

Center City Residents' Association

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DATE: APRIL 16, 2008
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, April 22, 2008, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1802 Pine St. (R-10): ZBA # _____, Hearing Date: _____ **Not Opposed**
Tabled from Prior Meeting. Application for the legalization of the partial demolition of the rear one story structure and for the erection of a roof deck more than 12" above the roof level maximum height 49'-6" on an existing four story structure with existing five (5) family dwelling (size and location as shown in the application).
Refusal: Sec. 14-205: Maximum height: 35ft. Proposed height: 49'-6"
Sec. 14-205: Maximum stories: 3. Proposed stories: 5
- 2) 22-34 S. 17th St. (2 Penn Center) (C-5): ZBA #5226, Hearing Date: May 7, 2008, 2:00 PM. Applic. for take-out restaurant with seating in space 140, on 1st Fl. and mezz., w/accessory offices and storage. Referral for use as take-out, requires a certificate in the district. **Not Opposed with Provisos**
- 3) 1913 Delancey St. (R-15): ZBA #____, Hearing Date: _____, 2008, _____M **Not Opposed**
Applic. to erect masonry fence walls, brick piers, arched gate, ranging from 6'8" to 11'9" at front yard, create 2 off-street pkg spaces, and erect elevated open deck at front yard. Refusals: fences at locations proposed shall be no more than 4' high and no more than 50% opaque, vs. up to 11'9" proposed and not opaque; Decks prohibited between the street line and front wall of any building, vs. elevated deck in front yard; Min parking space is 8½' x 18' vs. 8' x 16' and 8' x 18' proposed.
- 4) 1634 Pine St. (C-2): ZBA #____, Hearing Date: _____, 2008, _____M **Not Opposed**
Applic. to demolish rear 1 story garage and erect 3 story structure on Waverly Street, w/interior pkg garage and rear 2nd fl roof deck w/spiral stair to grade for use as sing. fam. dwlg., not connected to the Pine St. structure, also a sing. fam. dwlg., and to erect 6 ft. fence and legalize existing 8 ft. fence. Refusals: Proposed use of dwlg. is prohibited; Proposed rear deck w/stairs to ground is prohibited; Proposed bldg facing Waverly St. creates multiple structures on 1 lot which is prohibited; Min open area: 400 sq. ft. req'd vs. 347 sq. ft. proposed. Referral: Proposed off-street parking requires a certificate.
- 5) 2110 Tryon St. (R-10A): ZBA #____, Hearing Date: _____, 2008, _____M **Tabled**
Applic. to erect a 5th story addition, 42'0". Refusals: 3 story, 35 feet limit.
- 6) 2107 Naudain St. (R-10A): ZBA #____, Hearing Date: _____, 2008, _____M **Not Opposed**
Applic. to erect a 4th story roof and 4 story penthouse addition with stairs, a deck in rear yard above existing basement, an 11'4" garden wall in rear yard and a 9'7" court wall in front. Refusals: 3 story, 35 feet limit; Rear yard deck above basement, Rear Yard 144 sq. ft. and 9 ft. setback req'd, vs. 0 open area and 0 setback proposed; Front & rear walls: Max height 6' allowed vs. 11'4" and 9'7".