

Center City Residents' Association

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DATE: May 17, 2007
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: TIMOTHY KERNER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, May 22, 2007, Meeting starts promptly at 7:00 PM REVISED

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2029 Delancey Place (R-10): ZBA # _____. Hearing Date: _____, 2007
In concept presentation for erection of one-story garage addition with patio above. **CONCEPT NOT OPPOSED**
to be re-presented with additional information for further review
- 2) 2429 Locust Street (C-4): ZBA # _____. Hearing Date: _____, 2007
Application for erection of two accessory temporary flat wall, non-illuminated banner signs for sale of real estate, each 5' x 68', 77' to top of sign, on an existing building with 110 dwelling units and with accessory parking for 70 vehicles and with uses as previously approved.
Refusal: Max sign area permitted for temporary marketing sign for sale or rent is 25 s.f. whereas each sign has an area of 340 s.f. which exceeds max allowable for this type of sign.
Whereas signs other than building logo signs are not permitted above the bottom of the 2nd floor. **NOT OPPOSED WITH PROVISOS**
- 3) 2004 Pine Street (R-10): ZBA # _____. Hearing Date: _____, 2007
Application to construct a 3'5" x 20'7" one story addition at first floor breezeway as part of a single family dwelling.
Refusal: Open area - 353 s.f. (30%) required vs. 264 (22%) **NOT OPPOSED**
- 4) 2531 South Street (R-10): ZBA #1763. Hearing Date: May 23, 2007
Application for the erection of a private garage with roof deck in rear yard.
Refusal: Applicant proposes a private garage with no side yard setback whereas 36" setbacks are required at all property lines. **NOT OPPOSED WITH PROVISOS**
- 5) 1525 Chestnut Street (C-5): ZBA _____. Hearing Date: _____, 2007
Application for retail grocery store with preparing and serving of food for eat-in and take-out with mezzanine seating for 50 people, garbage disposal in kitchen and interior trash storage area, basement level accessory storage for retail use on 1st floor.
Refusal: Retail sales of groceries and take-out food service not permitted. **NOT OPPOSED WITH PROVISOS**