

Center City Residents' Association

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

MEETING DATE: Tuesday, April 25, 2006, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 328-30 S. 21st Street (AKA 2100 Delancey) (R-10): ZBA # 06-0365. Hearing Date: Continued. Applic. to demolish existing 6th story, erect new 6th story max 75' high for use as sf dwell., w/roof deck, in bldg. with existing 13 dwelling units floors 1-5 (total 14 dwelling units). Refusals: Rear yard area 6th floor – 1444 [sic] s.f. required vs. 412 s.f. proposed; Height – 35' vs. 75'; No. Stories – 3 vs. 6. **Opposed**
- 2) 1519 Walnut Street (C-5): ZBA # 06-0149. Hearing Date: April 26, 2006, 2:00 p.m. Applic. to extend existing restaurant 1st floor to the 2nd & 3rd floors and an accessory office on the 4th floor, eat in only minimum of 30 seats no music no dancing no entertainment [SEE NOTE BELOW] no take out food or take out beverages no signage on this application. Referral: extension of existing restaurant requires certificate. NOTE: Applicant advises that application will be revised to include recorded music and dance floor for patrons. **Not Opposed with Provisos**
- 3) 2126 Cypress Street (R-10A): ZBA # __-____. Hearing Date: May 30, 2006, 9:30 a.m. Applic. to erect 4th story above an exiting 3rd floor having height of 39'8", erect elevated open deck with stair to grade at 2nd rear and erect 3rd floor front deck between the front wall and street line, as part of an existing single family dwelling 3 stories high. Refusals: Rear yard min. area – 144 s.f. Required vs. 0 Proposed; Rear yard min. depth – 9' 0" vs. 0; Open area - 185 s.f. vs. 0; No. stories – 4 vs. 3; Max height – 39'8" vs. 35'; Deck or patio prohibited between street line and front wall of a bldg. **Not Opposed**
- 4) 1710 Rodman Street (R-10A): ZBA # __-____. Hearing Date: _____, 2006. ____ m. Applic. to enclose 2nd floor porch as an addition, remove third floor roof deck and erect an addition on 3rd floor roof to create a fourth floor addition. Refusals: Height/stories: 35' / 3 existing, same required, 43'0" / 4 proposed; Rear yard area and depth: 47 s.f. / 2'10" existing, 144 s.f. / 9'0" required, 0 s.f. / 0'0" proposed. **Not Opposed**