



Preserve, enhance and celebrate urban living

To: CCRA Zoning Committee, Board Members and Neighbors  
 From: Samuel Gordon and Janice Woodcock, Co-Chairs CCRA Zoning Committee  
 Re: Zoning Committee Meeting Agenda  
 Location: Brandywine BEX, 1 Commerce Square, 2005 Market Street  
 Date: **Tuesday, January 28, 2020 at 7:00 PM**

1. **414 – 18 South 20<sup>th</sup> Street (CMX-1 abutting RSA-5 Zoning District under Center City Residential District, Center City Commercial District and Parking Garage at Ground Floor Use Control)**  
 ZBA # 39667, Hearing Date: 3/18/2020 @ 2:00 pm

Application for the complete demolition of all existing structures on the lot. For the erection of an attached structure (45'-9" High). Roof deck accessed by a Pilot House (422S,F,) Recessed Balconies. Accessory parking spaces including one accessible space, accessed by a front street. For a Multi Family Household Living of 4 (Four) Dwelling Units, From First through Fourth Floors. No sign on this application.

<i>Refusal:</i>	<i>Table 14-602-2</i>	<i>Proposed, Multi-Family is Prohibited in this Zoning District</i>	
<i>Refusal:</i>	<i>Section 14-604(5)(a) Area of Pilot House</i>	<i>Allowed 125 SQ FT</i>	<i>Proposed 422 SQ FT</i>
<i>Refusal:</i>	<i>Rear Yard Depth</i>	<i>Required 9 FT</i>	<i>Proposed 5 FT</i>
<i>Refusal:</i>	<i>Open Area</i>	<i>Required 20% of Lot Area</i>	<i>Proposed 3% of Lot Area</i>
<i>Refusal:</i>	<i>Maximum Height</i>	<i>Allowed 38'-0"</i>	<i>Proposed 45'-9"</i>