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, March 22nd 2016, 7:00 PM  
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1. **2010 Walnut Street, through to Chancellor (RMX-3, Residential) RESCHEDULED FOR APRIL MEETING**  
ZBA #______, Hearing Date:__/__/16 @__:_m  
Permit for the partial demolition of an existing, rear three (3) story portion. For the erection of a rear addition with balconies from the 1st through 7th floor level and roof deck above the 6th floor level to an existing attached structure and for the erection of roof deck above the existing four (4) story portion. Structure for use as visitor accommodations with a total of four (4) bicycle parking spaces (2 existing and 2 proposed). Size and location as shown on application/plan.  
**Refusal:**  
Table 14-602(1)(A)(5): The proposed use, Visitor Accommodations (Commercial Service use), exceeds 25% of the gross floor area of the building.  
Table 14-802-2: Required Proposed  
Parking Spaces 10 0  
Table 14-604(14)(B): Required Proposed  
Balcony Above Av Grade 10 feet 1 foot 10 inches

2. **2108 and 2110 Walnut Street, through to Chancellor (RMX-3, Residential) OPPOSED**  
ZBA #27035, Hearing Date: 4/16/16 @ 2:00pm  
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.
3. 1737 South Street, through to Rodman (RSA-5, Residential, more than 20% of lot and CMX-2 Commercial) NOT OPPOSED

ZBA #_____.  Hearing Date: __/__/16 @ __:__ _m

Application is for a dog daycare (animal service) no boarding or other services on 1st floor with existing three (3) apartments as previously approved in an existing structure.

Refusal: Table 14-602(1): The proposed use, Animal Service, is prohibited in this zoning district.

4. 1430 Walnut Street, corner of 15th Street through to Chancellor (CMX-5 Commercial) NOT OPPOSED with PROVISOS

ZBA #_____.  Hearing Date: __/__/16 @ __:__ _m

Application is for a take-out restaurant in space C with existing sit down restaurant and retail sale of consumer goods on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502(2): The proposed use, Take-Out Restaurant requires Special Exception approval in the Chestnut/Walnut Street area west.