center city
residents' association

Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors
From: Charles Loomis and Maggie Mund, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: Tuesday, March 22nd 2016, 7:00 PM
Location: Stevens Community Center, Lutheran Church, 2111 Sansom Street

1.   **2010 Walnut Street, through to Chancellor (RMX-3, Residential)   RESCHEDULED FOR APRIL MEETING**
       ZBA #_____, Hearing Date: __/__/16 @ __:__ _m

       Permit for the partial demolition of an existing, rear three (3) story portion. For the
       erection of a rear addition with balconies from the 1st through 7th floor level and roof
       deck above the 6th floor level to an existing attached structure and for the erection of
       roof deck above the existing four (4) story portion. Structure for use as visitor
       accommodations with a total of four (4) bicycle parking spaces (2 existing and 2
       proposed). Size and location as shown on application/plan.

       *Refusal: Table 14-602(1)(A)(5): The proposed use, Visitor Accommodations
                  (Commercial Service use), exceeds 25% of the gross floor area of the
                  building.*

       Refusal: Table 14-802-2:   *Required   Proposed*
       Parking Spaces   *10   0*

       Refusal: Table 14-604(14)(B):   *Required   Proposed*
       Balcony Above Av Grade   *10 feet   1 foot 10 inches*

2.   **2108 and 2110 Walnut Street, through to Chancellor (RMX-3, Residential)   OPPOSED**
       ZBA #27035, Hearing Date: 4/16/16 @ 2:00pm

       Application is for the partial demolition of existing structure on 2108 Walnut St.
       (complete demolition of one (1) story portion of existing structure on 2108 Walnut
       St.), with four (4) story portion (at Walnut St.) and two (2) story portion (at Chancellor
       St.) to remain; lot adjustment to create one (1) lot (Parcel"A") from two (2) OPA
       accounts (2108 Walnut St. and 2110 Walnut St.); for the erection of a nine (9) story
       addition with one (1) partially recessed and partially projecting marque at the 1st floor
       front (Walnut St.); roof decks at 2nd and 3rd floors rear; roof deck at 5th floor front; roof
       deck at 6th floor front and side; roof deck at 7th floor front; roof deck at 9th floor front,
       side and rear; roof deck with roof deck access structure (for stairs and landing only),
       two (2) enclosed pilothouses (for mechanical and maintenance purposes) and an
       open mechanical penthouse/screening, all on/above the 9th floor roof;
       decks/projecting balconies at 3rd and 4th floors side; deck/projecting balcony at 4th
       floor rear and side; decks/projecting balconies at the 5th thru 8th floors rear and side;
       trellis above the 2nd floor. For vacant retail sales (excluding adult oriented
       merchandise, drug paraphernalia sales and/or gun shop) and accessory storage at
       cellar; vacant retail sales (excluding adult oriented merchandise, drug paraphernalia
       sales and/or gun shop) with eleven (11) accessory parking spaces (including with
       one (1) accessible space) at 1st floor; in the same building with multi-family
       household living (nine (9) dwelling units) from 2nd through 9th floors. All decks and
       balconies for residential use only. No signs on this application.

       *Referral: Section 14-803(1)(d)(.2) The proposed above ground Accessory Parking
                   Garage is a special exception.*

3. **1737 South Street, through to Rodman (RSA-5, Residential, more than 20% of lot and CMX-2 Commercial)**   **NOT OPPOSED**
ZBA #_____,   Hearing Date: __/__/16 @ __:__ _m

Application is for a dog daycare (animal service) no boarding or other services on 1st floor with existing three (3) apartments as previously approved in an existing structure.

Refusal: Table 14-602(1): The proposed use, Animal Service, is prohibited in this zoning district.

4. **1430 Walnut Street, corner of 15th Street through to Chancellor (CMX-5 Commercial)**   **NOT OPPOSED with PROVISOS**
ZBA #_____,   Hearing Date: __/__/16 @ __:__ _m

Application is for a take-out restaurant in space C with existing sit down restaurant and retail sale of consumer goods on 1st floor with all other uses as previously approved in an existing structure (size and location as shown in the application).

Referral: Table 14-502(2): The proposed use, Take-Out Restaurant requires Special Exception approval in the Chestnut/Walnut Street area west.