



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Samuel Gordon and Wade Albert, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Brandywine BEX, 1 Commerce Square, 2005 Market Street  
 Date: **Tuesday, July 23, 2019, 7:00 PM**

**1. 29-31 S. 19<sup>th</sup> Street (CMX-5: Commercial Mixed-Use)**

ZBA #37882, Hearing Date: 8/21/19 @ 2:00 pm

Application for erection of three (3) projecting signs with static illumination and two (2) building identification flat wall signs. Size and location as shown in the application.

Uses – for signs accessory to existing sit-down restaurant and visitors accommodation in an existing structure as previously approved.

*Refusal: Section 14-502(7)(b)(.2)(.c) The proposed use, three (3) projecting signs, are prohibited in this zoning district.*

<i>Refusal: Section 14-904(3)(b)</i>	<i>Required</i>	<i>Proposed</i>
<i>Building Identification Sign (2 Signs)</i>	<i>150 FT</i>	<i>118 FT</i>

**2. 1616 Chestnut Street (CMX-5: Commercial Mixed-Use)**

ZBA #37887, Hearing Date: 8/21/19 @ 2:00 pm

Application for proposed take out restaurant with seating on first floor with all other uses as previously approved in an existing structure.

*Refusal: Table 14-502-2 The proposed use, eating and drinking establishment, requires a special exception approval in Chestnut/Walnut Street area.*

**3. 1930 Pine Street (RM-1 Residential Multi-Family)**

ZBA #37391, Hearing Date: 8/28/19 @ 2:00 pm

Application for the erection of an attached four (4) story structure with cellar, pilot house, roof deck, to be used as single family household living with accessory parking on the first floor, to be located in the rear yard of a lot with an existing four (4) story structure with previously approved Multi-Family Household Living (4 units).

<i>Refusal: Table 14-701-1</i>	<i>Required</i>	<i>Proposed</i>
<i>Minimum Open Area</i>	<i>25%</i>	<i>10.4%</i>

4. **2107 Delancey Street (RSA-5)**

ZBA #37892, Hearing Date: 8/21/19 @ 2:00 pm

Application for one (1) surface parking space (accessory to an existing single-family dwelling in an existing attached building) accessed from Cypress Street and the erection of a fence wall and roll up gate.  
No change to the height or area of the existing attached building proposed.

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|-----------------|----------------------------------|---|
| <i>Refusal:</i> | <i>Table 14-706(3)(a)(.1)</i>    | <i>Front yard fence shall be no more than four feet in height and no more than 50% opaque, whereas the proposed fence wall and roll up gate is ten feet, 6 inches in height and more than 50% opaque.</i>   |
| <i>Refusal:</i> | <i>14-803(1)(b)(.1)(a)(.ii)</i>  | <i>Accessory parking in residential districts is prohibited in the required front yard or, when a lot with an attached building is not served by a rear alley or shared driveway with a minimum of 12 feet, the required rear yard.</i>   |
| <i>Refusal:</i> | <i>14-502(6)(c)(.1)CTR</i>       | <i>Off-street parking shall not be provided for any one-family use located in the residential parking control area except for parking accessed by a shared driveway or rear alley whereas the proposed off-street parking is accessed by a public street.</i>                           |
| <i>Refusal:</i> | <i>Section 14-803 (1)(c)(.1)</i> | <i>In the RSA-5 district, accessory parking for any single-family use in an attached building shall be prohibited unless it can be accessed from a shared driveway, alley, or rear street, whereas the proposed accessory parking is accessed from a front street (Cypress Street).</i> |