

Center City Residents' Association

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DATE: FEBRUARY 17, 2004
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: MONDAY, February 23, 2004, Meeting starts promptly at 7:00 PM **PLEASE NOTE CHANGE IN TIME AND DATE**

Location: First Presbyterian Church, 21st and Walnut

- 1) 1605 South St. & 532-534 S. 16th St, (C-2): ZBA #: 03-1821, Hearing Date: Feb. 18, 2004, 3:30 pm. **ZBA Tabled for Rehearing before CCRA:** Applic. to relocate lot lines to create 4 lots from 3 lots. Lot 1: erect 3 story 35' sf dwlg. w/acc. garage, 6' high fence. Lot 2: erect 3 story 35' bldg. w/permitted commercial use at 1st fl and 1 duplex dwlg unit 2nd & 3rd fls. Lot 3: erect 4 story 41' sf dwlg w/acc garage, Lot 4: erect 3 story 35' sf dwlg with acc open deck at 3rd fl and 6' fence b/n Lots 3 & 4. Refusal for bulk: open area, max. stories and height, rear yard depth, and Use: solely resid. not permitted. **POSTPONED**
- 2) 2011 Walnut Street, (C-4): ZBA #: 04-0125, Hearing Date: February 25, 2004, 2:00 pm **NOT OPPOSED W/ PROVISOS**
Application for breach of party wall on 1st fl. between 2009-2011 Walnut, expansion of existing bar/restaurant into 2011. Creation of 2 open air off street parking spaces and outdoor dining sidewalk café in same building as existing offices on floors 2-5. Per applicant, no bar or cooking proposed in 2011, no expansion of existing kitchen, trash to be enclosed. Refusal: Sec. 14.1403 (3) (a): Required parking space 8'6"x18'0" versus proposed 8'0"x18'0". Referral: Sec. 14-305, 14-102(58A) & 14-1607(3): these uses, night club and open-air parking lot require use certificate
- 3) 2006 Walnut Street (RC-4): ZBA # 04-0094. Hearing Date: 2-18-04, 2:00 pm **NOT OPPOSED**
ZBA Tabled for hearing before CCRA: Use permit for art gallery 1st fl. & bsmt. To include retail sale of art on 1st fl. only. Erect two accessory non-illuminated flat wall signs 9"x19.5" and 11"x84". Professional offices 2nd, 3rd & 4th floors.
- 4) 2027 Sansom Street, (C-4): ZBA #: 03-____, Hearing Date: February _____. 2004, _____ pm. Application for eat-in, take-out restaurant 1st floor, no live ent., garbage disp. system, trash storage provided outside property line in same bldg with a public parking garage and other retail and commercial uses as approved. Use Refusal for take-out restaurant and trash storage outside property line are prohibited. **NOT OPPOSED W/ PROVISOS**
- 5) 1611 Pine Street, (-): ZBA #: 04-0172, Hearing Date: March 24. 2004, 5:00 pm. **NOT OPPOSED**
Applic. for construction of a roof top sun deck, with access stair enclos. atop third story roof (size, location as shown on application) as part of SFD, 3 stories high. Refusal for roof deck and access stairway enclosure atop existing 3rd story roof.
- 6) 259 S. 21st Street (NEC Rittenhouse St.), (R-10): ZBA #: 03-1280, Hearing Date: March ____, 2004, _____. Applic. to erect 1-story, 1 car garage, for acc. parking of 2 cars (8 ½' x 16' each), max height 35' with deck not to exceed 12" above roof and with 42" rail. Garage and deck acc. to resid. unit. Existing structure is 3 stories with retail florist shop 1st floor and 2 apts. Zoning Refusal: rear yard, 244 sf req'd and 0 sf proposed, rear yard depth, 9' req'd and 0' proposed, open area 20% req'd and 0% proposed. Parking spaces too small. Use Refusal: parking spaces not permitted in district. **OPPOSED**

