

# Center City Residents' Association

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

DATE: SEPTEMBER 22, 2004  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA **REVISED**

**MEETING DATE:** Tuesday, September 28, 2004, Meeting starts promptly at 7:00 PM

**Location:** Seiss Community Center, 2111 Sansom Street

- 1) 2215 Walnut Street (C-4): ZBA # 04-0975. Hearing Date: October 26, 2004 **NOT OPPOSED WITH PROVISOS**  
Application to erect non-illuminated projecting sign accessory to advertising agency floors 1 & 2 in same bldg. as existing professional offices basement, 3<sup>rd</sup> & 4<sup>th</sup> floors. Refusal: Max. sign sq. ft.: 48 sq. ft. allowed, 65.5 sq. ft. proposed. Use refusals: projecting sign prohibited, signs may not extend beyond above bottom of 2<sup>nd</sup> floor of building, projecting sign may not span further than 2/3 across public footway.
- 2) 324 S. 16<sup>th</sup> Street (R-10): ZBA # 04.1016. Hearing Date: September 29, 2004, 5 pm. **NOT OPPOSED**  
Applic. to erect roof deck to existing 4 story structure (non-conforming). Finish height of the walking surface is 32'9" from grade and projects a 4<sup>th</sup> story. The deck is set atop 3<sup>rd</sup> floor roof line elevation. Refusal: Maximum height: 35 ft. allowed, 32' 9" ft. proposed [not an error]. Total stories: 3 allowed, 4 proposed.
- 3) 2010-12 Chancellor Street (R-10): ZBA # 04-1245. Hearing Date: **NOT OPPOSED**  
October 6, 2004, 5 pm. Application for erection of 3<sup>rd</sup> story addition to existing 2<sup>nd</sup> and 3<sup>rd</sup> story structure w/roof deck less than 12" above 2<sup>nd</sup> story roof, w/42" railing, creation of interior parking space for 1 car in SFD, as shown in application. Refusal: rear yard min area at 3<sup>rd</sup> story: 144 sq. ft. req'd, 0 sq. ft. proposed. Rear yard min depth at 3<sup>rd</sup> story: 9 ft. req'd, 0 ft. proposed. Maximum height: 35 ft. allowed, 37' 2" proposed.
- 4) 2018 Locust Street (R-10): ZBA # 04-1098. Hearing Date: October 13, 2004, 5 pm. **NOT OPPOSED**  
Applic. to erect roof deck to existing 4 story (non-conforming) structure with a proposed roof enclosure to height of walking surface 38'8" from grade with 4<sup>th</sup> story addition, total height of 49'4 1/8". Refusal: no deck enclosure with walls above or below deck or a roof. Stairs from ground to deck not permitted. Total height in excess of 35', total stories in excess of 3 stories.
- 5) 1513 Chestnut Street (C-5) ZBA # 04-1188. Hearing Date: September 29, 2004, 2 pm. **NOT OPPOSED WITH PROVISOS**  
Applic. for take-out restaurant (Quiznos) w/seating for 20 persons, garb. disp. trash storage inside bldg. or building line. Use refusal: take-out restaurant prohibited.
- 6) 1734-36 Chestnut Street (SEC 18<sup>th</sup>) (C-5): ZBA # 04-1029. Hearing Date: **NOT OPPOSED WITH PROVISOS**  
October 6, 2004, 2:00 pm. **Rehearing by CCRA** for applic. to erect 6<sup>th</sup> story add. to 2 existing dwlg. units on 5<sup>th</sup> flr. for use a add'l. dwlg. space with no off-street parking, on existing 6 story bldg. with 16 dwlg. units. Refusal for set back; height; addition of 2 dwlg. units requires 2 off-street parking spaces and none are provided.