To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis and Tim Kerner, Co-Chairs CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Location: Benjamin’s Desk, 1608 Walnut Street, 12th Floor
Date: Tuesday, February 27th 2018, 7:00 PM

1. 431 South 20th Street, NEC Lombard (CMX-1 Commercial)
   Tabled until March due to plan changes requiring adjustments to refusals
   ZBA #______, Hearing Date: __/__/18 @ __:00 pm
   Application for: The complete demolition of the existing attached structure, and for the erection of an
   attached structure with roof decks above the fourth story roof (accessed from the fourth floor via an exterior
   stairway; no pilot house), and above the rear first story roof (accessed from the rear second floor), size and
   location as shown on plan/application. For use as single-family household living, with two (2) accessory
   garage parking spaces accessed via Lombard Street.

   Refusal: Table 14-502(6)(c)(.1) Accessory parking for single-family uses in the CTR
   overlay district (residential parking control area), is only
   permitted when accessed by a shared driveway or rear
   alley; whereas, the proposed parking is accessed from
   Lombard Street, a legally opened street, and is
   therefore refused.

   Refusal: Table 14-604(5)(a) Roof decks must be set back at least five ft. from the
   extreme front building line (closest to the front lot line);
   whereas, the proposed roof deck above the rear
   second floor roof deck (above the rear first story roof) is
   not set back from Lombard Street, and is therefore
   refused.

   Refusal: Table 14-701-3 Required Proposed
   Minimum Open Area 20%, 191.25 SF 0%
   Maximum Height 38 FT 40 FT-1IN

   Refusal: Table 14-801-3 Required Proposed
   Minimum Parking Stall Width 8.5 FT 7 FT
   Minimum Parking Stall Depth 18 FT 15 FT

2. 1709-17 Chestnut Street (CMX-5, Commercial)
   Not opposed with conditions
   ZBA #32443, Hearing Date: 3/21/18 @ 2:00 pm
   Application for use as a sit down restaurant in space #1713 on the first floor of an existing structure with
   other previously approved uses.

   Referral: Section 14-502-2 The proposed use, ‘Sit Down Restaurant’ requires a
   Special Exception approval in this zoning district.
3. **1632 Walnut Street (CMX-5 Commercial)**
   **Not opposed with conditions**
   ZBA #32577, Hearing Date: 2/28/18 @ 2:00 pm
   Application for proposed prepared food shop (not to exceed 20 seats and does not utilize a commercial cooking appliances) on 1st floor and cellar in an existing structure.

   **Referral:** Table 14-502-2
   The proposed use, Prepared Food Shop, requires a special exception approval in Chestnut/Walnut area.

4. **2029 Walnut Street (through to Moravian) (CMX-4, Commercial)**
   **Opposed**
   ZBA #32961, Hearing Date: 3/21/18 @ 2:00 pm
   Application for use as a sit down restaurant in space #1713 on the first floor of an existing structure with other previously approved uses.

   **Referral:** Table 14-502-2
   The proposed use as Sit Down Restaurant requires a special exception in Chestnut/Walnut Street West overlay.

5. **2032 Delancey Place, through Panama Street (RM-1 Residential)**
   **Tabled until March, awaiting near neighbor responses**
   ZBA #______, Hearing Date: / /18 @ __:__ pm
   Application for the erection of a one-story addition over existing one story portion and with roof deck on third floor level (on Panama Street) of an existing attached structure as part of an existing single-family dwelling (size and location as shown on the plan).

   **Refusal:** Table 14-604(5)(a)
   Roof decks must be set back at least five ft. from the extreme front building line (closest to the front lot line) whereas the proposed roof deck extends in to the front lot line (on Panama Street) and is prohibited in this residential district.

   **Refusal:** Table 14-701-2
   Required Proposed
   Minimum Open Area 25% 7.8%