

# Center City Residents' Association

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

## Minutes of the Meeting of the Board of Directors May 10, 2005

Attending: Easton, Seltzer, Ascher, Reilly, Kung, Baker, Barnes, Donahue, Levi, Miller, Murphy, O'Brien, Schneider, Stavrakos, Dichter, Weinberg, Halpern, Krakower (counsel), Levin (administrator)

Excused: Coffey, Mattern, McNamara, DiMaio, Gutman, Lee, Levy, Saltz, Straub, Jordan, Huntington

Absent: Mandel, Phillips, Tissian, Wroblewski

1. Minutes of meeting of 4/26/05.

Motion: George Barnes and seconded to accept minutes of 4/26/05 with redaction to remove section of LC's rationale for by-laws change and modification of status report on Wheeler project by Pat Mattern to correct inaccurate communication.

ACTION: Unanimously accepted.

2. Corner 22<sup>nd</sup> and Pine. Testimony by Ruth Ann Dubb and David Traub bringing objection by neighbors to installation of electrical pipe on tower at corner property of 22<sup>nd</sup> and Pine Strs. Requested CCRA examination of site. A 10- minute discussion followed with no action taken. Stanley Krakower commented on CCRA original involvement.

3. 21<sup>st</sup> and Market Condo project (#6 agenda item, presented out of agenda order).

ZC reported that developers of 21<sup>st</sup> and Market Condominium requested CCRA decision not to oppose. .

Motion: by TJ Reilly and seconded to accept recommendations of Zoning Committee with a minor change in proviso #3 in letter of ZC to developers agreeing not to oppose project on condition of 6 provisos.

ACTION: Accepted with 2 abstentions (Seltzer, Schneider).

4. Treasurer's Report (TJ Reilly)

Year will end about \$3,000.00 over budget.

CCRA is changing banks...from Commerce Bank to Firsttrust. Commerce Bank sent letter refusing to contribute to CCRA neighborhood plan. Furthermore, Firsttrust is offering a better package.

Motion: by TJ Reilly, seconded by George Barnes: CCRA to open a new bank account at Firsttrust.

ACTION: Passed unanimously.

Motion: by TJ Reilly, seconded. Send request to all officers and directors of CCRA to contribute to CCRA neighborhood plan.

ACTION: Passed with 1 against (Levi) and 1 abstention (Dichter).

5. Mural Arts Project

MA had already been to Historic Commission for ok.

Motion: TJ Reilly and seconded. CCRA meet request of MA to co-sponsor community meeting re murals at 17<sup>th</sup> & Pine.

ACTION: Accepted unanimously

6. 20<sup>th</sup> & Market proposed condo tower

Task Force reported 39 stories of moderately priced apartments will be proposed. OPUS developers.

7. Zoning Committee (see attachment for specific actions of ZC).

Motion: George Barnes and seconded. CCRA not to take appeal of approved project @ 1605-27 Sansom Street.

ACTION: Passed with 1 abstention (Levi) and 1 opposed (Miller).

Meeting adjourned at 8:55 P.M.

Next Board Meeting: June 14, 2005

Respectfully submitted,

Vivian Seltzer  
Secretary

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## **BOARD OF DIRECTORS MEETING 7:30 PM, Tuesday, May 10, 2005**

### **SEISS CENTER, LUTHERAN CHURCH 2111 SANSOM STREET**

#### **AGENDA**

- 1. Approval Of Minutes Of April Board Meeting**
- 2. 22<sup>nd</sup> & Pine: Neighbors Issue with Pipe (Ruth Ann Dubb)**
- 3. Treasurer's Report**
  - a. Financial Reports**
  - b. Firsttrust Bank**
- 4. Mural Arts Project**
- 5. 20<sup>th</sup> & Market development**
- 6. Zoning Committee Report**
  - a. Regular Monthly Report**
  - b. 21<sup>st</sup> & Market Project**
  - c. 1605 Sansom Street**

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DATE: APRIL 19, 2005  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA **REVISED**

**MEETING DATE:** Tuesday, April 26, 2005, Meeting starts promptly at 7:00 PM

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

- 1) 2314 Waverly Street (R-10A): ZBA # 05-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005, \_\_\_\_m. Applic. to erect a 3<sup>rd</sup> story addition and a 2 story rear addition with a roof top deck as part of a sfd. Refusal for open area: 225 s.f. req'd vs. 146 s.f. proposed. **NOT OPPOSED**
- 2) 2528 Lombard Street (R-10A): ZBA # 05-0218. Hearing was March 30, held for CCRA letter. Applic. to erect 2-story rear addition and a roof deck as part of a SFD. Refusal for open area: 226 s.f. req'd vs. 160 s.f. proposed. **NOT OPPOSED**
- 3) 509 S. 17th Street (C-1, abutting R-10): ZBA # 05-\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005, \_\_\_\_m. Applic. to legalize partial demolition of a portion of existing 2-story rear of structure and for erection of 3<sup>rd</sup> story addition above existing 2-story portion of structure accessory to proposed 2-family dwelling. Refusals for: Rear yard min. area: 244 s.f. req'd vs. 178 s.f. proposed; Inner court min. depth: 5' req'd vs. 3'1" proposed; Open area (total) 3<sup>rd</sup> flr.: 290 s.f. req'd vs. 241.5 s.f. proposed. **NOT OPPOSED**
- 4) 2005 Walnut Street (C-5): ZBA # 05-0448. Hearing Date: April 26, 2005. Applic. for preparing and serving food for take-out (disposable and non-dispos.) as part of existing eat-in only restaurant, with garbage disposal and trash storage area on 1<sup>st</sup> floor in same building with 5 existing apts. Refusal for take-out, prohibited in district. **NOT OPPOSED WITH PROVISOS**
- 5) 220-24 S. Broad Street (C-5): ZBA # 05-0106. Hearing Date: Continued. Applic. to legalize auto repair shop (auto detailing) no body and fender work, no spray painting, on 7<sup>th</sup> floor. Refusal for use above ground level prohibited. **NOT OPPOSED WITH PROVISOS**
- 6) 2527-29 South Street (R-10): ZBA # 05-\_\_\_\_. Hearing Date: April 26, 2005, \_\_\_\_m. Applic. for erection of 1 story garage (size and location as shown on application) as part of a single family dwelling. Refusal: Setback from property line: 3 ft. req'd vs. 0' proposed. **NOT OPPOSED WITH PROVISOS**
- 7) 261-263 S. 22<sup>nd</sup> Street and 262 S. Van Pelt Street (R-10 and R-10A): ZBA # Calendar Nos: \_\_\_\_\_. Hearing Date: \_\_\_\_\_, 2005, \_\_m. Consolidated applic. for erection of three residential properties, each having a 4<sup>th</sup> story 17'x20' addition with roof deck. Various dimensional variances required. **OPPOSED**