

# Zoning Committee 2024

## Overview

CCRA is a 75-year-old non-profit Civic Association.

As a non-profit we encourage everyone to become a member which can easily be done through our website.

There are several benefits to being a member, one of which is being notified of all proposed zoning changes within our area.

CCRA is the recognized Registered Community Organization (RCO) for our area.

Our boundaries are from South Street to JFK & Broad Street to the Schuylkill River.

Our committee works as follows;

First, applicants are to present. We ask applicants address the specific refusals or referrals.

We ask for no interruption as applicants give their full presentation.

After the presentation, the zoning committee will have a chance ask questions. After the zoning committee's questions are completed, we open the meeting to the community.

After we hear from all applicants and listen to the community comments, our committee meets in close session.

We vote in three ways;

1. Oppose
2. Not Oppose
3. Not Oppose with provisos

CCRA never votes in favor of any application.

# Zoning Committee 2024

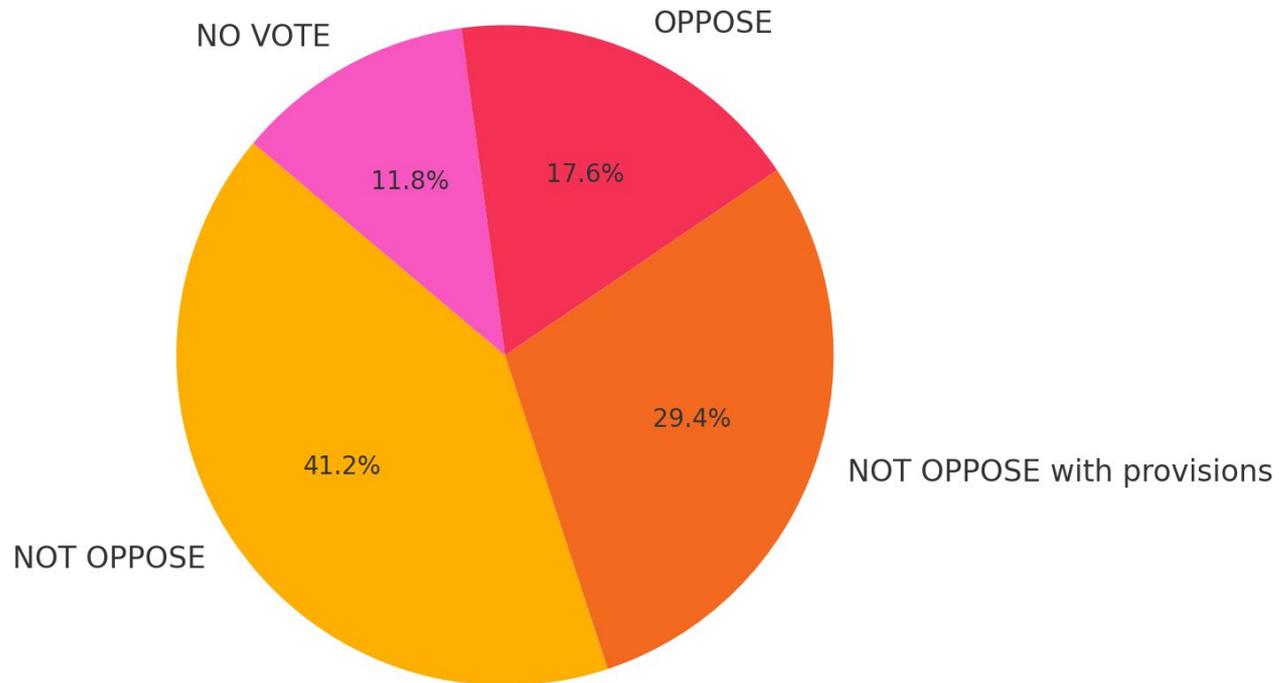
## Case Breakdown

Month	Address	Committee Vote	Case Description
FEBRUARY	217 S. 24th Street	NOT OPPOSE	Request for a variance on off-street parking requirements for an existing residential property.
FEBRUARY	1516-1518 Walnut	NOT OPPOSE with provisions	Request for Special Exception approval for proposed Take-Out Restaurant use.
MARCH	1708 NAUDAIN ST	NOT OPPOSE	Request for a variance on rear yard depth for an attached residential structure.
MAY	139 S. 24th Street	NOT OPPOSE	Request for a variance for a new attached structure with residential units and amenities.
MAY	324 S. 17th Street	OPPOSE	Request for a setback variance for a proposed roof deck.
JUNE	2036 Spruce Street	NOT OPPOSE	Request for a variance for off-street surface parking, fences, the height of previously permitted retaining wall, the replacement of a gate, and the erection stairs.
JUNE	1525 Walnut Street	NOT OPPOSE	Request for a variance for the prohibited proposed use of body art services.
JUNE	415 S. Van Pelt Street	NO VOTE	Request for a variance for a fence located nearer to the front lot line than the required building set-back to be greater than four ft. in height and more than fifty (50%) percent opaque.
JUNE	1441 Chestnut Street	NOT OPPOSE with provisions	Request for Special Exception approval for proposed Take-Out Restaurant use.
JULY	1719 Rittenhouse Square	NOT OPPOSE with provisions	Request for a Variance for visitor accommodations and professional offices
JULY	1500-42 Market Street	NOT OPPOSE	Request for a variance for the prohibited proposed use personal vehicle sales and rental.
JULY	2614 Pine Street	NOT OPPOSE	Request for a variance for balcony extension, prohibited balcony height and off-street parking.
AUGUST	405 S. 17th Street	OPPOSE	Request for a variance for visitor accommodations
AUGUST	135 S. 18th Street	NOT OPPOSE	Request for a variance for signage to be mounted above the allowable height
AUGUST	244 S. 22nd Street	NOT OPPOSE with provisions	Request for Special Exception approval for proposed Prepared Food Restaurant use.
SEPTEMBER	2051 Walnut Street	NOT OPPOSE with provisions	Request for Special Exception approval for proposed Take-Out Restaurant use.
OCTOBER	415 S. Van Pelt Street	NO VOTE	Request for a variance for a fence located nearer to the front lot line than the required building set-back to be greater than four ft. in height and more than fifty (50%) percent opaque.
OCTOBER	522 S. 17th Street	OPPOSE	Request for variance for a new 4-story structure with a roof deck and roof access structure
NOVEMBER	2144-48 Lombard Street		Request for a variance for a med spa that exceeds the allowable SF for commercial space in this zone.

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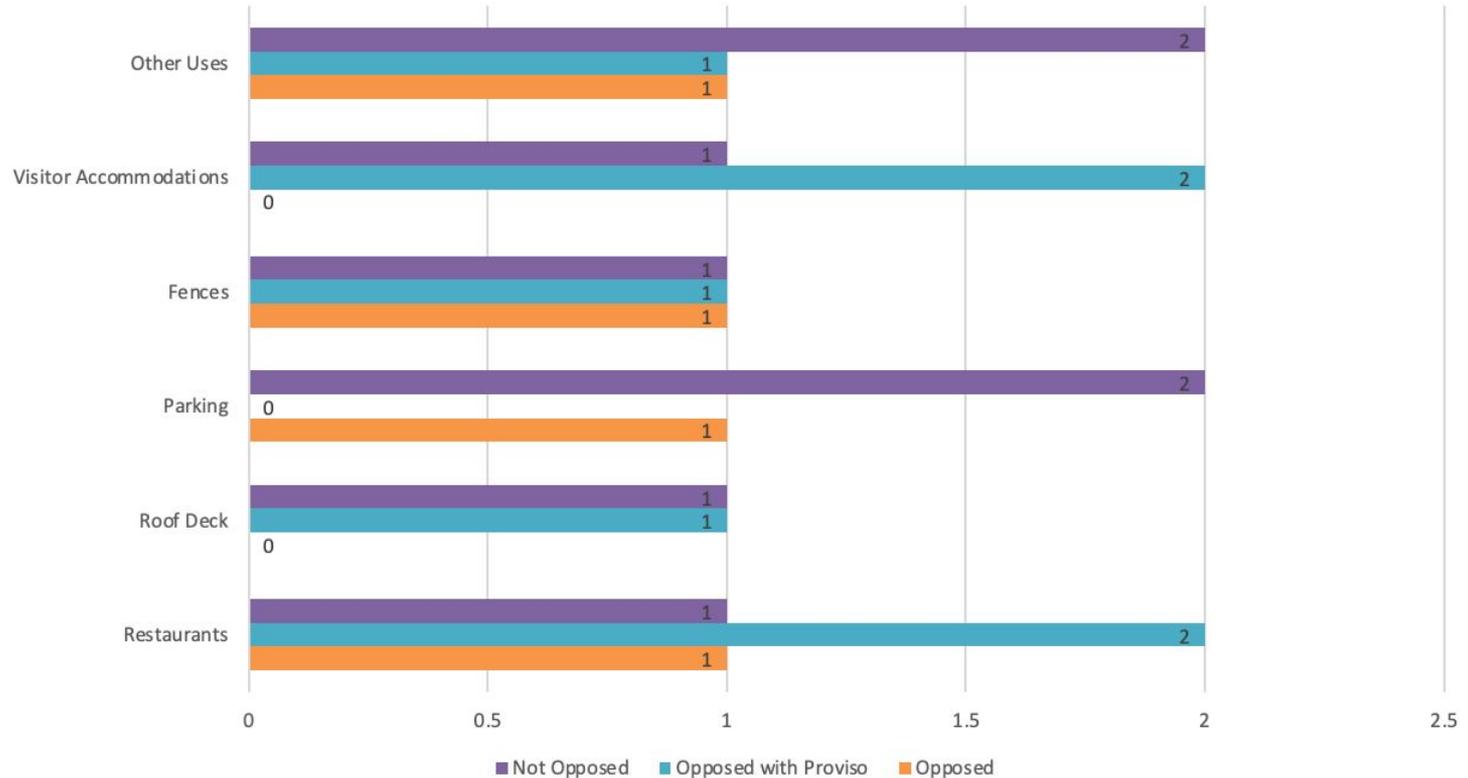
### 2024 Zoning Committee Decisions on Cases - Updated Data



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## Case Breakdown

Zoning Committee Decisions by Category and Stance - 2024.



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## Case Highlights

### 244 S 22nd Street

This was a simple referral/special exception case that got very controversial. There was an article in the Inquirer and also on several blogs - <https://www.fittlerfocus.com/p/deja-brew-fittler-square-faces-another>



### 415 South Van Pelt

This is a case, where the applicant started work without approval. It was to make this wall taller, and the applicant has come back to us several times, they are really trying to accommodate neighbor feedback before going to the ZBA!



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## Summary

The CCRA zoning committee makes decisions based on the community feedback and impact on the community.

The charts above reflect that!