

, 2020



ZONING COMMITTEE REPORT

1. 60 N. 23rd Street/2301 JFK Blvd/Riverwalk – Construction continues. The Giant corporation will make a special RCO Board presentation on 9/21 @7PM about signage for their new store. The signage requires variances for both size and height and is scheduled for a ZBA hearing on October 21, 2020. Giant will make a revised presentation to the Board on 10/13 @7PM. The Board voted to not oppose the revised signage plan as to the reduced size and placement with the proviso that the signs on the North(Cherry Street), the East(23rd Street), and the South(Arch Street) would not be illuminated. At the ZBA hearing on 10/21, the decision was held until 10/28, at which time the ZBA denied Giant’s request for a variance. Subsequently Giant submitted to the ZBA a ‘Request for Reconsideration’ willing to accept the proviso requested by LSNA. The ZBA hearing was on 12/16 and the variances with proviso that LSNA had voted to ‘Not Oppose’ was approved.
 2. 2110-2112 Cherry Street- A developer has purchased this property. The RCO meeting for this project is scheduled for 11/10/2020 and the ZBA hearing is scheduled for 12/1/2020. At the ZBA hearing the Developer presented revised plans for the project which included an additional 3 ft setback for the rear decks, a 10 ft setback on the front roof deck, and the elimination of the tree, tree pit, and bollards on the sidewalk if permissible by the Planning Commission. The issue of access and easement to the property from 21st Street is not an issue for the Zoning Board and will need to be addressed by the parties involved as a separate matter. The ZBA approved the variances with the revised plans.
 3. 30 N. 23rd Street- Part of the Riverwalk project, Doggie VIP is proposing a ‘Doggie Day Care’ located in the South Tower of Riverwalk. The proposal for ‘Animal Services’, is a permitted use, but ‘Boarding and Other Services’ requires a variance. The Applicant has already presented at a near neighbor meeting and will make an official RCO presentation at the January 12, 2021 Board Meeting. The ZBA hearing is scheduled for April 21, 2021.
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