

Center City Residents' Association

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

DATE: APRIL 17, 2007
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, April 24, 2007, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1650 Market Street (2 Liberty Place) (C-5): ZBA # 07-1718, Hearing Date: May 2, 2007, 2:00 p.m. Application for use as eat in only restaurant w/seating for 30 or more on entire 37th Fl., in existing building w/130 apts. Referral: Proposed use requires a certificate. **NOT OPPOSED**
- 2) 2007 Pine Street (through to Panama St) (R-10): ZBA # 07-____. Hearing Date: _____, 2007, ____m. Applic. to legalize a roll-up metal garage door in rear and for the creation of two interior accessory parking spaces as part of a two-family dwelling. Referral: Proposed use requires a certificate. **NOT OPPOSED WITH PROVISOS**
- 3) 1708-14 Chestnut Street (R-10): ZBA # 07-1677. Hearing Date: May 2, 2007, 2 pm Applic. for creation of 3 tenant spaces on 1st Fl. as follows: 1708 Chestnut: existing retail sales of clothing and accessories, 1710 Chestnut: vacant on 1st Fl., 1712-14 Chestnut: Retail sales cosmetics, beauty supplies and accessories (under name: Sephora). All part of existing structure w/vacant 3rd – 5th Fls. Referral: Proposed use of retail sales cosmetics requires a certificate. **NOT OPPOSED**
- 4) 1824 Delancey Place (R-10A): ZBA # 07-1622. Hearing Date: May 9, 2007, 5 pm Applic. to construct a 13'9"x22' 0" addition at the first floor grade level to include an in-door basement level garage and roof-top terrace atop the addition with an architectural trellis as part of a SF dwlg. Refusals: Rear yard min. area: 144 sq. ft. req'd vs. 0 sq. ft. proposed; Rear yard min. depth: 9 ft. req'd vs. 0 sq. ft. proposed; Open area: 495 sq. ft. req'd (30%) vs. 0 sq. ft. proposed. **NOT OPPOSED**
- 5) 316 S. 21st Street (a/k/a 2100 Cypress) (R-10): ZBA # 07-1439. Hearing Date: _____, 2007 ____m. Applic. to demolish 2-story rear addition, and to erect new 3-story addition in place of the (demolished) two stories, and to erect attached addition to garage area at the first floor rear and side yard portions of the lot, for additional off street parking, and to erect a series of colonnades (pergola type structures) in the side yard. Refusals: Occupied area – 70% req'd vs. 100% proposed; Open area 1st floor – 30% vs. 0%; Rear yard area – 144 s.f. vs. 0 s.f. **TABLED**