

# Center City Residents' Association

1616 Walnut St., Suite 705, Philadelphia, PA 19103-5308 (215) 546-6719 Fax: (215) 501-5800 [centercity@centercityresidents.org](mailto:centercity@centercityresidents.org)

To: CCRA Zoning Committee, Board Members and Neighbors  
From: Timothy Kerner, Chair  
Re: Zoning Committee Meeting Agenda  
Date: November 18, 2009

**Meeting Date: Tuesday, November 24, 2009, 7:00 PM**  
**Location: Stevens Community Center, 2111 Sansom Street**

- 1) 2101-43 South St. NWC 21<sup>st</sup> St. (C-2): ZBA# 10271, Hearing Date: 2:00PM, 12/2/09 **Not opposed with provisos**  
Application for three commercial spaces as permitted in the district with a connecting common corridor, for thirty four (34) dwelling units all in an existing three/one story structure with thirteen (13) existing parking spaces with no handicapped accessible space.  
Refusals: Rear yard depth: 9' req'd vs. 0' proposed  
Rear yard area: 3044sf req'd vs. 0sf proposed  
One handicapped parking space required vs. none proposed  
*Note: This application was presented last month and is being reheard with the addition of parking and landscaping plans*
- 2) 2118 Delancey Place (R-10A): ZBA#10109, Hearing Date:12/9/09, 2:00 PM. **Not opposed**  
Application for the partial demolition of an existing two (2)/three (3) story structure and for the erection of a three (3) story rear addition for the extension of an existing single family dwelling.  
Refusal: Open area: 353sf (30%) req'd vs. 297sf (26%) proposed
- 3) 1732 Pine Street (R-10): ZBA # 10493, Hearing Date: 12/8/09, 9:30 AM. **Not opposed with provisos**  
Application for the erection of a wood sun deck 20' x 18'-6" at the 2<sup>nd</sup> floor level in the rear of a single family dwelling.  
Refusal: Any deck or patio shall be constructed so that it is no closer at any point than three (3) feet from the edge of any driveway and/or rear property line serving 2 or more lots: 3' req'd vs. 0' proposed