

Center City Residents' Association

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DATE: MAY 21, 2008
TO: CCRZ ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, May 27, 2008, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1601 Chestnut Street (C-5): ZBA # 4966, Hearing Date: Continued. **Opposed**
Rehearing by Zoning Committee. Applic. to erect 2 accessory signs and reface 1 accessory flat wall sign, accessory to proposed office for Unysis, on partial 27th Floor, entire 34th through 36th Floors of 2 Liberty Place, size and location as shown on plan. Refusal: Proposed use, signs, to be located above the bottom of the 2nd floor is not permitted in district; No single sign shall exceed 100 sq. ft. and 2 proposed signs exceed this limit.
- 2) 2110 Tryon St. (R-10A): ZBA #5224, Hearing Date: May 28, 2008, 2 PM **Not Opposed**
Rehearing by Zoning Committee. Applic. to erect a 5th story addition, 42'0". Refusals: 3 story, 35 feet limit.
- 3) 2100 Chestnut St. (C-4): ZBA #____, Hearing Date: May 28, 2008, 2 PM **Not Opposed with Provisos**
Applic. for eat-in take-out restaurant (no take-out of alcoholic bev.) to include live music (no dancing or dancing by patrons) w/accessory storage and office space. Refusal: Take-out use is prohibited in the District.
- 4) 2026-58 Market St. (C-4): ZBA #5570, Hearing Date: June 4, 2008, 2 PM **Not Opposed with Provisos**
Applic. to remove all open air parking and signs and to erect 2 story addition (max height 22') for mechanical public valet parking garage for 205 spaces, all connected to existing building, vacant on 1st fl with offices on 2nd to 5th fl. Special Use Permit: Vehicular ingress and egress on Market Street requires special use permit; Access driveways and aisles are required but not required for the mechanical parking spaces. Refusal: For 176 mechanical parking spaces: 8' 6" x 18' req'd vs. 8' 4" x 13' proposed.
- 5) 1610-18 Locust St. (through Latimer) (C-3): ZBA #5439, Hearing Date: May 28, 2008, 2 PM. Former Locust Club. Applic. to relocate lot lines to create 1 lot from 3, for complete demolition of all existing bldgs leaving only 2 facades, to erect a 4 & 10 story structure, max height, 121 ft., for use as a music school, Curtis Institute, and 21 adjunct dormitory suites for 88 students, accessory classrooms, student only cafeteria, and roof terrace. Refusals: Use Refusal: 21 dwelling units require accessory parking, and none are proposed; Zoning Refusals: Gross Floor Area (GFA): 550% allowable vs. 587% proposed; Side Yard: 8 ft req'd vs. 0 to 1ft proposed; Distance b/n walls with windows and opposite side of street: 50 ft req'd vs. 45 ft. @ Latimer St. proposed. **Not Opposed**
- 6) 1734-36 Chestnut St. (SEC 18th St) (C-5): ZBA #5506, Hearing Date: June 4, 2008, 2 p.m. **Not Opposed with Provisos**
Applic. for retail pharmacy on ground fl. in space located at 113 S. 18th St. Refusal: Proposed use of retail pharmacy on grnd fl. is prohibited in special controls district.
- 7) 2137 St. James St. (R-10A): ZBA #____, Hearing Date: _____, 2008, _____M **Not Opposed**
Applic. to construct a 8' 8½" x 11' 3½" 1 story sunroom type addition, at 2nd fl. level and 7' 1½" x 15' 3½" roof deck at 2nd story roof, as part of a SF dwlg. Refusals: Rear Yard Min Area: 144 sq. ft. req'd vs. 0 sq. ft. proposed; Rear Yard Min Depth: 9 ft. req'd vs. 0 ft. proposed; Open Area: 315 sq. ft. req'd vs. 187 sq. ft. proposed.