

Center City Residents' Association

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

To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: February 16, 2010

Meeting Date: Tuesday, February 23, 2010, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1525 Walnut Street (C-5): ZBA# _____, Hearing Date: _____.
Application for the erection of one flat-wall sign extending above the bottom of the second floor and one awning sign with signage on the front only (flat-wall) accessory to the retail sales of clothing on the first and second floor in an existing two (2) story attached structure with accessory storage in the cellar (size and location as shown in the application).
Refusal: The proposed, a flat-wall sign extending above the bottom of the second floor, is not permitted.
Maximum sign area: 40sf vs. 131sf proposed
- 2) 326 S. 24th Street through to Delancey Street (R-10A):
ZBA# _____, Hearing Date: _____.
Application for the demolition of the 1-story rear garage, the 2nd floor rear balcony; for the erection of a one (1) story (1-car) garage (11'-3" high) with an open roof deck above with 42" high railings and a 11'-6" garden wall (privacy screen) above the garage roof. Roof deck to be accessed by a walkway connection with the existing structure. For the erection of a 2nd floor rear balcony (fire escape) on the existing four (4) story structure (48" high railing), and a new stair from the balcony (fire escape) to grade; for the removal of existing fence wall; for the erection of a new fence wall at the side yards of 324 and 326 S. 24th Street to a new height of 16'-1".
Refusal: Maximum height of fence wall: 6'-0" required vs. 16'-1" proposed
Minimum yard area: 144sf required vs. 0sf proposed
Minimum rear yard depth: 9'-0" required vs. 0' proposed
Maximum height of privacy screen: 5'-0" required vs. 11'-6" proposed
- 3) 1706 Panama Street (R-10): ZBA# 10601, Hearing Date: March 24, 4:00 PM
Application for a rear addition to 1st floor, 2nd story addition with roof deck and 3rd story addition to single family dwelling.
Refusal: Minimum open area: 30% required vs. 14% proposed
Minimum rear yard area: 144sf required vs. 80 sf proposed
This application was tabled from a previous meeting.
- 4) 1800 Sansom Street, SW corner (C-4): ZBA# _____, Hearing Date: _____.
Application for the construction of a restaurant and bakery/café in existing retail spaces.
Referral: Proposed project requires modification to the following provisos which were part of the October 8, 2004 ZBA decision regarding the 10 Rittenhouse project:
 - There shall be a minimum of three (3) stores in the northwest corner of the new construction as shown on the "Ground Floor Plan" presented to the General Membership on June 1, 2004.
 - No tables, chairs, planters, bike racks, pay phones, signage or any other object placed on sidewalk.
- 5) 2012-2018 Chestnut Street (C-4): ZBA# _____, Hearing Date: _____.
Application for the relocation of lot lines to create one (1) lot from two (2) lots, for the complete demolition of exiting structure on the lot, for the erection of a six (6) story attached structure with cellar, max height 82ft with stair tower, elevator, for use as 1 retail unit, 12 acc. parking spaces including 1 accessible space, for office space 2nd through 5th floor, for covered roof terrace and a penthouse on 6th floor both for office purposes, for mechanical equipment on rooftop and for a flat wall non-accessory sign.
Refusal: Whereas one (1) non-accessory sign is proposed and is not permitted.
Max floor area ratio: 500% (46,000sf) allowable, 583% (53,682sf) proposed.