

Center City Residents' Association

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DATE: NOVEMBER 19, 2003
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, November 25, 2003, Meeting starts promptly at 7:30 PM

Location: First Presbyterian Church **NOTE: THIS IS A CHANGE OF LOCATION**
SE Corner of 21st and Walnut Streets, enter on S. 21st Street, South door.

- 1) 2032 Pine Street, (C-1): ZBA #: 03-____, Hearing Date _____
Proposal to legalize exist. structure at 1st fl side yard, Approx. 5'x8'; new 2nd fl add'n over side yard structure; new stair encl. for roof stair, new roof deck on 3rd fl; height exceeds 35'. **WITHDRAWN (at meeting)**
- 2) 1614 Chestnut Street (C-5): ZBA # 03-1549. Hearing Date: 11/24/03 2 PM (Continuance requested pending CCRA response). Applic. for use permit for eat-in. take-out restaurant on first floor w/acc. office on 2nd floor. Use refusal, restaurant is prohibited in the Center City Special Controls District. **NOT OPPOSED W/ PROVISOS**
- 3) 1709 Spruce Street (R-15): ZBA # 03-1591. Hearing Date: December 3, 2003, 2:00 pm. Applic. for Office HQ for charitable institution, floors 1-4. Use refusal, not permitted in District. Under cal. 88.1581, ZBA on 2/6/89 granted use as law offices floors 1-4 w/acc. sign. **NOT OPPOSED W/ PROVISOS**
- 4) 1908-14 Delancey Street (R-10A): ZBA # 03-____. Hearing Date: November __, 2003, _____. Applic. to relocate lot lines create 1 lot; partial demo of existing 2 & 3-story structure; erect two 1-story add's. 12'8" high, one 3-story add. 20'2" high & one 1-story add. 8'high for use as sfd. Refusal: bulk and area req'ts, fence. **NOT OPPOSED**
- 5) 528 S. 16th Street (C-2): ZBA # 03-1575. Hearing Date: December 16, 2003, 9:30 am. Applic. for erection of 4th story roof deck w/8'4" high penthouse roof access and 5'x12'x8'4" high storage shed, total height, 41'4" as part of single family dwelling, refusal for max height is 35' and 3 stories. **NOT OPPOSED**
- 6) 237 S. 18th Street (the Barclay) (R-C4): ZBA # 03-____. Hearing Date: _____, 2003, _____. Aggrieved Petitioner, owner of Unit 3-B of the Barclay, protesting issuance of Permit No. 455188, issued September 3, 2003, granting zoning and use for 1st fl. space as 7,000 sf restaurant. **POSTPONED**
- 7) 530 S. 15th Street (C-2): ZBA # 03-____. Hearing Date: December __, 2003, _____. Applic. for use as fitness club (no massage) on 1st fl, with 2nd and 3rd fl. apts. Use requires certificate. Referral for use certificate. **NOT OPPOSED W/ PROVISOS**