

# Center City Residents' Association

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DATE: SEPTEMBER 14, 2005  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, September 20, 2005, Meeting starts promptly at 7:00 PM

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

- 1) 511 S. 21<sup>st</sup> Street (R-10): ZBA # 05-\_\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005, \_\_\_\_\_m. **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.** **TABLED**
- 2) 262 S. Van Pelt Street (R-10A): ZBA # 05-\_\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005. 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. **APPLICANT REQUESTED POSTPONEMENT**
- 3) 1531-33 Pine Street (R-10): ZBA # 05-1295. Hearing Date: Continued. Application to erect 5<sup>th</sup> story additions (stair tower and elevator encl. and a 36' foot square section to match existing 5<sup>th</sup> story at 1533) to existing 4 and 5 story structures, a roof deck less than 12" above 4<sup>th</sup> story roof, erect 6' high fence wall and the addition of 4 accessory parking spaces, for sing. fam. dwell. Refusal: Max. No. stories – 3 req'd vs. 5 proposed; Max. height structure – 35'0" allowed vs. 52'0" and 58'0" proposed; Parking spaces' size; Location of parking spaces; Rear yard min. area – 444 s.f. req'd vs. 332 s.f. proposed. **NOT OPPOSED WITH PROVISOS**
- 4) 2220 and 2220 ½ Lombard Street and 501 S. 23<sup>rd</sup> Street (R-10 and R-10A): ZBA # 05-\_\_\_\_\_. Hearing Date: \_\_\_\_\_. Applic. to legalize relocation of lot lines to create 3 lots from 3 lots; 2220 Lombard, for existing dwelling; 2220 ½ Lombard, to erect 1 story kitchen addition max. height 18 ft., for rear roof deck, for 1 story shed, for a 6' high fence on the same lot with an existing 3 story dwelling; 2222 Lombard, an existing 3 story structure for uses as a 5 family dwelling. Refusals: Numerous rear yard area and depth refusals, 2220 ½: min. frontage – 16'0" req'd vs. 5'7.5" proposed. **NOT OPPOSED**