

Center City Residents' Association

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

DATE: JUNE 21, 2005
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, June 28, 2005, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 511 S. 21st Street (R-10): ZBA # 05-_____. Hearing Date: _____, 2005, _____m. Applic. for demolition of roof, convert existing 3 story structure to 7 story structure (height of 66'7") for 8 fam dwellings, to erect dormers, to reduce approved parking spaces to 9 spaces (no handicap) in basement, to erect a roof top deck less than 12" above the roof, as shown in applic. Refusals: Side yard min. width @ 5th floor - 8'0" req'd vs. 3'8" proposed; Height – 35' allowed vs. 66'7" proposed. **NOTE: 2/11/2004, ZBA granted variance for 6 story structure 53' high for use as 8 dwellings with 10 accessory parking spaces, per CCRA letter.** **OPPOSED**
- 2) 2320 Lombard Street (R-10A): ZBA # 05-0831. Hearing Date: June 29, 2005 2 p.m. Applic. to erect 3rd story addition, max. 35', multi-level decks on 2nd and 3rd floor and roof deck above 3rd floor less than 12" above roof both with 42" railings. Refusal: Rear yard min area: 144 sq. ft. req'd and 61.28 sq. ft. proposed; Rear yard min depth: 9 ft. req'd and 3 ft. 10 in. proposed; Open area: 374.40 sq. ft. req'd and 145.30 sq. ft. proposed; Open court min width (2) at: 5 ft. req'd and 2 ft. 11 in. and 0 ft. 5.5 in. proposed; Use refusal: addition to an existing non-conforming use, and exceeds 10% of area of existing building. **TABLED**
- 3) 100-A S. 21st Street (C-4): ZBA # 05-0105. Hearing Date: July 12, 2005 9:30 a.m. Applic. for take-out for existing grocery store, sales of pre-packaged food on the 1st floor. Refusal for take-out, prohibited. **NOT OPPOSED W/PROVISOS**
- 4) 1625 Chestnut Street (C-5): ZBA # 05-0869. Hearing Date: July 6, 2005, 2:00 p.m. Applic. for eat-in take-out restaurant (Ruby Tuesdays) w/seating & music for 156 patrons w/trash storage area, numerous awning and window signs along Chestnut St and 17th St. Refusals: take-out & music prohibited; sign area exceeds allowable area of 792 s.f. and is not permitted; 2 signs exceed single sign area max of 100 s.f. **NOT OPPOSED W/PROVISOS**
- 5) 1519 & 1523 Lombard Street (R-10): ZBA # 05-0874 and 05-0875. Hearing Date: July 6, 2005, 2:00 p.m. 1519: Applic. for private parking lot for 7 vehicles and to legalize 8' high fence. 1523: Applic. for private parking lot for 22 vehicles, and to legalize 8' high fence. Refusals: private parking lot prohibited in dist. **NOT OPPOSED**
- 6) 2027-39 Sansom Street (C-4): ZBA # 05-0564. Hearing Date: Continued. Applic. for live entertainment, including poetry readings, jazz bands with serving of liquor. NOTE: ZBA recently approved eat-in and take-out rest., no mechanical ventilation; no live entertainment – 1st floor at 2027 Sansom St., trash storage area outside property line, no sale or use of alcohol. Refusals: Use—Sale and consumption of alcoholic beverages and live entertainment prohibited by conditions of ZBA approval. **OPPOSED**
- 7) 1631-33 South Street (C-2): ZBA # 04-0059. Administrative review only, No ZBA hearing. Applic. for approval of revised plan to enclose stairway to rooftop decks as shown on revised plan. **NOTE: 5/24/2004, ZBA granted variance for consolidating lots at 1631-33, max height 37' 11", 4 stories, 1st floor commercial w/3 stories resid. above and roofdeck with setback, per CCRA letter.** **NOT OPPOSED**