

Center City Residents' Association

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DATE: August 23, 2007
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: TIMOTHY KERNER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, August 28, 2007, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 255 S. 17th St. (C-3): ZBA # ____, Hearing Date: ____, 2007 **Not Opposed with Provisos**
Applic. for a spa to include massage, manicure, pedicure, waxing, facial, skin care, steam room and retail sale of cosmetics and gift items and for the erection of six accessory flat wall non-illuminated awning signs on the second and fourth floor of an existing medical office bldg. within 500' of a church and residential homes. Refusal: Sec. 14.1605(4)(b)(.1): ...massage business is prohibited within 500' of a church or residential homes.

- 2) 1605 South St. (C-2): ZBA # ____. Hearing Date: ____, 2007 **Not Opposed with Provisos**
Applic. for retail grocery store with preparing and serving of hot and cold food, catering service and sales of flowers (1st), with an existing single family. Referral: Sec. 14.303: Take out restaurant requires a use certificate.

- 3) 2036 Rittenhouse Sq. (C-1): ZBA # 2659, Hearing Date: ____, 2007 **Not Opposed**
Applic. for removal of existing 3rd story addition and roof deck, rebuild 3rd story addition with roof deck, total height 39'-8" to top of fence.
Refusals: Sec. 14.205: Open area 360sf (30%) required vs. 120sf (10%)
Rear yard open area 144sf vs. 120sf.
Total allowable height 325', 3 stories vs. 39', 4 stories