

Center City Residents' Association

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DATE: OCTOBER 21, 2008
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA **REVISED**

MEETING DATE: Tuesday, October 28, 2008, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2204 Market Street (C-4): ZBA #5942, Hearing Date: November 4, 2008, 9:30 A.M.
Applic. for extension of existing eat-in take out restaurant to second fl. of existing bldg. to include 3 amusement devices and live entertainment, with accessory office on 3rd fl.
Referral: Any extension of a previously granted use requires approval by ZBA.
- 2) 1835 Spruce Street (R-15): ZBA #7035, Hearing Date: November 5, 2008, 2:00 P.M.
Applic for 10' 2" x 17' 2" x 17" high one-story addition at 1st floor level as part of sf dwelling. Refusals: Technical violation of relationship of wall to lot line in yard of property; Side yard min. width: 8' 6" req'd vs. 0' proposed.
- 3) 1500-06 Walnut Street (C-5): ZBA #7288, Hearing Date: December 10, 2008, 2:00 P.M.
Applic for eat-in only restaurant over 30 seats, with trash storage area within building, no live entertainment/music, no sale alcoholic bevs. Referral: Restaurant use requires certificate.
- 4) 2101-07 Chestnut Street (C-4): ZBA #6981, Hearing Date: December 2, 2008, 9:30 A.M.
Applic to legalize conversion of accessory pkg garage (166 spaces) and accessory open-air pkg lot (20 spaces), both accessory to 400 dwelling units, to a public pkg garage (75 spaces, w/4 hdycp), in existing 3 story bldg, and open air pkg (14 spaces, w/2 hdycp).
Special Use Permit: Above grnd pkg garage requires special use permit; Refusals: Use of public pkg lot is prohibited; Use of open air pkg lot is prohibited; Change in use from 186 accessory pkg spaces, which was granted by variance, requires a variance.
- 5) 2208-10 Market Street (C-4): ZBA #7152, Hearing Date: December 3, 2008, _____.M.
Applic to raise portion of the roof by 3 ft to max of 22 ft and to expand existing mezz level to create new 2nd fl space, for extension of use of existing adult cabaret and adult modeling to 2nd fl, and for retail sales of adult periodicals, novelty items, videos, clothing, gift items on partial 1st fl, in same bldg with existing adult motion picture theater on partial 1st fl (all regulated uses). Refusals: Proposed retail sales of adult periodicals, novelty items, videos, clothing, gift items and proposed extension of use of adult cabaret and adult modeling is prohibited; Proposed use of adult cabaret and adult modeling within 500 ft of residential homes and residential zoning district is prohibited; Proposed use of adult cabaret and adult modeling within 1,000 ft of another regulated use is prohibited; Proposed use is prohibited within any commercially zoned district except C-6;