



Report of Public Meeting of CCRA Zoning Committee
Date: June 25, 2024 at 7:00 p.m. via Zoom

1. 1441 Chestnut Street (CMX5)
ZP-2024-003016

Application for a proposed take-out restaurant in the first floor commercial unit of an existing structure.

<u>Referral</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Referral</u>
	Table 14-502-2	Supplemental Use Controls in the Center City Overlay District	The proposed use, Take-Out Restaurant, requires Special Exception approval in the Center City Overlay-Chestnut and Walnut Street Area West

NOT OPPOSED SUBJECT TO CCRA'S STANDARD CONDITIONS FOR TAKE-OUT RESTAURANTS

2. 1525 Walnut Street (CMX5) /CTR City Overlay District-Chestnut and Walnut Area, West

Application for retail sale of wearing apparels and accessories and for the ear piercing operations (body art service) with no regulated uses under section 14-603 (13) on the first floor of an existing structure with other existing uses in the structure as previously approved.

<u>Refusal</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-502-1	Proposed use, body art service, prohibited in this overlay district

NOT OPPOSED SUBJECT TO COMPLIANCE WITH PROPER DISPOSAL OF EAR PIERCING EQUIPMENT

3. 415 S. Van Pelt St. (RM1)(Overlay:CTR-City Commercial District Control Area, Residential Parking Control Area, Parking Garage Ground Floor Use Control Area, Center City Residential District control Area, NIS)

Application to legalize the extension of a masonry fence to a height of 10'-7".

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-706(3)(a)(.1)	Fence	Any fence located nearer to the front lot line than the required building set-back or the actual distance of the building from the lot line (whichever is great-

er) shall be no more than four ft. in height and no more than fifty (50%)

percent opaque whereas the proposed fence is 10'-7" high and more than 50% opaque.

DEFERRED FOR FUTURE CONSIDERATION

4. 2036 Spruce St. (RM1)

Application for the erection of a rear deck with stairs to grade, and the erection of a rear fence with a roll up gate.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reasons for Refusal</u>
	14-604 (4)(d)(.1)	Decks: Roof, Walls, Stairs	A deck may not be enclosed by walls or a roof above the usable surface of the deck, nor may it be enclosed by walls below the usable surface of the deck. Decks and similar attached structures with covers or walls are considered part of the principal building and must comply with all yard and other requirements that apply to the principal building. Stairs from the ground level to the deck are permitted except in the case of attached buildings, where steps from the ground to the deck are prohibited.
	14-706(3)(c)	Architectural Fence Features	Fence posts and gate posts that are integrated as architectural features in the fence design are permitted up to 6.5 ft. in height for side and rear fences and up to 4.5 ft. for front fences, but all portions of the fence other than fence posts and gate posts shall comply with the maximum heights stated in Section 14-706(3)(a) (Intermediate Lots) and Section 14-706(3)(b) (Corner Lots) above. Whereas the proposed fence/gate height of 8 ft. is prohibited.

Approval of existing off-street parking

NOT OPPOSED

