



CCRA Zoning Committee Meeting, October 24, 2023
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs

1. 2200-04 Locust Street

ZP-2023-003006 (RM1) Hearing date 11/1/2023 @ 2:00 p.m.

Application for the erection of a roof deck and accessed by a pilot house of an existing structure; for a business and professional offices (law offices) from basement through third (3rd) floors in the same building with single family household living at fourth (4th) floors.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	TABLE 14-602-1	Uses Allowed in Residential District	The proposed, business and professional office, is prohibited, in this zoning district

NOT OPPOSED

2. 429 S. 16th Street

ZP-2023-004013 (CMX1 Adjacent to RM1) Hearing date: 12/13/2023 @ 9:30 a.m.

Application for a three (3) family (multi-family) household living in an existing structure.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-2 Note [1](.a) & 14-602-1 Note 1	Uses allowed in commercial districts.	Lot is adjacent to RM-1 residential district. A minimum 360 sq.ft. of lot area is required per dwelling unit (for three family dwelling, minimum lot area required is 1080 sq. ft. whereas existing lot area is 901 sq. ft.) is not provided and is refused. district.

NOT OPPOSED SUBJECT TO LEGALIZING OR REMOVING THE PARKING SPACE AT THE EAST END OF THE PROPERTY FACING LOMBARD STREET

**3. 2101 Lombard Street
ZP-2023-003984 (RM1)**

Application for the proposed use change to prepared food shop and existing household living two (2) family dwelling units in an existing structure. (No change in area or heights as part this application).

<i><u>Code Section</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
TABLE 14-602-1	Uses allowed in residential districts	The proposed use, prepared food shop, is expressly prohibited in the RM-1 residential zoning district.

WITHDRAWN BY APPLICANT

4. 230 W. Rittenhouse Square

ZP-2023-006592 (RM4) Hearing date 11/15/2023 @ 2:00 p.m.

Application for an eating and drinking establishment - take-out restaurant in an existing structure with other existing uses in the same structure as previously approved.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-1	Uses Allowed in Residential Districts	The proposed use, eating and drinking establishment - takeout restaurant is prohibited in this residential district.

POSTPONED BY APPLICANT

5. 1519 Walnut Street

ZP-2022-005413 (CMX5) Hearing date 11/15/2023 @ 9:30 a.m.

Application for a take-out restaurant (eating and drinking establishments) in the same building with all other uses as previously approved. No sign on this application.

<i><u>Referral</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
	Table 14-503-2	Supplemental Use Controls in the Center City Overlay	The proposed, take-out restaurant, requires a special exception to ZBA as per Chestnut and Walnut Street Area, West

NOT OPPOSED SUBJECT TO PROVISIO THAT ALL TRASH GENERATED BY THE EATING ESTABLISHMENT WILL BE STORED INTERNALLY UNTIL PROPERLY REMOVED.

