



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
 From: Charles Loomis and Sam Gordon, Co-Chairs CCRA Zoning Committee
 Re: Zoning Committee Meeting Agenda
 Location: Brandywine BEX, 2 Commerce Square, 2005 Market Street
 Date: **Tuesday, June 25th 2019, 7:00 PM**

1. **1930 Pine Street (Through to Waverly) (RM-1, Residential) CONTINUED**

ZBA #37391, Hearing Date: 7/10/19 @ 2:00 pm

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

2. **1706 Delancey Place (RM-1, Residential) NOT OPPOSED**

ZBA #34442, Hearing Date: 7/10/19 @ 3:00 pm

Application for the erection of a four (4) story rear addition and for the erection of a pilot house (for roof deck access only with maximum size not to exceed 125 sq. feet) to an existing attached structure as part of an existing two-family dwelling (size and location as shown on the plan).

<i>Refusal:</i>	<i>Table 14-701-2</i>	<i>Required</i>	<i>Proposed</i>
	<i>Minimum Open Area</i>	<i>25% (212SF)</i>	<i>10.4%(108.7SF)</i>
	<i>Minimum Rear Yard Depth</i>	<i>9FT</i>	<i>5FT 8IN</i>
	<i>Minimum Rear Yard Area</i>	<i>144SF</i>	<i>108.7SF</i>
	<i>Maximum Building Height</i>	<i>38FT</i>	<i>44FT</i>

3. **1729 South Street (CMX-2, Commercial and RSA-5, Residential less than 20% of lot area) NOT OPPOSED with PROVISOS**

ZBA #____, Hearing Date: __/__/19 @ __:__ _m

The application is for a tattoo studio (body art service) on 1st floor and basement with existing single family dwelling on 2nd floor in an existing structure.

<i>Refusal:</i>	<i>Table 14-602-2</i>	<i>The proposed use, body art service, is prohibited in this zoning district.</i>
<i>Refusal:</i>	<i>Table 14-602-2</i> <i>Table 14-603-13(b).(1)(E)</i>	<i>The proposed use, body art service, is prohibited within 500 ft of a protected use (school).</i>
<i>Refusal:</i>	<i>Table 14-602-2</i> <i>Table 14-603-13(b).(1)(C)</i>	<i>The proposed use, body art service, is prohibited within 500 ft of a Residential District</i>

4. **1501 Spruce Street (CMX-4, Commercial)**

OPPOSED

ZBA #37347, Hearing Date: 7/17/19 @ 2:00 pm

Application for the erection of one (1) statically illuminated projecting sign and for the legalization of one (1) existing non-illuminated wall sign (awning, copy on front only). Signs accessory to existing nightclub/eat-in & take-out restaurant. Size and location as shown in application and plan.

<i>Refusal:</i>	<i>Table 14-904-1</i>	<i>Required</i>	<i>Proposed</i>
	<i>Projecting signs' extension over Public right-of-way</i>	<i>24 IN</i>	<i>49.5 IN</i>

Refusal: Table 14-904-1

In the CMX-4 zoning district the maximum height of projecting signs shall be the lower of the roof line or second floor window sill. Whereas plans show projecting sign above second floor window sill, therefore is prohibited.