

Center City Residents' Association

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

To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Chair
Re: Zoning Committee Meeting Agenda
Date: October 21, 2009

Meeting Date: Tuesday, October 27, 2009, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1700 Market St. SWC 17th St. (C-5): ZBA# _____, Hearing Date: _____, 2009
Application for the removal of an existing single-faced free-standing accessory sign and for the erection of one (1) single-faced free-standing sign with ten (10) panels accessory to tenants of the existing office building.
Refusals: The proposed use, free-standing sign accessory to tenants of the building, is not permitted in this district.
- 2) 316 S. 21st St. (2100 Cypress) (R-10): ZBA# 07-1439, Hearing Date: _____, 2009
Application to demolish 2-story rear addition, and to erect new 3-story addition in place of the (demolished) two stories, and to erect attached addition to garage area at the first floor rear and side yard portions of the lot, for additional off street parking, and to erect a series of colonnades (pergola type structures) in the side yard.
Refusals: Open area at 1st floor: 30% req'd vs. 0% proposed
Rear yard area: 144 sf req'd vs. 0 sf proposed
Note: This application is an update of a previously approved application.
- 3) 124-34 S. 15th St. SWC Sansom St. (C5): ZBA# _____, Hearing Date: _____, 2009
Application for the legalization of the erection of 11 flatwall signs, two (2) flatwall signs above the bottom of the second floor of the building, one canopy sign with two (2) projecting sides, one (1) flatwall door sign, three (3) flatwall placard signs and for the erection of one (1) proposed projecting wall sign accessory to an existing eat-in restaurant with proposed take-out (former juice bar) in an existing three (3) story structure.
Refusals: The proposed use, take-out restaurant, requires a certificate from the ZBA
Sign extends above the bottom of the second floor of the building
Sign projects more than 12" from the building
- 4) 2101-43 South St. (R-10): ZBA# _____, Hearing Date: _____, 2009
Application for the re-use of an existing commercial building with accessory parking as a mixed-use structure with commercial and residential units and accessory parking.
Refusal: Open area at 1st floor: 30% req'd vs. 0% proposed
- 5) 2101 Delancey St. (R-10A): ZBA# _____, Hearing Date: _____, 2009
Application for the partial demolition of the rear portion of the fourth floor of an existing four (4) story attached structure, for the erection of a roof terrace at the fourth story level, for a second floor addition and for a first floor addition with a roof terrace above, all for use as a single family dwelling with an existing interior garage.
Refusals: Open area at 1st floor: 30% req'd vs. 0% proposed
Rear yard depth: 9' req'd vs. 0' proposed
Rear yard area: 144 sf req'd vs. 0 sf proposed