

Center City Residents' Association

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DATE: NOVEMBER 16, 2004
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, November 23, 2004, Meeting starts promptly at 7:00 PM **REVISED AGENDA**

Location: Seiss Community Center, 2111 Sansom Street

- 1) 2021 Spruce Street (R-10): ZBA # 04-1326. Hearing Date: December 29, 2004, 2 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. **NOT OPPOSED WITH PROVISOS**
- 2) 210 W. Rittenhouse Square (R-16): ZBA # 04-1344. Hearing Date: January 4, 2005. Applic. to extend existing health club/spa with massage, skincare, etc. into a vacant space on the 3rd floor. Use refused for massage, prohibited within 500' of church, public library, apt. bldg. in resid. zone. **NOT OPPOSED WITH PROVISOS**
- 3) 2043 Walnut Street (C-4): ZBA # 04-____. Hearing Date: _____, 2004, ____m. Applic. for a 7-family rental dwelling (cellar through 4th Floor) with accessory storage by residents in cellar (not to exceed 25% of gross floor area) and for legalization of 2 open air parking spaces (8 ½ x 17) accessory to tenants. Refusal: parking spaces must be 8 ½ x 18. **TABLED**
- 4) 1805 Delancey Street (R-10): ZBA # 04-____. Hearing Date: , _____, _200_, ____m. Applic. for erection of 2 story addition at second and third floor levels with roof terrace and 1 story addition at the 4th floor level. Refusal for Rear Yard Min. Depth: 9 ft req'd and 7 ft proposed; Open Area (total) at 3rd Floor: 495 sf req'd and 149 sf proposed; Max Allowable Height/Stories: 35 ft, 3 stories allowed and 51' 10", 4 stories proposed. **TABLED**
- 5) 1601 Locust Street (Lanesborough): ZBA # 04-1508. Hearing Date: December 7, 2004, 9:30 am. Applic. to erect six flatwall awning crest signs, 2 projecting signs (on marquee) and 1 flatwall sign (on marquee); all signs are below the bottom of the 2nd floor, acc. to a condo bldg. Refusal for sign projection (10') exceeds allowable 2/3 width of the sidewalk (8'). Max sign projection: 1 ft, allowed, 9' 6" proposed. **NOT OPPOSED WITH PROVISOS**