

Center City Residents' Association

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

DATE: JULY 6, 2005
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, July 12, 2005, Meeting starts promptly at 7:00 PM

Location: Seiss Community Center, 2111 Sansom Street

- 1) 2320 Lombard Street (R-10A): ZBA # 05-0831. Hearing Date: Continued. **OPPOSED**
Applicant requested reconsideration after discussion with neighbors. Applic. to erect 3rd fl addition, 3 decks on 2nd and 3rd floor and roof deck above 3rd floor. Various dimensional refusals; Use refusal: addition to an existing non-conforming use, and exceeds 10% of area of existing building.
- 2) 1515 South Street (C-2): ZBA # 05-_____. Hearing Date: _____, 2005, **NOT OPPOSED W/PROVISOS**
Applic. to erect a 4 story bldg with a roof deck for use as a vacant commercial space on 1st floor and a 2 family dwelling. Refusal: Open area – 220 s.f. (24%) required vs. 72 s.f. (8%) allowed; Height – 35' vs. 38', Stories – 3 vs. 4; Use: 2 off-street parking spaces required, none proposed.
- 3) 1514 Rodman Street (C-2): ZBA # 05-_____. Hearing Date: _____, 2005 **NOT OPPOSED W/PROVISOS**
Applic. to erect 4 story bldg with interior garage and roof deck above the 3rd story, for use as single family dwelling. Refusal: Open area – 100 s.f. (25%) required vs. 0 s.f. proposed; Rear yard depth – 8'0" allowable vs. none proposed; Height – 35' vs. 41'8", Stories – 3 vs. 4.
- 4) 1609 South Street (C-2): ZBA # 05-_____. Hearing Date: _____, 2005 **NOT OPPOSED**
Applic. to erect roof decks at 3rd and 4th floors above roof, max. height 37' (deck at 4th floor considered a 4th story), w/vacant commercial space on 1st floor and existing 3-family dwelling on 1st thru 3rd floors. Refusal: Max. No. Stories – 3 vs. 4; Max. height– 35' vs. 37'0".
- 5) 2320 Spruce Street (R-10): ZBA # 05-_____. Hearing Date: _____, 2005 **NOT OPPOSED**
Applic. for partial demo. and reconstruction of rear one-story addition, 13'3" in height, and for relocation of rear fence 6' high. Refusal: Open area 642 s.f. (30%) required vs. 633.38 s.f. (29.59%) proposed; Open Court min. width 5'0" required vs. 2'8" proposed.
- 6) 265 S 19th Street (-_-): ZBA # 05-_____. Hearing Date: Continued at ZBA. **NOT OPPOSED**
Applic. for partial demo. of 7'10" x 11'0" portion of existing 2nd story roof, erect 3rd story addition and legalize 4th story (roof deck) addition in existing 2-family dwelling (2nd thru 4th floors) with vacant 1st floor. Refusal: gross floor area – 5,600 s.f. (350%) allowed vs. 5,824 s.f. (364%) proposed.
- 7) 1715 South Street (-_-): ZBA # 05-_____. Hearing Date: Continued. **NOT OPPOSED W/PROVISOS**
Applic. to relocate lot lines to create lots "A" and B" from 1 lot; Lot A: vacant retail space 1st floor, 2 apts. floors 2 & 3, & erect a 3rd floor add'n. Lot B: single family dwelling floors 1-3, erect a 2nd floor add'n. Refusal: Rear yard min. area lot B – 144 s.f req'd vs. 0 proposed; Rear yard min. depth lot A – 8' vs. 0, Rear yard min. depth lot B – 9' vs. 0; Inner Court min. width lot B – 8'0" vs. 4'0", Inner Court min. area 300 s.f. vs. 26 s.f.