

Center City Residents' Association

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DATE: DECEMBER 14, 2006
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM D. SCHNEIDER, CHAIRMAN
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, December 19, 2006, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 236 S. 21st Street (R-10): ZBA # 06-____. Hearing Date: _____, 2006, **Opposed**
Applic. to erect 4th story addition and 4th floor roof deck-terrace, open balcony in rear, new front awning, all signs to be removed, and for legalization of 2nd floor roof deck, all accessory to existing deli on 1st floor and proposed 3 family dwelling. Refusal: Proposed use, 4th story addition and 3 family dwelling is not permitted; Height: 35' permitted vs. 43', 6" proposed; floors, 3 permitted vs. 4 proposed; Rear yard area, 344 sq. ft. req'd vs. 0 proposed; off street parking: 1 req'd vs. 0 proposed.
- 2) 316 S. 21st Street (a/k/a 2100 Cypress) (R-10): ZBA # 06-____. Hearing Date: _____, 2006, _____. Application to erect a 4th story addition and extension of 2nd and 3rd story additions to side property line, as part of a single family dwelling. Refusal: Open area required 486 s.f. (30%) vs. 36 s.f. (2%) proposed. **Withdrawn by applicant**
- 3) 1505 South Street (C-2): ZBA # 06-____. Hearing Date: _____, 2006. **Not Opposed with Provisos**
Applic. for take-out restaurant with seating, food served in disposable ware, no sale alcoholic beverages, no live entertainment, no music, no dispensing window on 1st floor in same bldg. with one apt. on 2nd floor. Referral: Take out requires certificate.