

Center City Residents' Association

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DATE: May 11, 2004
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, May 18, 2004, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 2016-44 Lombard Street (R-10): ZBA # 04-0508. Hearing Date: May 19, **2:00 pm**. Application for legalization of as built conditions of private pool club to include: 8 roofed cabanas on pool deck, 2 roofed cabanas on 2nd story level, height of structural walls surrounding complex, and for erection of 2 new roofed cabanas and 2nd story level, as part of existing private swim club w/accessory bar/restaurant, locker rooms, health club and sun deck. Use refusal for extension of the private swim club with accessory bar/restaurant, any such extension must be approved by Zoning Board of Adjustment (ZBA). Use extension of a private swim club is a violation of zoning code.

Legalization of the as build condition of eight (8) fabric roofed cabanas on the pool deck – **NOT OPPOSED**

Legalization of two (2) roofed cabanas at second story level – **OPPOSED**

Legalization of the height of the structural walls surrounding the complex – **NOT OPPOSED**

Erection of two (2) new roofed cabans at second story level - **OPPOSED**

- 2) 1921 Walnut Street (-_-): ZBA # 03-____. Hearing Date: _____, 2004, _____. Proposal for revision to prior CCRA Zoning Letter dated February 27, 2002 regarding removal of proviso regarding sidewalk café seating, to permit sidewalk café seating. No zoning issue raised by proposal. **TABLED**

- 3) 2059-63 South Street (NEC 21st & Rodman) (R-10): ZBA # 04-____. Hearing Date: _____, 2004, _____. Applic. for relocation of lot lines to create 1 lot, legalization of erection of 2 first story additions, erection of 2 fences over allowed height, erection of third story addition and second story addition (deck) with stairs to grade, all for eat-in restaurant (no entertainment, no music and no dancing by patrons) on first floor. Refusal for open lot area: 672 sf. (20%) req'd and 0 (0%) proposed; rear yard depth: 9 ft. req'd and 0 ft. proposed; rear yard area: 544 sf. req'd and 0 sf proposed; off street parking: 1 req'd and 0 proposed; fence: 6 ft allowed, 12.5' and 11.5' proposed. Use Refusal for extension of use previously approved by ZBA. **NOT OPPOSED WITH PROVISOS**