

# Center City Residents' Association

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DATE: OCTOBER 18, 2005  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, October 25, 2005, Meeting starts promptly at 7:00 PM

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

- 1) 1526-28 Waverly Street (R-10): ZBA # 05-1489. Hearing Date: December 6, 2005. \_\_\_\_\_m. Applic to elimination of 1 of 2 accessory interior parking spaces and to extend existing picture frame workshop with accessory showroom on 1<sup>st</sup> and 2<sup>nd</sup> fl, and for accessory flat wall sign (1'6" x 3') facing Waverly St., with accessory storage in basement and sing. fam. resid. on floors 3-5. Refusal for extension of the workshop and accessory showroom, not permitted. **Not Opposed with Provisos**
- 2) 119-121 S. 18<sup>th</sup> Street (C-5): ZBA #05-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005. Applic. for partial demo. of part of 121, remove existing awning sign, erect a 3 story & 1 story addition on 121 and for a breech of the 1<sup>st</sup> fl. of 119 into 121 and to erect a 1 story infill addition on 119. No lot consolidation, all for use as a retail shoe store on the first floor of 119-21 with accessory storage. 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors of 119 to remain vacant. 2<sup>nd</sup> through 4<sup>th</sup> floors of 121 for use as 2 apartments. Refusals for open area required (lot 121) 112 s.f. req'd vs. 0 proposed; Court 2<sup>nd</sup> & 3<sup>rd</sup> floors (lot 121) 5' req'd vs. 4' proposed, USE: one parking space req'd for 2 dwelling units. **Not Opposed with Provisos**
- 3) 2013 Pine Street (R-10): ZBA # 05-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005. Applic. to demolish existing 1 story and to erect 1 story addition with roof deck at 2<sup>nd</sup> floor and a deck at 3<sup>rd</sup> floor as part of SF dwelling. Refusal, Open area req'd 480 s.f. vs. 273.685 s.f. proposed **Not Opposed**
- 4) 2130 Lombard Street (R-10 and R-10A): ZBA # 05-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005. Applic. for partial demo. of existing bldg. and erect 1 story addition at grade and 1 story addition at 3<sup>rd</sup> floor level and 2 story addition at 3<sup>rd</sup> & 4<sup>th</sup> floor levels as part of sf dwelling. Refusal: numerous dimensional variances required. **Tabled**
- 5) 262 S. Van Pelt Street (R-10A): ZBA # 05-1430. Hearing Date: November 2, 2005. 5:00 p.m. **Rehearing by Zoning Committee:** Applic. to erect a 4<sup>th</sup> story addition and roof deck 43' high as part of single family dwelling. Refusal: structures limited to 35' in height. **Not Opposed with Provisos**
- 6) 511 S. 21<sup>st</sup> Street (R-10): ZBA # 05-0912. Hearing Date: Continued. **Rehearing by Zoning Committee:** 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 @ 5<sup>th</sup> 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.** **Not Opposed with Provisos**