



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Date: Tuesday, March 22nd, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **2000 Walnut Street** (RC-4) ZBA #14515, Hearing Date: 3/30, 2:00 **not opposed w/provisos**
Application for a takeout restaurant with seating in the same space with retail sale of cell phones on the first floor in the same building with an existing bank and an existing parking garage.
Refusal: The proposed use, takeout restaurant with seating is not permitted in this zoning district.

2. **2131 St. James Place** (R-10A) ZBA #14579, Hearing Date: 4/12, 9:30 **not opposed**
Application for a 6'-0" x 8'-3" (irreg.) one story rear addition at the 1st story level as part of a single family dwelling.
Refusal: Rear yard min. area: 144sf required vs. 0sf proposed
Rear yard min. depth: 9' required vs. 0' proposed

3. **2040 Market Street** (C-4) ZBA # not assigned
Application for conversion of the existing AAA building into a mixed-use residential/commercial building with 235 apartments, 15,000sf of retail on the ground floor facing Market Street and 200 underground parking spaces. Plans call for the construction of an addition of up to six stories on the roof of the existing building.
This project is being review in concept prior to the development of final plans.