

# Center City Residents' Association

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DATE: APRIL 20, 2004  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, April 27, 2004, Meeting starts promptly at 7:00 PM

**Location:** First Presbyterian Church, 21<sup>st</sup> and Walnut

- 1) 1907 Chestnut Street (C-4): ZBA # 04-0329. Hearing Date: April 28, 2:00 pm. Applic. for eat-in, take-out restaurant 1<sup>st</sup> & 2<sup>nd</sup> floors, 136 seats, garbage disp., all trash stored inside property line, no entertainment, accessory storage in basement. Use as a restaurant requires a certificate.  
**NOT OPPOSED W/ PROVISOS**
- 2) 2031 Walnut Street (C-4): ZBA # 04-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2004. Applic. for erection of 1 story add. at 1<sup>st</sup> floor rear for use along with 1<sup>st</sup> floor and second floor front as eat-in only restaurant, w/non-disp. ware only (no take-out), self-contained stereo system in same bldg. with 5 dwellings floors 2-5, and 6' high fence around trash area. Refusal: Open Area: 252 sf. (10%) req'd., 126 sf. (5%) proposed. Referral: nightclub requires certificate from ZBA.  
**TABLED**
- 3) 1745 South Street (C-2): ZBA # 04-0345. Hearing Date: \_\_\_\_\_. Applic. to erect 3<sup>rd</sup> story add. and 3-story add w/interior pkg. space, 4<sup>th</sup> story add. (headhouse) and roof deck on 3<sup>rd</sup> story roof. All for use as apt. w/out common entrance (rear) creating separate bldgs. on the same lot w/an existing 4 story structure w/an existing retail pharmacy w/acc sales prepackaged food and accessory offices 1<sup>st</sup> & 2<sup>nd</sup> fl and 1 apt 3<sup>rd</sup> & 4<sup>th</sup> fl. (front). Refusal: Open Area: 288 sf. (20%) req'd., 0 sf. (0%) proposed. Max stories: 3 allowable, 4 proposed. Max height: 35' allowable, 43 ft. proposed.  
**NOT OPPOSED**
- 4) 1739 South Street (C-2): ZBA # 04-0268. Hearing Date: \_\_\_\_\_, 2004. Applic. for erection of internally illuminated, projecting awning sign, w/signage on both ends. Sign is accessory to proposed eat-in, take-out rest. w/seating, no entertainment, no alcohol, for take-out (not to exceed 25% of gross floor area) on 1<sup>st</sup> floor and acc. storage in basement --- in same bldg. w/proposed retail sale of gift items on 1<sup>st</sup> floor (same tenant). One dwlg. unit at 2<sup>nd</sup> & 3<sup>rd</sup> floors. Refusal: Sign projects from property line. Referral: Take-out rest. w/seating requires certificate.  
**NOT OPPOSED W/ PROVISOS**
- 5) 2400 Lombard Street (C-2): ZBA # 04-0529. Hearing Date: \_\_\_\_\_, 2004, \_\_\_\_\_. Applic. for take-out rest., seating for ten, no entertainment, no music, to include catering (preparation of food to be sold at retail off-site) and retail sale of bakery goods (no baking on site) (1<sup>st</sup> floor); accessory storage basement. Erect accessory, double faced, projecting, non-illuminated sign; erect canvas awnings (no signage) facing Lombard and South 24<sup>th</sup> Streets and erect new steps – awning and steps outside property line – all one (1) tenant; one (1) family dwelling (3<sup>rd</sup> floor). Refusals: take-out, catering and projecting signs not permitted.  
**NOT OPPOSED W/ PROVISOS**
- 6) 1631-33 South Street & 1636 rodman Street (C-2): ZBA# 04-0059. Hearing Date May 5, 2004. In concept proposal for relocation of lot lines to create 3 lots from 2 existing lots, to contain on Rodman Street a 4 story sfd, 38' high, with roof deck less than 12" above 4<sup>th</sup> floor, with 42" railing and new construction on South Street frontage with commercial use on 1<sup>st</sup> floor.  
**PREVIOUSLY TABLED - AMENDED APPLICATION NOT OPPOSED.**