "A" and parcel "B") from one(1) opa account (1726 Spruce Street) as follows: Parcel „A“: for a multi-family household living four (4) dwelling units) in an existing structure. Parcel „B“: for the erection of an attached structure; rear deck at first and second floor; roof deck accessed by a pilot house for a single family household living. Size and location as shown in the application.

Refusal: Section 14-800 The proposed use, stack parking, is prohibited in this zoning district

		Proposed	Required
<i>Refusal: Section 14-701-2</i>	<i>Lot Area (SF)</i>	<i>1,500 SF</i>	<i>5,000 SF</i>
	<i>Front Set Back (Parcel B)</i>	<i>0 ft</i>	<i>20 ft</i>
	<i>Rear Yard Depth (Parcel A)</i>	<i>4.85 ft</i>	<i>5 ft</i>

3. 110 Van Pelt Street (2116-23 Sansom Street) (CMX-4 Center City Commercial Mixed Use—Center city Overlay District, parking garage ground floor use control area)
 ZBA # _____, Hearing Date: _____-@ _____-am/pm

Application for the erection of an attached structure with roof decks at the second floor rear and fifth floor levels, size and location as shown on the application. For use as multi-family

household living. Four (4) dwelling units and six (6) accessory parking spaces, including one (2) van accessible space located below ground level and accessed by an easement.

Refusal: Section 14-502(6)(d): The ground floor of any parking garage within the parking garage ground floor use controls overlay, other than those accessory to a single or two family dwelling must be occupied by an office, retail sales, commercial services or public, civic and institutional use. This application proposes a parking garage accessory to multi-family household living and the ground floor use is residential.

4. 2017 Waverly Street (RSA-5, Residential)

ZBA # _____, Hearing Date: _____ @ _____:00 m

Application for the erection of an addition at the rear of, and a roof deck on top of, an existing attached structure used as single family household living, size and location as shown on plans.

Refusal 14-305 (6)(d) Where a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific non conformity, and is not permitted whereas, the existing non-conforming wall is being extended vertically.

5. 1901-17 Market Street, (nwc 19th St thru to Commerce St) (CMX-5 commercial district, under Market Street area control district)

ZBA # _____, Hearing Date: _____ @ _____:00 m

Application is for the erection of a building identification sign (below the second floor window sill) (maximum height 36.23' high) (130 sf area) on the proposed marquee on the same building with all offices and parking spaces as previously approved. Size and location as shown in the application.

<i>Refusal: 14-904(3)(b) Building Identification Sign</i>	Required	Proposed
	150 ft. from the bottom of the building	36.23 ft.

6. 1703-05 Pine Street (RM-1 Residential District)

ZBA # _____, Hearing Date: _____ @ _____:00 m

Application is for the retail sale of picture frames (retail sale of consumer goods) (no activities as defined in SECTION 14-603(13) of Philadelphia zoning code on first floor in the same building with existing two family dwelling above in an existing structure

Refusal 14-602-1 The proposed use, retail sales, is prohibited in this zoning district

7. 2310 Naudain Street (RSA-5, Residential) CONTINUED FROM JUNE 2016

ZBA #28085, Hearing Date: 8/3/16 @ 2:00 pm

Application is for the erection of an attached structure (nte 38' high); pilot house accessed by a roof deck for a single family household living. Size and location as shown in the application

<i>Refusal:</i>	<i>Table 14-701(2)(3):</i>	<i>Required</i>	<i>Proposed</i>
	<i>Open Area >12'</i>	30%	13%
		164.6 SF	71.45 SF
<i>Refusal:</i>	<i>Table 14-701(2)(7):</i>	<i>Required</i>	<i>Proposed</i>
	<i>Rear Yard Depth>12'</i>	9 FT	5 FT