

# Center City Residents' Association

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1616 Walnut St., Suite 810, Philadelphia, PA 19103-5308 215-546-6719 Fax: 215-546-5110 [centercity@centercityresidents.org](mailto:centercity@centercityresidents.org)

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DATE: July 17, 2007  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM SCHNEIDER, CO-CHAIR  
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: [Tuesday, July 24, 2007. Zoning Committee Meeting starts promptly at 7:00 PM and General Membership meeting for Item 4 \(Durham School\) starts at 7:30 PM. Neighbors attending for the Durham School portion only are requested to enter the meeting room quickly and quietly.](#)

Location: [Stevens Community Center, 2111 Sansom Street](#)

- 1) 1725 Chestnut Street (C-5): ZBA # \_\_\_\_, Hearing Date: \_\_\_\_, 2007,  
Applic. for take-out restaurant with seating on 1<sup>st</sup> floor, w/accessory storage in cellar.  
Refusal: Take-out restaurant is prohibited in district.
- 2) 1605 South Street (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m.  
**Rehearing by Zoning Committee.** 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.
- 3) 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.** 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.
- 4) 500 S. 16<sup>th</sup> Street (Durham School) (R-10): ZBA # \_\_\_\_, Hearing Date: \_\_\_\_, 2007, \_\_m  
Applic. to relocate lot lines to create one lot from 29 lots, to erect 4 story rear addition to existing 5 story bldg. for extension of existing school, to create 17 off-street accessory parking spaces, to erect 16' fencing and a 6' trash enclosure, to legalize existing 12' high fence in the rear yard and to erect one accessory flatwall sign with an area of 80 s.f.  
Refusals: Extension of school use requires a certificate from ZBA; Accessory signage exceeds 15 s.f. allowable area per street line frontage; Landscaped buffer (between parking lot & rear residential lot line) – 6'x6' required vs. 0' proposed; No stories: 3 allowable vs. 4 proposed; Fence height: 4' and 6' allowable vs. 6', 12' & 16' proposed