

Center City Residents' Association

1616 Walnut St., Suite 705, Philadelphia, PA 19103-5308 215-546-6719 Fax: 215-501-5800 centercity@centercityresidents.org

DATE: November 12, 2007
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: TIMOTHY KERNER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, October 23, 2007, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 256 S. 16th Street (RC-3): ZBA # ____, Hearing Date: Nov.7, 2007, **Not Opposed with Provisos**
Applic. for a beauty salon to include manicure and pedicure (no massage) with accessory office and storage throughout an existing four (4) story structure.
Refusal: Sec. 14-223(1)(a): The proposed use is not permitted in this zoning district.

- 2) 1801- 1813 Walnut Street (C-5): ZBA # _____. Hearing Date: Nov. 14, 2007, **Not Opposed with Provisos**
Applic. for a full service spa including a beauty salon/nail salon with massage (regulated use as per 14-1605 of Philadelphia Zoning Code) on 4th and 5th floors in the same building with existing dwelling units, accessory parking and with uses as previously approved.
Refusal: Sec. 14-1607(3)(b) and 14-1605(3)(e): Massage business is within 1000ft. of another regulated use (check cashing) and within 500ft. of a hotel (Crowne Plaza Hotel) and is not permitted. Massage business is prohibited within any commercially zoned district except C-6 commercial district.

- 3) 1801- 1813 Walnut Street (C-5): ZBA # _____. Hearing Date: _____, 2007 **Decision Pending Board Vote**
Applic. for erection of four (4) flatwall signs accessory to an existing building with previously approved uses.
Refusals: Sec. 14-2006.1 and 14-305(15)(a)(.1): The proposed signs facing Rittenhouse Square and visible from any point within the boundaries of Rittenhouse Square are not permitted. Whereas the proposed sign area on Walnut Street 3,109sqft exceeds the allowable area of 336sqft And whereas the proposed sign area 2,569sqft on 18th Street exceeds the allowable sign area of 446sqft and whereas the proposed sign area 2,546sqft on Sansom Street exceeds the allowable sign area of 336sqft and whereas all of the proposed signs exceed the maximum allowable sign area of 100sqft.