

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: March 17, 2010

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

Location: Stevens Community Center, 2111 Sansom Street

- 1) 326 S. 24th Street thru to Delancey Street (R-10A) ZBA# _____, Hearing Date: March 30, 2010, 9:30AM.
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 14'-0".
Refusal: Maximum height of fence wall: 6'-0" required vs. 14'-0" proposed
Review of revision to previously presented project.
- 2) 2117 Rodman Street (R-10A): ZBA# _____, Hearing Date: _____
Application for the erection of a 10'x16' two story wood frame rear addition and for the erection of a 12'x16' deck above the 3rd floor roof with access from a pilot house.
Refusal: Minimum Open area: 30% requires vs. 27% proposed
Rear yard minimum area: 144sf required vs. 128sf
Maximum no. of stories: 3 required vs. 4 proposed
Maximum building height: 35' required vs. 39.6' proposed
- 3) 1915-19 Chestnut St. (thru to 19th, 20th and Ludlow) (C-2). ZBA# _____, Hearing Date: _____
Application for a take-out restaurant with seating in space 15 S. 20th Street on the first floor as part of an existing structure with and existing 581 dwellings and other uses as previously approved.
Referral: The proposed conditional use, take-out restaurant with seating, requires a certificate from the Zoning Board of Adjustment.
- 4) 224-230 W. Rittenhouse Square, Space 101 (R-16): ZBA# _____, Hearing Date: _____
Application for the erection of one (1) accessory non-illuminated window sign and proposed treatment of patients to include Botox, laser hair removal and other skin care services and accessory sales of cosmetics in space 101 in the same building with existing commercial spaces, 521 dwelling units and other uses as previously approved.
Refusal: The proposed use is not permitted in this zoning district.
The proposed accessory sign is within 150sf of the boundaries of Rittenhouse Square and is not permitted in this Zoning District.