



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Patricia Mattern, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: August 22, 2012

Meeting Date: Tuesday, August 28, 2012, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. 1413-35 Chestnut St. through to Ranstead St. (C-5) Not Opposed
ZBA #_____, Administrative Review.
Review of plans for 52 story hotel with 755 guestrooms and meeting rooms, with below grade parking.

2. 1708-10 Rittenhouse Sq. (R-10 A), ZBA #18561, Opposed
Hearing Date: 8/29/12, 2 PM.
Application for the relocation of lot lines to create one lot from two lots, for removal and replacement of second floor roof (maximum height 24 feet) for the erection of an elevator penthouse (maximum height NTE 39 feet) for use as medical offices with aesthetician services on all floors.

Refusal: The proposed use, "medical offices with aesthetician services" is not permitted in this zoning district.

The proposed zoning is refused for the following:

Maximum height: 35 ft. allowable 39 ft. proposed.

3. 1716 Spruce St. (R-15), ZBA# 18698, Hearing Date: 8/29/12, 2 PM Opposed
Application is for the creation of five (5) non-accessory off-street parking spaces, for the erection of nine (9) feet high fence for the church admin. offices, meeting rooms, class rooms (religion class room during church), play rooms and an existing one (1) apartment) (all the uses are non-accessory use on lot). (Existing church is located on 1700 Spruce St.)

Refusal: The proposed use, non-accessory parking and non-accessory uses, is not permitted in this zoning district.

The proposed zoning is refused for the following:

Height of fence: 6' required 9' proposed.

4. 212 S. 24th St. Unit 2408 (L-4) ZBA#18734, Hearing Date: 10/10/12, Not opposed
5 PM.
Application for the erection of a third story addition to in-fill a previously approved deck area located in the front facade portion of the structure. For the creation of a roof top deck at the third floor roof area elevation that is served by the fourth floor.

Refusal: Whereas the previous ZBA approved 44 dwelling units and 58 public parking slots and 32 accessory parking slots that exist. Any extension of this Use requires ZBA approval.

5. **1631 South St., Unit 2** (C-2) ZBA #18384, Hearing Date: 9/11/12, 9:30 AM Not opposed, with proviso
 Application for the erection of one (1) story addition (roof deck) with protective rail (not to exceed 42 inches in height) to an existing roof deck with existing pilothouse on a four (4) story attached structure (5 stories total, maximum height not to exceed 42'). For use as a single family dwelling on floor two through four and vacant commercial space on first floor as previously approved.

Refusal: The proposed zoning is refused for the following:

Maximum open number of stories: existing: 4 proposed: 5

6. **2016 Walnut St.** (RC-4) ZBA # _____, Hearing Date: _____ Not opposed
 Application for the legalization of the following uses within an existing four (4) story attached structure: first floor, space #1 an art framing store, space #2 a real estate office (Both occupying 100% of the first floor): second floor, a yoga studio, third and fourth floors, four (4) family dwelling.

Refusal: The proposed use is refused for the following:

	required	proposed
Commercial uses on first floor:	1	2
Gross floor area of commercial on first floor	33%	100%
Commercial use on second floor	0	1

7. **1808 Spruce St.** (R-15) ZBA# _____, Hearing Date: _____ Tabled
 Application is for the fourth (4th) story addition over an existing three (3) story structure (48') with stair penthouse to roof deck. For use as three (3) family dwelling.

Refusal: The proposed use, legally required windows to be located minimum of horizontal district from the center line of the street to the 1/2 height of the structure, (22') need to be required, only 6' is provided, is not permitted within this zoning district.

The proposed zoning is refused for the following:

Open area:	required	proposed
	30% x 2860= 858 sq. ft.	15.03% x 2860 = 430 sq. ft.