



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, August 13th**  
**See below for locations and times**

**Location: Lutheran Church, 2110 Chestnut Street at 7:00 pm**

**Referred to CCRA Board**

1. 210-220 South 25<sup>th</sup> Street (RMX-3)  
 Application is for the erection of a 22 story, multi-family residential/mixed use building with 147 residential units, with retail/commercial use, 83 underground parking spaces, 2 loading spaces and 74 bicycle parking spaces with accessory fitness center, business center, game room and lounge, all as permitted in the RMX-3 zoning classification.

**Project / Application subject to Civic Design Review  
 CDR Review Scheduled for 9/3/13**

**Location: Stevens Community Center, 2111 Sansom Street at 8:45**

2. **269 South Van Pelt Street (RSA-5)** **Not Opposed**  
 ZBA# 21050, Hearing Date: TBD  
 Application for the erection of a third floor addition and deck to an existing two story attached single family dwelling. Size and location as shown on submitted plan. Historical Commission approval required.

<i>14-701-1</i>	<i>Required</i>	<i>Proposed</i>
<i>Front Set Back</i>	<i>8'-0" feet</i>	<i>1'-6" sf</i>

3. **300 South Broad Street (SWC of Spruce Street)** **Not Opposed w/ Provisos**  
 (CMX-4 / CTR Center City Overlay)  
 ZBA# 21042, Hearing Date: 9/24 @ 9:30am.  
 Application for the erection of four (4) non-illuminated flat wall signs (signs R-S3, R-S4, I-S1; I-S2) and three (3) window signs (R-S1, R-S2 & R-S5) and for the legalization of four (4) non-illuminated flat wall signs (ES1, ES2, ES3 & ES-4). For use as signs accessory to a previously approved assembly and entertainment use and eat-in restaurant in the same building as other previously approved uses. Size and location as shown on submitted plan.

<i>14-904-1</i>	<i>Allowable</i>	<i>Proposed</i>
<i>Maximum Total Sign Area (Spruce Street)</i>	<i>794 sf</i>	<i>1,233 sf</i>
<i>Maximum Area Per Sign</i>	<i>100 sf</i>	<i>212 sf (Sign I-S1)</i>
<i>Maximum Area Per Sign</i>	<i>100 sf</i>	<i>574 sf (Sign I-S2)</i>

4. **1716 Chestnut Street** (CMX-5 / CTR 14-502(2)(d) Control)

**Not Opposed w/ Provisos**

ZBA# 21023, Hearing Date: 8/28 @ 2pm.

Application for a sit-down restaurant with incidental take-out (seating is for customers primarily for on premise consumption) incidental with take-out food on first and second floor in the same building with four (4) apartments above (from 3<sup>rd</sup> thru 5<sup>th</sup> floors).

*14-502-2 (Table)*

*The proposed use, preparation and serving of food for sit-down restaurant, requires special exception to zoning board of adjustment.*