

# Center City Residents' Association

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

DATE: JUNE 25, 2007  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM SCHNEIDER, CO-CHAIR  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, June 26, 2007, Meeting starts promptly at 7:00 PM

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

- 1) 1804 Delancey Street (-\_-): ZBA # \_\_\_\_, Hearing Date: \_\_\_\_, 2007, \_\_\_\_m  
Applic. to construct a 7'6" x 10'6" cupola addition and existing roof deck atop the 4<sup>th</sup> story level roof, with access via the proposed cupola addition, as part of a sf dwg.  
Refusals: Maximum Height: exceeds 35', exceeds 3 stories; Legalization of rooftop deck atop existing 4<sup>th</sup> story, with access via proposed cupola addition. **Not Opposed**
- 2) 200-210 S. 24<sup>th</sup> Street (L-4 Industrial): ZBA #07-\_\_\_\_. Hearing Date: \_\_\_\_, 2007,  
Applic. for offices for a satellite communications company on the 6<sup>th</sup> floor and to erect a satellite dish 22'9" high, accessory to communications company on 6<sup>th</sup> floor (monitoring purposes only), all in existing structure with an existing 186 car private parking garage, exercise club (3<sup>rd</sup> floor), printing storage (1<sup>st</sup> and 2<sup>nd</sup> floor) and telecommunications exchange (4<sup>th</sup>-6<sup>th</sup> floors). Refusal: Height of satellite dish: 60' allowed, 96'9" proposed. **Tabled**
- 3) 2131-33 Pine Street (C-1): ZBA # 2103, Hearing Date: June 27, 2007, 2:00 p.m.  
Applic. for eat-in restaurant (18 seats) with accessory take-out (1<sup>st</sup> Floor), accessory storage and office (cellar level) in same building with existing dry cleaners (1<sup>st</sup> Floor) and 8 apartments (2<sup>nd</sup> to 4<sup>th</sup> Floors). Refusal: use as café/restaurant, eat-in/take-out is prohibited. Also: Applicant intends to request ZBA to review the following signage: One projecting wood sign (not internally illuminated), measuring 4'-0" x 3'-8" (13' clearance) to be attached to existing projecting sign supports; One 32'-0" wide awning with logo, projecting 4'-0" from the building with an 8'-0" clearance, replacement of existing curved-top awning frame with new angled awning frame, Two black and white window decals. **Not Opposed with Provisos**
- 4) 2029 Delancey Place (R-10): ZBA # \_\_\_\_, Hearing Date: \_\_\_\_, 2007, \_\_\_\_m  
Applic. to erect a one-story rear garage and sun deck on top of the proposed garage, size and location as shown on application) as part of a sf dwg. Refusals: Rear yard depth: 9' req'd vs. 0'0" proposed; Open Area: 632 s.f. (30%) req'd vs. 116 s.f. (5.5%) proposed. **Not Opposed**
- 5) 1605 South Street (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m.  
Applic. to erect a 5<sup>th</sup> story addition 48' high and roof deck with 3'6" high, existing sf dwg. w/accessory interior parking space. Refusal: Addition and deck are extensions of a structure used solely for dwelling purposes and any extension use granted by ZBA requires further approval by ZBA; Max height: 35' allowable vs. 48' proposed; Max No. stories: 3 allowable vs. 5 proposed. **Tabled**
- 6) 532 S. 16<sup>th</sup> Street (1601-05 South Street) (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m. Applic. to relocate lot lines to allocate a portion of Lot 1 (532 S. 16<sup>th</sup> St.) to Lot 2 (1601-05 South St.) and to erect a 4<sup>th</sup> story addition and roof deck (41.3" high) on Lot 1, as part of existing sf dwg with accessory interior parking space on Lot 1 and to create 2 4<sup>th</sup> story additions and roof decks (41.3" high) on Lot 2 as part of an existing commercial space on 1<sup>st</sup> floor and 2 one-family dwellings on 2<sup>nd</sup> and 3<sup>rd</sup> floors. Refusals: Addition and deck are extensions of a structure used solely for dwelling purposes and any extension use granted by ZBA requires further approval by ZBA; Max height 35' allowable vs. 41.3' proposed; Max No. stories 3 allowable vs. 4 proposed. **Tabled**