



Agenda, Public Meeting of CCRA Zoning Committee
Date: July 23, 2024 at 7:00 p.m. via Zoom

Note: Applications will not necessarily be heard in the order listed below.

1. 1500-42 Market Street (CMX5)
ZP-2024-001368

Application for use as a personal vehicle sales and rental with all other uses in the same structure as previously approved

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Reason for Refusal</u>
	Table 14-502-2	The proposed use, personal vehicle sales and rental, is expressly prohibited in this Ctr Center City Overlay District-Center City Commercial District Control Area.

2. 2614 Pine Street (RSA5)
ZP-2023-012360

Application for the erection of a balcony and for the creation of one accessory off-street parking space within the property lines and for the erection of fence and gate located on front property line to an existing single family attached structure.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal</u>
	Section 14-604 (13)(b) and (d)	Maximum Balcony extension from building Minimum Balcony height from grade.	Allowed: 4 ft...Proposed: 6'6" Required: 10'...Proposed 9'3-1"
	Section 14-706 (3)(b)	Front Fencing and Walls height and opacity	Allowed: 4' and 50% opaque Proposed: 6' and 100% opaque
	Section 14-803 (1)(c) & 14-502 (6)(c)	Parking access and standards	Off-street parking shall not be provided for any single-family or two-family use located in the Residential Parking Control Area, and in this residential zoning district except for parking accessed by a shared driveway or rear alley.
	Table 14-803-1	Accessory parking-mini- mum stall depth Minimum stall width	Required: 18'...Proposed 15' Required: 8.5'...Proposed: 8'

3. 1719 Rittenhouse Square (RM1)

ZP-2024-004302

Application for visitor accommodations in an existing structure

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-1	Uses allowed in Residential Districts	Proposed use, visitor accommodations is not permitted in this residential district.