

# Center City Residents' Association

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DATE: OCTOBER 1, 2007  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM SCHNEIDER, CO-CHAIR  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, October 2, 2007, Meeting starts promptly at 7:00 PM

**Location:** Stevens Community Center, 2111 Sansom Street

- 1) 2121 Delancey Street (R-10A): ZBA # 3290, Hearing Date: October 3, 2007, 2 pm  
Applic. to erect roof deck with new pilot house as shown on plans, all accessory to sf dwlg.  
Refusals: Max no. stories: 3 permitted vs. 4 proposed; Bldg height limit: 35' permitted vs. 38' proposed.
- 2) 258 S. 18<sup>th</sup> Street (C2): ZBA # \_\_\_\_\_. Hearing Date: Tabled pending CCRA letter.  
Applic. for vacant commercial space as permitted in C-2 District on 1<sup>st</sup> floor in bldg with proposed 3 apartment dwellings on 2<sup>nd</sup> thru 4<sup>th</sup> floors as shown on application. Refusal: Rear Yard area for 3 fam dwlg: 344 sq. ft. req'd vs. 225 sq. ft. proposed..
- 3) 1605 South Street (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m.  
**Rehearing by Zoning Committee, issue before Zoning Committee is Roof Deck.** Applic. to erect a 5<sup>th</sup> story addition 48' high and roof deck with 3'6" high, existing sf dwg. w/accessory interior parking space. Refusal: Addition and deck are extensions of a structure used solely for dwelling purposes and any extension use granted by ZBA requires further approval by ZBA; Max height: 35' allowable vs. 48' proposed; Max No. stories: 3 allowable vs. 5 proposed.
- 4) 532 S. 16<sup>th</sup> Street (1601-05 South Street) (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m. **Rehearing by Zoning Committee, issue before Zoning Committee is Roof Deck.** Applic. to relocate lot lines to allocate a portion of Lot 1 (532 S. 16<sup>th</sup> St.) to Lot 2 (1601-05 South St.) and to erect a 4<sup>th</sup> story addition and roof deck (41.3" high) on Lot 1, as part of existing sf dwg with accessory interior parking space on Lot 1 and to create 2 4<sup>th</sup> story additions and roof decks (41.3" high) on Lot 2 as part of an existing commercial space on 1<sup>st</sup> floor and 2 one-family dwellings on 2<sup>nd</sup> and 3<sup>rd</sup> floors. Refusals: Addition and deck are extensions of a structure used solely for dwelling purposes and any extension use granted by ZBA requires further approval by ZBA; Max height 35' allowable vs. 41.3' proposed; Max No. stories 3 allowable vs. 4 proposed.