

# Center City Residents' Association

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DATE: OCTOBER 19, 2004  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, October 26, 2004, Meeting starts promptly at 7:00 PM

**Location:** Seiss Community Center, 2111 Sansom Street

- 1) 1924 Naudain Street (R-10A): ZBA # 04-1054. Hearing Date: December 1, 2004, 3:30 pm. Applic. to erect open roof deck at 2<sup>nd</sup> flr. rear roof with open stairs to (further) roof deck at 3<sup>rd</sup> flr. roof as part of sf dwlg. Refusal for proposed 3<sup>rd</sup> floor deck creates 4<sup>th</sup> fl. where only 3 permitted. **OPPOSED**
- 2) 1642 Lombard Street (R-10): ZBA # 04-1350. Hearing Date: November 3, 2004, 3:30 pm. Applic. to relocate lot lines to create 3 lots. Lot A to be a 3-family dwlg., Lots B and C to be one family dwlgs. Various dimensional variances required for Lots A and B for lot area, rear yard min area, open area, side yard min width, etc. **NOT OPPOSED**
- 3) 2026-30 Chancellor Street (R-10): ZBA # 04-1417. Hearing Date: October 27, 2004, 2 pm. Applic. to convert existing commercial unit to resid. in bldg. w/accessory garage on the 1<sup>st</sup> floor of 2026 Chancellor. Refusal for rear yard min: 344 sq. ft. req'd and 0 sq. ft. proposed. **NOT OPPOSED**
- 4) 2021 Spruce Street (R-10): ZBA # 04-1326. Hearing Date: October 27, 2004, 3:30 pm. Applic. to legalize 1 dwlg. unit in bldg. with 7 dwlg. units. Refusal for rear yard area: 844 sq. ft. req'd and 266.32 sq. ft. proposed; side court: 8 ft. req'd and 3.4 ft. to 5.6 ft. proposed. **NO SHOW**
- 5) 210 W. Rittenhouse Square (R-16): ZBA # 04-1344. Hearing Date: Continuance requested by Applicant. Applic. to extend existing health club/spa with massage, skincare, etc. into a vacant space on the 3<sup>rd</sup> floor. Use refused for massage, prohibited within 500' of church, public library, apt. bldg. in resid. zone. **NO SHOW**
- 6) 262 S. 16<sup>th</sup> Street (RC-3): ZBA # 04-1430. Hearing Date: November 17, 2004, 3:30 pm. Applic. to legalize beauty spa offering body treatments and therapeutic massage with one acces. wrap-around awning sign and one acces. projecting sign. Refusal for use and sign, prohibited w/in 500' of a house of worship, residence, and within 500' of a resid-zoned district, and comm'l. use prohibited above 1<sup>st</sup> story. **NOT OPPOSED WITH PROVISOS**
- 7) 1709 Walnut Street (C-5): ZBA # 04-1517. Hearing Date: November 22, 2004, 9:30 am. Applic. for nightclub, takeout w/seating, retail sales baked goods, live classical music only, no dancing, no music amplification, and to amend proviso letter dated 10/22/98 from CCRA on 1<sup>st</sup> and 2<sup>nd</sup> floors; removal of all existing signage and erection of two acces. flatwall signs w/lighting. Refusal for "Nightclub" w/take-out, prohibited, extension of use requires ZBA approval, proposed sign area exceeds allowable sign area, proposed flatwall sign not permitted above first floor. **NOT OPPOSED WITH PROVISOS**