

Center City Residents' Association

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DATE: JANUARY 18, 2006
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, January 24, 2006, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 410-414 S. 21st Street (R-10): ZBA # 05-____. Hearing Date: Continued. **OPPOSED**
Rehearing by Zoning Committee: For all 3 properties: Applic. to erect 3 story addition, 1 story roof deck with enclosed access stairway/penthouse on 3rd fl. Roof level, creating 4th floor: Refusals: max building height: 35 ft. allowed vs. 43 ft. 6 in. proposed; open area: 600 sq. ft. req'd vs. 500 sq. ft. proposed; max stories: 3 allowed vs. 4 proposed.
- 2) 1708 Pine Street (R-10): ZBA # __-____. Hearing Date: _____, 2006. **NOT OPPOSED WITH PROVISOS**
____ m. Applic. to erect rear roof deck, 1'10" above existing 3-story portion of 7-family dwelling, on an existing 3-4 story structure. Refusals: Max. height: 35' allowable vs. 41'11" proposed; No. stories: 3 vs. 4; Open area at 4th floor level: 540 s.f. vs. 245.78 s.f. Use refusal: any extension of a use previously granted by ZBA (7-family) must also be approved by ZBA.
- 3) 1730 Pine Street (R-10): ZBA # __-____. Hearing Date: _____, 2006. **NOT OPPOSED**
____ m. Applic. for demolition of existing deck (no permit on file) and erection of new deck (exceeding 12" above roofline) and legalization of 5th story addition (55'1" high), as part of existing sf dwelling. Refusals: Rear yard depth at addition and deck addition: 744 s.f. required vs. 676 s.f. proposed; Max. ht: 35' vs. 55'1"; Max. no. stories: 3 vs. 4.
- 4) 100 S. Broad Street (C-5): ZBA # __-____. Hearing Date: _____, 2006. **NOT OPPOSED WITH PROVISOS**
____ m. Applic. to erect 8 panel antennas (not to exceed 15' length in any one direction), a roof-mounted equip. shelter on 23rd fl. w/ancillary equip. for wireless telecom. Refusal: max. gross floor area 1200% allowable vs. 1424% proposed.
- 5) 1500 Market Street (C-5): ZBA # __-____. Hearing Date: _____, 2006. **NOT OPPOSED**
____ m. Applic. to erect 1-story vestibule addition, and to erect 11 flat wall signs accessory to tenants, 6 flat wall logo signs (3 above bottom of 2nd floor) and 2 free-standing logo/accessory signs. Refusals: Zoning – Floor area ratio 1200% allowable vs. 1734% proposed. Use - 572 s.f. of signage allowable vs. 630 s.f. proposed, free-standing accessory signs prohibited.
- 6) 315 S. 18th Street (R-15): ZBA # 05-1398. Hearing Date: February 1, 2006, 5 p.m. **NOT OPPOSED**
Applic. to erect (legalize) 1-story addition at 2nd fl. level as part of sf dwelling. Refusal for Rear yard min. depth: 15' required vs. 11'3" proposed; Open area: 270 s.f. (30%) vs. 144 s.f. (16%).