



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

1. 1425 Locust Street, Unit 1C (CMX-5) Not opposed
ZBA# 19587, Hearing Date: 2/20/13 @ 5 pm.
Application for the erection of one (1) illuminated (non-flashing; non-intermittent; direct static illumination) projecting sign with three (3) faces at the 15th Street Façade accessory to 107 Dwelling units in an existing structure with commercial uses as previously approved. Size and location as shown in the application.

Refusals:
Maximum projection beyond property line for a projecting sign in the CMX-5 Zoning District
Allowable: 1' Maximum Proposed: 6'4-1/2"

2. 1426 & 1428-30 Walnut Street Thru to Chancellor Street, (CMX-5) Not opposed with provisos
ZBA# 19696, Hearing Date:2/13/13 @ 2pm
Application for complete demolition of all existing structures. For the relocation of lot lines to create one (1) lot from two (2) lots. For the erection of an attached structure with penthouse, roof top units and green roof and balcony at 2nd flr. For a sit down restaurant on partial second floor, vacant commercial space from cellar thru 3rd floors and six (6) bicycle parking spaces. Size and location as shown in the application.

Referral:
The proposed use, sit down restaurant, requires a special exception approval in this center city overlay district.

Refusal:
Off Street Loading 1 Required 0 Proposed

3. 222 W. Rittenhouse Sq. SWC Locust Street, Ground Flr Rear (RM-4) Not opposed with provisos
ZBA# 19531, Hearing Date: 2/6/13 @ 2pm.
Application for a take out restaurant with seating on the ground floor rear in the same building with retail/commercial spaces and dwelling units as previously approved. Size and location as shown in the application.

Refusal:
The proposed use, take out restaurant with seating, is prohibited in this zoning district.



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4. **2015 Delancey Place (RM-1)**
 ZBA # _____ Hearing Date: _____ @ _____ **Tabled**
 Application is for the expansion of a rear garage at ground level with a first floor rooftop deck above the garage and construction of a rooftop deck and a pilot house with access from an interior stair from fourth floor.

Refusals:

<i>Minimum Open Area</i>	<i>30% Required 632 sf</i>	<i>12% Proposed 261 sf</i>
<i>Pilot House Height</i>	<i>10' allowable</i>	<i>11'-6" Proposed</i>

5. **1708-10 Rittenhouse Square, (R10A)** **Not opposed with provisos**
 Application for relocation of lot lines to create one lot from two lots, for removal and replacement of second floor roof (Max. height 24'), for the erection of an elevator penthouse (Max height NTE 39') for use as medical offices with aesthetician services on all floors of the structure. Size and location as shown in the application.

Refusals:

The proposed use, "medical offices with aesthetician services" is not permitted in this zoning district.
Maximum Height: 35' Maximum 39' Proposed