

Center City Residents' Association

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DATE: AUGUST 17, 2004
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, August 24, 2004, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 1734-36 Chestnut Street (SEC 18th) (C-5): ZBA # 04-1029. Hearing Date: August 25, 2004, 2:00 pm. Application to erect sixth story add. to two existing dwlg. units on 5th fl. for use a add'l. dwlg. space with no off-street parking, on existing 6 story structure with 16 dwlg. units on flrs. 2-5 in same bldg. with uses as previously approved. Refusal for set back: 24.5' required vs. 17' proposed; height 67' allowed vs. 74' proposed; addition of 2 dwlg. units requires 2 off-street parking spaces and none are provided. **OPPOSED**
- 2) 210 W. Rittenhouse Sq. (Adolph Biecker Spa) (R-16): ZBA # 04-____. Hearing Date: August __, 2004,____. Application to extend existing health club/spa with massage (not prescribed by physician or performed by licensed physical therapist) into a vacant space on the 3rd floor in same bldg. with 161 apts., 98 hotel units, restaurant and retail commercial. Refusal for regulated use of massage is prohibited w/in 500 feet of a church, public library, apt. bldg. and residentially zoned district. **NO SHOW**
- 3) 309-311 S 16th Street (R-10): ZBA # 04-1101 and 04-1102. Hearing Date: August 25, 2004, 2:00 pm. Application to legalize 7 fam. dwelling unit. Refusal 309 S. 16th: side yard: 8' required vs. 5' proposed; rear yard 744 s.f. required vs. 36 s.f. proposed; and 311 S. 16th: side yard: 8' required vs. 2.6' proposed; rear yard 744 s.f. required vs. 36 s.f. proposed. **NOT OPPOSED**
- 4) 119-21 S. 16th Street (Marathon Grill) (C-5): ZBA # 04-1164. Hearing Date: Sept 1, 2004, 2pm. Application to extend existing eat-in and take-out restaurant including all trash stored w/in the bldg. and/or lot into the 1528 Sansom St. space of the same bldg. Note: expansion for additional seating. Referral for expansion of eat-in take-out rest. requires certificate. **NOT OPPOSED**
- 5) 1607 South Street through to 1606 Rodman St. (C-2): ZBA # 04-1071. Hearing Date: continued. Application to. relocate lot lines to create 2 lots from 1; For 1607 South: legalize 1 story add., 2nd story rear add. and 6' high fence used as sf dwlg. For 1606 Rodman: existing 3 story sf dwlg. no new construction. Refusal for 1607 South Street: rear yard depth: 8' req'd vs. 0' proposed; side yard width: 15' req'd vs. 3.78' proposed; open area: 215 sf req'd vs 31 sf proposed; for 1606 Rodman Street: rear yard depth: 8' req'd vs. 0' proposed; open area: 125 sf req'd, 75 sf proposed. **NOT OPPOSED W/ PROVISOS**
- 6) 2104 Chestnut Street (C-4): ZBA # 04-1030. Hearing Date: Continued. Application for eat-in take-out restaurant with seating on 1st fl. in same building with other previously approved uses. Refusal: Take-out is prohibited use in district. **NOT OPPOSED W/ PROVISOS**