



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Wade Albert and Sam Gordon, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Report
Location: Brandywine BEX, 2 Commerce Square, 2005 Market Street
Date: Tuesday, October 22nd 2019, 7:00 PM

- 1. 1524-30 Walnut Street, Ste. 522 (CMX-5: Commercial Mixed-Use District) NOT OPPOSED WITH PROVISOS
ZBA # 38621, Hearing Date: 11/6/19 @ 2:00 pm

Application for use as body art services / permanent make up.

Refusal: Table 14-602-2 The proposed use as body art services / permanent make up is prohibited in the CMX-5 zoned district

Refusal: Table 14-502-2 The proposed use as body art services / permanent make up is prohibited in the Center City Overlay District, Chestnut and Walnut Street Area, West

- 2. 2144-48 Lombard Street (CMX-1: Commercial Mixed-Use District) CONTINUED
ZBA # 38836, Hearing Date: 12/4/19 @ 2:00 pm

Application for the erection of a second and third floor addition to an existing three (3) story structure, for existing use as a multi-family three (3) dwelling unit (household living).

Refusal: Table 14-701-2 Required Proposed
Minimum Rear Yard Depth 9 ft. None

- 3. 258 S. 16th Street (CMX-3: Commercial Mixed-Use District) NOT OPPOSED
ZBA # 38876, Hearing Date: 12/4/19 @ 2:00 pm

Application for change of use to single family dwelling (household living) in an existing attached structure.

Refusal: Table 14-602-2 Whereas the proposed use, single family household living, is prohibited in the CMX-3 zoning district.

- 4. 2604 Naudain Street (RSA-5: Residential Single Family Attached District) NOT OPPOSED
ZBA # 38874, Hearing Date: 12/4/19 @ 2:00 pm

Application for the erection of a third story addition with roof deck accessed by a pilot house above an existing two story attached structure, for use as single-family dwelling (household living).

Refusal: Table 14-701-1 Required Proposed
§ 14-701(20)(b)(.4) 8 ft. None
Min. Front Set Back at 3rd Fl.