

Center City Residents' Association

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

DATE: January 18, 2005
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, January 25, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 1806-18 S. Rittenhouse Square (-): ZBA # 04-____. Hearing Date: January __, 2005, 5 pm. Applic. to erect one-story generator, max. 12' high, 126 s.f. gross floor area, in existing 226 unit apartment from 2nd thru 21st fl. in same bldg. with commercial office uses previously approved on 1st fl. Refusal: gross flr. area 153,384.26 s.f. allowed vs. 234,745.10 s.f. proposed. **NOT OPPOSED**
- 2) 2019 Pine Street (R-10): ZBA # 04-1708. Hearing Date: January 26, 2005, 3:00 p.m. Applic. for erection of 1 story addition at 2nd story level, rear, and in the side court at 1st story level, and a roof top deck atop 4th floor, front, with access via existing roof top atop 3rd story roof, as shown in application, as part of 4 story sfd. Refusal at 2nd story level: Rear yard min area; Rear yard min depth; Open area; Roof deck max height: 35 feet and 3 stories permitted, roof deck atop 4th story proposed. Note: No record exists of existing roof deck atop 3rd story roof. **NOT OPPOSED W/PROVIOS**
- 3) 2005 Walunt Street (C-5): ZBA # __-____. Hearing Date: _____, 2005. Applic for preparing and serving food for take-out (served on disposable and non-disposable containers) in existing eat-in only (over 30 seats) restaurant, with trash storage area on 1st floor, w/ 5 existing apts. Refusal for take-out services, prohibited in commercial area. **NO SHOW**
- 4) 2319 Walnut Street (-): ZBA # __-____. Hearing Date: February 2, 2005, 2 p.m. Applic for eat-in take-out restaurant serving pastries and beverages. Refusal for take-out restaurant, prohibited in district. **NOT OPPOSED W/PROVIOS**
- 5) 113-119 S. 19th Street (C-5): ZBA # 04-1805. Hearing Date: February 8, 2005, 9:30 a.m. Applic. to legalize 3 projecting signs (banners) below the bottom of 2nd flr. accessory to existing beauty salon and for spa with massage. Refusal for massage business within 1,000' of another regulated use, check cashing agency, and is prohibited within the district. Signs project 2'6" beyond property line, exceeding the 12" allowable projection and are not permitted, Art Commn. approval for projecting signs. **NOT OPPOSED W/PROVIOS**