



## Agenda, CCRA Zoning Committee Meeting, October 28, 2025

### 1. 1712 Walnut Street (CMX5)

**ZP-2025-005006**

**ZBA Hearing Date: January 14, 2026 @ 2p.m.**

Application for the installation of one (1) statically illuminated wall sign above the second floor window sill of an existing attached structure. Sign accessory to assembly & entertainment use as previously approved.

<u><b>Code Section(s)</b></u>	<u><b>Code Section Title(s)</b></u>	<u><b>Reason for Refusal</b></u>
Table 14-904-1	Accessory Sign Controls for Specific Zoning Districts	Whereas the maximum height of a sign in the CMX5 zoning district is the second floor window sill.

### 2. 1813 Ranstead Street (CMX5)

**ZP-2025-007643**

**ZBA Hearing Date: January 21, 2026 @ 2 p.m.**

Application for the creation of three (3) accessory off-street parking spaces, including one (1) ADA van-accessible space, at the ground floor of an exist-structure. Accessory parking to serve an existing twelve-story structure with eighty-four (84) dwelling units as previously approved under ZP-2023-000418. A total of twenty-nine (29) accessory parking spaces are provided, including five (5) ADA spaces, with three (3) spaces on-site and twenty-six (26) off-site spaces located at 1800 Market Street (ZP-2023-002476) and 1900-34 JFK Boulevard (ZP-2024-013008). Off-site accessory parking complies with Section 14-801(9) of the Philadelphia Zoning Code. No change to previously approved uses.

<u><b>Code Reference</b></u>	<u><b>The Proposed Use Is Referred for the Following</b></u>
Section 14-803(1)(c)(.4)	The proposed accessory parking area, located at ground level, requires a special exception approval in this zoning district, CMX-5.

**3. 1717 South Street (CMX2 RSA-5)**

**ZP-2025-007933**

**ZBA Hearing Date: March 18, 2026 @ 9:30 a.m.**

Application for a Meditation Center (personal service-Fortune Telling Service) in an existing structure with other existing uses in a structure as previously approved.

<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
Table 14-602-1	Uses Allowed in residential district.	Proposed use, personal services-Fortune Telling Service, prohibited in this zoning district.

**4. 1701 Market Street (CMX5)**

**ZP-2025-005142**

**ZBA Hearing Date: TBD**

Application for the erection of three (3) static illuminated wall signs above the second floor windowsill of an existing attached structure. Signs accessory to multi-family household living (299 units) as previously approved.

<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
Table 14-904-1	Accessory Sign Controls for Specific Zoning District	Whereas the maximum sign height is the lower of the roof line or second floor windowsill, and the signs extend above the second floor windowsill.

