



Preserve, enhance and celebrate urban living

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 @ __: __ 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.

<i>Refusal: Table 14-701-3</i>	<i>Required</i>	<i>Proposed</i>
<i>Minimum Open Area</i>	<i>20%, 191.25 SF</i>	<i>0%</i>
<i>Maximum Height</i>	<i>38 FT</i>	<i>40 FT-11N</i>

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

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 @ __: __:0 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
Minimum Open Area*

<i>Required</i>	<i>Proposed</i>
<i>25%</i>	<i>7.8%</i>