

Center City Residents' Association

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

DATE: OCTOBER 1, 2007
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, October 2, 2007, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2121 Delancey Street (R-10A): ZBA # 3290, Hearing Date: October 3, 2007, 2 pm
Applic. to erect roof deck with new pilot house as shown on plans, all accessory to sf
dwlg. Refusals: Max no. stories: 3 permitted vs. 4 proposed; Bldg height limit: 35'
permitted vs. 38' proposed. Not Opposed
- 2) 258 S. 18th Street (C2): ZBA # _____. Hearing Date: Tabled pending CCRA letter.
Applic. for vacant commercial space as permitted in C-2 District on 1st floor in bldg with
proposed 3 apartment dwellings on 2nd thru 4th floors as shown on application. Refusal:
Rear Yard area for 3 fam dwlg: 344 sq. ft. req'd vs. 225 sq. ft. proposed.. Not Opposed
- 3) 1605 South Street (C-2): ZBA # 1928, Hearing Date: June 26, 2007, 9:30 a.m.
Rehearing by Zoning Committee, issue before Zoning Committee is Roof Deck.
Applic. to erect a 5th 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. Not Opposed with Provisos
- 4) 532 S. 16th Street (1601-05 South Street) (C-2): ZBA # 1928, Hearing Date: June 26, 2007,
9:30 a.m. **Rehearing by Zoning Committee, issue before Zoning Committee is Roof
Deck.** Applic. to relocate lot lines to allocate a portion of Lot 1 (532 S. 16th St.) to Lot 2
(1601-05 South St.) and to erect a 4th 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
4th story additions and roof decks (41.3" high) on Lot 2 as part of an existing commercial
space on 1st floor and 2 one-family dwellings on 2nd and 3rd 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. Not Opposed with Provisos