Agenda, CCRA Zoning Committee Meeting, April 28, 2026

1. **1418 Walnut Street (CMX5, CMX5)**
   ZP-2025-012394
   ZBA Hearing Date: May 20, 2026 @ 2 p.m.
   Applicant seeks a Special Exception to build a roof deck accessory to the previously approved Personal Services use. Applicant also seeks a Unity of Use to create one (1) lot for zoning purposes to be identified as 1418 Walnut Street with the restrictive covenants, agreements and easements to be recorded by deed to bind current and future owners of the two contiguous parcels at 1418 Walnut Street and 220 S. Broad Street to preserve their unity of use and the legality of the entire project that stems from their treatment as a single zoning lot. Proof of recordation of the easements, agreements and restrictive covenants must be supplied prior to the issuance of building permits and/or certification of occupancy.
   Applicable Code Section: Table 14-602-1;
   Code Section Title : Roof Decks.
   Reason for Referral: Roof decks are permitted for residential uses in all zoning districts. They are prohibited for non-residential uses except in CMX-3, CMX-4 or CMX-5 districts. Accordingly, special exception approval is required in accordance with the procedures of Section 14-303(7) for roof decks on accessory structures in this district.
   NOT OPPOSED
2. **10 S. 20th Street (CMX4)**
   ZP-2026-001104
   ZBA Hearing Date: July 15, 2026 @ 2 p.m.
   Applicant is asking for the legalization of a roof deck with access via stairs to the ground floor with associated canopy structures. The current existing use is a sit-down restaurant.
   Applicable Code Section: 14-604(5)
   Code Section Title: Roof Decks
   Reason for Referral: The proposed roof deck for non-residential use (a sit-down restaurant) requires special exception approval from the ZBA in CMX-4 districts.
   NOT OPPOSED SUBJECT SUBJECT TO AGREEMENTS BETWEEN THE APPLICANT'S PREDECESSOR IN TITLE AND VARIOUS INDIVIDUALS AND ENTITIES.

3. **2048 Rittenhouse Square(CMX1, CMX1)**
   ZP-2025-012702
   ZBA Hearing Date: June 3, 2026
   Applicant wants to create a Unity of Use to create one (1) lot for zoning purposes (to be known as 2048 Rittenhouse Sq.) with respective covenants, agreements and easements to be recorded by deed to bind current and future owners of the contiguous (2) parcels (2046 and 2048 Rittenhouse Sq.) to preserve the unity of use and legality of the entire project that stems from single zoning lot treatment. Prior to the issuance of building permits and/or certification of occupancy, proof of recordation of easements, agreements, and restrictive covenants must be supplied.
   Applicable Code Section: Table 14-602-2
   Code Section Title: Uses Allowed in Commercial Districts-Refusal
   Reason for Refusal: The proposed use, Sit-Down Restaurant, is expressly prohibited in the CMX-1 commercial zoning district.

   NOT OPPOSED SUBJECT TO COMPLIANCE WITH THE PROVISOS PREVIOUSLY APPROVED REGARDING 2046 RITTENHOUSE SQUARE.