



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, May 22nd, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 1901 Spruce Street (C-2) ZBA# 17851, Hearing Date: 5/23/12 @ 2pm Not-opposed w/ proviso
Application for the erection of four flatwall signs, accessory to a proposed take-out restaurant with seating in space #264, in an existing structure with a previously approved retail bakery, with a retail shoe repair store, with a retail dry cleaner pick-up agency on the first floor, with previously approved five family dwelling on the second floor all in an existing structure. (size and location as shown on application).

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

Fast Track

2. 1522 Walnut Street (C-5) ZBA #17897, Hearing Date: 5/30/12 @ 2pm Not-opposed w/ proviso
Application is for the erection of addition on the second story rear, for a third story addition (maximum height NTE 40'), to an existing two story structure, first floor existing retail sale of cigars and tobacco products, second floor for existing eat-in only restaurant, second story proposed cigar bar (no sale of tobacco), third story proposed accessory storage. (size and location as shown in the application).

Refusal:
The proposed use, "Cigar-Bar" is not permitted in this zoning district.

3. 2001 Waverly St. (C-1) ZBA# 11991 Hearing Date: 6/6/12 @ 2pm Not-opposed
Application is for the erection of a 2nd, 3rd and 4th story addition, with roof deck above the 3rd story, to an existing three (3) story structure.

Refusals: Open Area (at level of construction): 20% (270 sf) required vs. 0% proposed
Rear Yard Depth (at level of construction): 9' required vs. 0' proposed
Rear Yard Area (at level of construction): 144 sf required vs. 0 sf proposed
Stories (at level of construction): 3 Stories allowed vs. 4 Stories proposed
Height (at level of construction): 35' allowed vs. 42-9" proposed



4. **249 S. Van Pelt Street (R10-A)** **Not-opposed w/ provisos**  
ZBA# 18021, Hearing Date: July 18<sup>th</sup> @ 4pm  
Application for the erection of a 12'9" high 35'7" x 20' third story addition with a front and rear roof deck.  
*Refusals: Height: 35' allowable vs. 37' proposed  
Setback for roof deck front wall: 8' required vs. 0' proposed*
5. **247 S. Van Pelt Street (R10-A) ZBA \_\_\_\_\_, Hearing Date: \_\_\_\_ @ \_\_\_\_** **Post phoned**  
Application for the construction of a third story addition with a rear deck. Renovation to interior and exterior, including the replacement of windows, doors and a balcony.  
*Refusal: Height: 35' allowable vs. 37' proposed*
6. **2201 Chestnut Street – NWC 22<sup>nd</sup> Street (C-4)** **Not-opposed**  
ZBA # 98040, Hearing Date: June 13<sup>th</sup> @ 2pm  
Application for the erection of a deck on the 10<sup>th</sup> floor for use of Apt. #904, all in an existing structure with thirty nine (39) previously approved dwelling units and other previously approved uses.  
*Refusals: The proposed use, "deck in side yard at 10<sup>th</sup> story level" is not permitted in the zoning district.  
FAR: 34,650(500%) Allowable vs 54,494(786%) Proposed*
7. **1608-34 Sansom Street, Space 1632, (C-5)** **Not-opposed**  
ZBA# 18023 Hearing Date: 6/13/12 @ 2pm  
Application for a take-out restaurant with seating, food served in disposable ware. Will be providing garbage disposal and trash storage area within the lot. No dispensing window in space 1632 on 1<sup>st</sup> floor with existing retail/commercial uses and existing parking garage as previously approved.  
*Referral:  
The proposed take-out restaurant with seating requires a certificate from the Zoning Board of Adjustment.*  
**Fast Track**