

Center City Residents' Association

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

DATE: MAY 17, 2005
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, May 24, 2005, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 261 S. 22nd Street (R-10): ZBA # 05-0429. Hearing Date: Continued. **NOT OPPOSED**
Applicant requested reconsideration of revised plans. Applicant has continued, but not withdrawn, its pending application before ZBA. Applicant requested CCRA to take a position solely on the rear yard minimum area requirement, 30 % of lot area required and 18.1 % proposed. NOTE: In the absence of revised plans, CCRA will not revise its position with respect to the 4th floor deck or "penthouse" structure submitted for review at the April, 2005 meeting. NOTE: Applicant has withdrawn application for 262 S. Van Pelt Street. Application for 263 S. 22nd Street still pending before ZBA.
- 2) 215 S. 15th Street (C-5): ZBA # 05-0652. Hearing Date: June 1, 2005, 2 pm. **NOT OPPOSED WITH PROVISOS**
Applic. to remove all "Bookbinders" and non-permitted signage, erect 3 internally-illuminated flat-wall signs and 3 non-illuminated awning signs (no copy on ends), each awning projecting 3'9", no signs above the bottom of the 2nd floor, all accessory to existing restaurant on 1st and 2nd floor with existing projecting signage. Refusal for proposed sign area: 76 sq. ft. permitted and proposed 268.49 sq. ft.; Awning signs: 12" projection permitted, 3', 9" proposed.
- 3) 342 S. Smedley Street (R-10A): ZBA # 05-____. Hearing Date: _____. **NOT OPPOSED**
Applic. for partial demolition of existing bldg and for erection of a one-story addition at the 3rd story level as part of a 3 story SFD. Refusal for Open area required 252 s.f. (30%) vs. 187 s.f. (22%) proposed.
- 4) 267 S. 19th Street (R-15): ZBA # 05-0306. Hearing Date: Continued. **NOT OPPOSED WITH PROVISOS**
Applic. to eliminate retail sale of groceries and baked goods, w/baking on premises to extend take-out restaurant with seating – food served on non-disposable and disposable ware (no dispensing window or malt bevs. for take-out) on the first floor. Refusal for take-out restaurant, prohibited in District.
- 5) 1624 Spruce Street (R-15): ZBA # 05-____. Hearing Date: June 15, 2005, 3:30 pm. **NOT OPPOSED**
Applic. to legalize two accessory parking spaces in rear of lot. Refusal: 18' x 11' for parking space is required in addition to rear yard.
- 6) 1805 Chestnut Street (R-10): ZBA # : 05-____. Hearing Date: Continued **TABLED**
Certificate for restaurant - no take-out; no take-out of malt beverages; no music of any kind, live or recorded. Referral for restaurant.