For the erection of a detached structure with decks throughout and a roof deck on a portion of the 28th floor (with a swimming pool). For use as a vacant commercial/retail space on the 1st floor, business and professional offices on the 2nd floor, a total of 278 dwelling units on the 3rd-27th floors with accessory residential amenities on the 28th floor and an accessory parking garage on part of the 1st, 5th floors and a 5th floor roof with a total of 223 parking spaces, and 108 bicycle parking spaces on an accessible route, 80% of the parking to be private and 20% available to the public. Two loading spaces and enclosed trash storage located on the 1st floor. No signs on this application.

Referral:
(1) In this zoning district, any portion of a parking garage located above ground level requires special exception approval.

Refusals:
(1) Vehicular ingress and egress is prohibited to/from parking garages in the Market Street Area Overlay.
(2) Side yard width - Required: 8'; if used; Proposed: 1.5' & 2'

Application is for the legalization of an existing third floor deck, the legalization of three(3) existing additional accessory open air off street parking spaces (for a total of six (6) accessory open air off street parking spaces) and the legalization of existing fences and gate (8'0"and 7'0") for an existing six family dwelling with an existing second floor roof deck at 1714 Spruce St.; for the legalization of existing fences and gate (8'0"and 7'0), the creation of five (5) non-accessory open air off-street parking spaces, and the creation of non-accessory meeting rooms, class rooms (religion class room during church) and play rooms for an existing non-accessory church office (all non accessory uses are accessory to a church located at 1700 Spruce St.) along with an existing one (1) family dwelling and an accessory one (1) car garage at 1716 Spruce St.; and for the memorialization of an existing common driveway easement with gate , both spanning 1714 and 1716 Spruce St.), to provide access to and from the open-air off-street parking spaces located on each of the respective properties.

Refusals:
(1) Proposed uses, non-accessory parking and non-accessory uses are not permitted in the zoning district
(2) Height of the fence - Required: 6'; Proposed: 8’10”

Application is for the legalization of an existing third floor deck, the legalization of three(3) existing additional accessory open air off street parking spaces (for a total of six (6) accessory open air off street parking spaces) and the legalization of existing fences and gate (8'0"and 7'0") for an existing six family dwelling with an existing second floor roof deck at 1714 Spruce St.; for the legalization of existing fences and gate (8'0"and 7'0), the creation of five (5) non-accessory open air off-street parking spaces, and the creation of non-accessory meeting rooms, class rooms (religion class room during church) and play rooms for an existing non-accessory church office (all non accessory uses are accessory to a church located at 1700 Spruce St.) along with an existing one (1) family dwelling and an accessory one (1) car garage at 1716 Spruce St.; and for the memorialization of an existing common driveway easement with gate , both spanning 1714 and 1716 Spruce St.), to provide access to and from the open-air off-street parking spaces located on each of the respective properties.

Refusals:
(1) Proposed uses, non-accessory parking and non-accessory uses are not permitted in the zoning district
(2) Height of the fence - Required: 6'; Proposed: 8’10”

Applicant is for the legalization of an existing third floor deck, the legalization of three(3) existing additional accessory open air off street parking spaces (for a total of six (6) accessory open air off street parking spaces) and the legalization of existing fences and gate (8'0"and 7'0") for an existing six family dwelling with an existing second floor roof deck at 1714 Spruce St.; for the legalization of existing fences and gate (8'0"and 7'0), the creation of five (5) non-accessory open air off-street parking spaces, and the creation of non-accessory meeting rooms, class rooms (religion class room during church) and play rooms for an existing non-accessory church office (all non accessory uses are accessory to a church located at 1700 Spruce St.) along with an existing one (1) family dwelling and an accessory one (1) car garage at 1716 Spruce St.; and for the memorialization of an existing common driveway easement with gate , both spanning 1714 and 1716 Spruce St.), to provide access to and from the open-air off-street parking spaces located on each of the respective properties.

Refusals:
(1) Proposed uses, non-accessory parking and non-accessory uses are not permitted in the zoning district
(2) Height of the fence - Required: 6'; Proposed: 8’10”

3. 254 South 24th Street, NWC of Manning Street (ICMX) Not opposed
For the erection of a four (4) story attached structure (maximum height 40 feet) with a cellar, terraces including elevator penthouse and a masonry fence 6 feet high. Use as a single family dwelling with two (2) off street parking interior garage.

Refusals:

1. Proposed use as a single family dwelling is not permitted in this zoning district
2. Proposed use off street parking/interior garage, vehicular ingress and egress is prohibited in this zoning district;
3. Proposed zoning is refused for fences-corner lots - Allowed: 4 feet; Proposed: 6 feet