

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Patricia Mattern, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: October 18, 2011

Meeting Date: Tuesday, October 25, 2011, 6:30 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 31 S. 19th St. (C-5) ZBA#15601, Hearing Date: 11/2/2011, 2PM Opposed
Application for the erection of two free standing signs (23'5") high and for the creation of forty off-street parking spaces including with two handicapped and ten compact spaces and for the erection of 6 feet high fence on vacant lot.
Refusal: The proposed use, public parking lot, is prohibited use in this zoning district.
The proposed use, free standing signs, is not permitted in this zoning district.
- 2) 1701-09 South St. (NWC. of S. 17th St.) (C-2) ZBA#16306, Tabled
Hearing Date: 10/26/11, 2 PM
Application for the relocation of lot lines to create two lots from one existing lot (1701-09 South St.). Lot 1 and lot 2: For the erection of an attached four story structure (maximum height not to exceed 42') on each lot with rooftop deck and rear decks (balconies) at the 2nd, 3rd, and 4th story levels (within 30' of roof line, with guardrails 42' high); for use as a retail convenience store (no items as defined in 14.605) on the 1st floor and a four family dwelling above on each lot.
Refusal: The proposed is refused for the following:
- | | Required | Proposed |
|--|------------------------------|----------|
| Minimum open area of the lot (lot 1) | 20%, 318.2 S.F. of 1591 S.F. | 0 |
| Minimum open area of the lot (lot 2) | 25%, 397.8 S.F. of 1592 S.F. | 0 |
| Rear yard minimum depth (lots 1 & 2) | 9' | 0 |
| Rear yard minimum area (lots 1 & 2) | 444 S.F. | 0 |
| Maximum height of structure (lots 1 and 2) | 35' | 42' |
| Maximum number of stories of structure (lots 1 and 2) | 3 | 4 |
| Minimum number of off-street parking spaces (lots 1 and 2) | 4 | 0 |
- 3) 265 S. 19th St. (SEC Manning St.) R-15) ZBA#15792, Not opposed, with proviso
Hearing Date: 11/16/ 2011, 4 PM
Application for a beauty salon on the first floor.
Review of proposed signage.