

Center City Residents' Association

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

MEETING DATE: Tuesday, March 22, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 1536 Naudain Street and 1535 Rodman Street (R-10): ZBA # 04-____. Hearing Date: _____, 2005, ____m. Applic. for partial demolition and erection of 1-story addition, 3-story addition and 1-story addition at the 3rd floor level, height not to exceed 35' as part of sf dwlg. Refusal: Rear yard min. area: 144 sf req'd, 0 sf proposed; rear yard min. depth: 9' req'd, 0' proposed; open area: 384 sf req'd, 0 sf proposed. **NOT OPPOSED**
- 2) 1805 Delancey Street (R-10): ZBA # 04-1704. Hearing Date: Continued Applic. to erect 2 story add. at the 2nd & 3rd floor level w/a roof terrace w/42" high protective railing and a 1 story add. at the 4th floor level, as part of a s.f. dwlg. Refusal: 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. **OPPOSED**
- 3) 1745 South Street through Rodman Street (C-2 for South Street, R-10A for Rodman): ZBA # 04-0345. No ZBA hearing, administrative review at L&I only. In concept applic. to amend Building Permit No. 170519 approving applic. with L&I to modify plan converting 4th story "headhouse" to 4th story living space measuring 18' x 28'. No impact on proposed and approved roof deck on Rodman Street side. **NOT OPPOSED**
- 4) 1605-27 Sansom Street (C-2) ZBA # __-____. Hearing Date: _____, 2005. Applic. for a temporary public parking lot for 37 vehicles on same lot with existing restaurant and a 4 and 12 story public parking garage for 530 vehicles, 6,000 s.f. of retail space as previously approved under Calendar No. 99-1265. Refusal for absence of required screening of lot. Referral: temporary public parking requires special use permit. **OPPOSED**
- 5) 2034 Chestnut Street (C-4) ZBA # 05-0016. Hearing Date: April 19, 2005, 9:30 a.m. Applic. for elimination of previously approved retail sales of fresh fish and for expansion of existing take-out restaurant (trash storage area) via a proposed seating area, no entertainment, on 1st floor, with 4 apts. Refusal for extension of a previously granted use, requires ZBA approval. ZBA granted variance for take-out on 10-5-01. **NOT OPPOSED W/PROVISOS**