

**To: CCRA Zoning Committee, Board Members and Neighbors**

**From: Veronica Aplenc and Rebecca Frisch, Co-Chairs, CCRA Zoning Committee**

**Date: Nov. 28, 2023 at 7:00 p.m.**

**NOTE: There will be no meeting of the Committee in December, 2023**

**1. 1706-08 Walnut Street (CMX5)**

**ZP-2023-010924 Hearing date: 1/31/2024 @ 2:00 p.m.**

Application for the erection of semi-detached and detached structures. For use as a take-out and sit-down restaurant. \*\*Prior to building permit issuance, Philadelphia City Planning Commission (PCPC) review required in accordance with 14-502(8)(A). No sign on this permit.

**Code Reference**

Table 14-502-2

**Proposed Use Is Referred for the following:**

The proposed use, take-out restaurant, requires a special exception approval from ZBA in CMX-5 zoning district - Chestnut and Walnut Street overlay area.

**Code Reference**

Section 14-502(4)(a)(1)

**Proposed Use is Refused for the Following:**

Buildings must extend to the street line for at least 65% of the lot frontage in CMX-5 Zoning district in CTR-Chestnut and Walnut Street overlay area. Whereas, proposed structures do not extend to the street line.

**Code Reference**

Table 14-701-3

**Proposed Use is Refused for the following:**

Min. side yard width (ft) Required: 8 ft Proposed: 3 ft. 8 in.

**NOT OPPOSED WITH THE FOLLOWING PROVISOS (1) the applicant's special exception for the proposed use will expire no later than three (3) years from the date of the ZBA's decision; (2) trash will be stored in dumpsters at the rear of the property in accordance with all applicable health and safety regulations and removed regularly by a reputable and licensed trash disposal company via Chancellor Street; (3) there will be no take-out food provided; (4) deliveries will be made from Chancellor Street; (5) there will be no live or amplified music audible outside the restaurant.**

**2. 1901 Chestnut Street (CMX4)**

**ZP-2023-008900 Hearing date: 1/10/2024 @ 2:00 p.m.**

Application for eat in and take out restaurant in existing structure with all other previously approved. uses. No signs with this application.

**Referral**

**Code Section(s)**

**Code Section Title(s)**

**Reasons for Referral**

Table 14-502-2 Supplemental Use Controls in the Center City Overlay

The proposed use: takeout restaurant (eat in & takeout) requires a special exception from the Zoning Board

**NOT OPPOSED**

**3. 1807 Pine Street (RM1) (2nd hearing)**

**ZP-2023-005230 Hearing date 11/29/2023 @ 2:00 p.m.**

Application for partial demolition of rear portion and erection of four (4) story rear addition and erection of accessory roof deck (for residential use) with roof access structures all as part of an existing attached structure. Size and location as shown in the application/plan. Change in use from existing/previously approved three (3)

family dwelling to multifamily household living, eight (8) dwelling units and one (1) existing accessory interior parking space.

<i><b>Refusal</b></i>	<i><b><u>Code Section(s)</u></b></i>	<i><b><u>Reason for Refusal</u></b></i>
	Table 14-602-1	Maximum multi-family household living units: Permitted, five (5) units: Proposed eight (8) units.
	Table 14-701-2	Maximum height: allowed 38 ft; proposed 50.35 ft. Maximum rear yard depth: required 9.0 ft; proposed 0 ft. Minimum rear yard area: required, 144 sq. ft.: proposed 0 ft.

**NOT OPPOSED**