



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, February 23rd 2016, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. 220 W Rittenhouse Square (RM-4, Residential Multi-Family)

ZBA #27045, Hearing Date: 03/16/16 @ 2:00 pm

Application for the erection of an addition and roof deck above the 25th floor level with an existing roof deck to an existing attached structure; for the reduction to ninety four (94) dwelling units in an existing structure. Size and location as shown on the application/plan.

Refusal: Table 14-303(6)(a)(.2): The proposed addition and roof deck above the previously approved 24 story structure to be used as 99 dwelling units is not consistent with the terms of the previous variance granted or with this zoning code and shall be referred to the ZBA for action.

Table with 4 columns: Refusal: Table 14-701-3, Allowable, Existing, Proposed. Row 1: Floor Area Ratio, 350%, 1918.5%, 1933.5%

2. 2108 and 2110 Walnut Street, through o Chancellor (RMX-3, Residential)

ZBA #27035, Hearing Date: 3/16/16 @ 2:00 pm

Application is for the partial demolition of existing structure on 2108 Walnut St. (complete demolition of one (1) story portion of existing structure on 2108 Walnut St.), with four (4) story portion (at Walnut St.) and two (2) story portion (at Chancellor St.) to remain; lot adjustment to create one (1) lot (Parcel "A") from two (2) OPA accounts (2108 Walnut St. and 2110 Walnut St.); for the erection of a nine (9) story addition with one (1) partially recessed and partially projecting marquee at the 1st floor front (Walnut St.); roof decks at 2nd and 3rd floors rear; roof deck at 5th floor front; roof deck at 6th floor front and side; roof deck at 7th floor front; roof deck at 9th floor front, side and rear; roof deck with roof deck access structure (for stairs and landing only), two (2) enclosed pilothouses (for mechanical and maintenance purposes) and an open mechanical penthouse/screening, all on/above the 9th floor roof; decks/projecting balconies at 3rd and 4th floors side; deck/projecting balcony at 4th floor rear and side; decks/projecting balconies at the 5th thru 8th floors rear and side; trellis above the 2nd floor. For vacant retail sales (excluding adult oriented merchandise, drug paraphernalia sales and/or gun shop) and accessory storage at cellar; vacant retail sales (excluding adult oriented merchandise, drug paraphernalia sales and/or gun shop) with eleven (11) accessory parking spaces (including with one (1) accessible space) at 1st floor; in the same building with multi-family household living (nine (9) dwelling units) from 2nd through 9th floors. All decks and balconies for residential use only. No signs on this application.

Referral: Section 14-803(1)(d)(.2) The proposed above ground Accessory Parking Garage is a special exception.