



Report of Public Meeting of CCRA Zoning Committee
Date: February 25, 2024 at 7:00 p.m. via Zoom

APPLICATIONS WILL NOT NECESSARILY BE HEARD IN THE ORDER LISTED BELOW

- 1. 415 S. Van Pelt St. (RM1)(Overlay:CTR-City Commercial District Control Area, Residential Parking Control Area, Parking Garage Ground Floor Use Control Area, Center City Residential District control Area, NIS)**
ZP-2024-001252: ZBA Hearing TBD

Application to legalize the extension of a masonry fence to a height of 10'-7".

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-706(3)(a)(.1)	Fence	Any fence located nearer to the front lot line than the required building setback or the actual distance of the building from the lot line (whichever is greater) shall be no more than four ft. in height and no more than fifty percent opaque whereas the proposed fence is 10'-7" high and more than 50% opaque.

- 2. 2108 Spruce St. (RM1)**
ZP-2024-008951: ZBA Hearing 3/26/2025 @ 9:30 a.m.

Application for the erection of an addition (enclosure under deck) and erection of stairs to existing deck. For continued use as single family household living.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	14-604 (4)(d)(.1)	Stairs to Deck	Stairs from the ground level to the deck are permitted except in the case of attached buildings, where steps from the ground to the deck are prohibited.
	Table 14-701-2	Max Occupied Area	Max occupied area shall be 75% (2491.5 SF) whereas plans propose 81.1% (2693.5 SF)

3. 2215 Rittenhouse Square (RM1)

ZP-2024-010341: ZBA Hearing 5/7/2025 @ 9:30 a.m.

Application for the erection of a roof deck at third floor facing Latimer St. to an existing attached building for the use of single-family dwelling.

<i>Refusal</i>	<i>Code Section(s)</i>	<i>Code Section Title(s)</i>	<i>Reason for Refusal</i>
	14-604(5)(a)	Roof deck Setback (ft) (along Latimer St.)	Roof deck must be 5 ft. setback from the front building line where- as the proposed roof deck has 0 ft. setback from the building line

4. 1525 Chestnut Street (CMX5)

ZP-2024-010538 : ZBA Hearing 3/19/2025 @ 2 p.m.

Application for an eating and drinking establishment-sit-down restaurant on the 10th floor (that includes both the previously approved roof deck area and the existing enclosed area) of an exist- ing structure with other existing uses in a structure as previously approved.

<i>Referral</i>	<i>Code Section(s)</i>	<i>Code Section Title(s)</i>	<i>Reason for Referral</i>
	14-603 (6)(a)(.2)	Common procedures and requirements-zoning permit	The proposed use sit-down restaurant requires additional variance by ZBA as previous approval for visitor accommodations granted through ZBA variance with proviso: (1) no food or beverage service on the roof deck. (2) No live or amplified music on roof decs. (3) no access to roof deck after 10 pm.
	Table 14-502-2	Supplemental Use Con- trols in Center City Overlay District	Proposed use, eating and drinking establishment-sit-down restaurant requires a special exception approv- al by zoning board of adjustments in the Chestnut and Walnut Streets area west.