

# 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: April 22, 2010

**Meeting Date: Tuesday, April 27, 2010, 7:00 PM**

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

- 1) 2430 Spruce Street (Sec 25<sup>th</sup> Street) (R-10) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ **Opposed.**  
Application for existing 3 story attached structure for use as a 4 family dwelling with existing 2 story rear detached first floor accessory garage and second floor new professional office.  
Refusal: Proposed professional office use creates multiple uses on lot which is not permitted.  
Proposed professional office creates multiple structures on the lot. (No structure has its own front, side or rear yards, therefore this condition is not permitted in the zoning district.)
- 2) 2117 Rodman Street (R-10A). ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ **Not opposed.**  
Application for the erection of a 10'x16' two story wood frame rear addition and for the erection of a 12'x16' deck above the 3<sup>rd</sup> floor roof with access from a pilot house.  
Refusal: Minimum Open area: 30% requires vs. 27% proposed  
Rear yard minimum area: 144sf required vs. 128sf  
Maximum no. of stories: 3 required vs. 4 proposed  
Maximum building height: 35' required vs. 39.6' proposed
- 3) 511 S. 18<sup>th</sup> Street (R-10A). ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ **Opposed.**  
Application for a 12' x 23'-6" one story addition at the 4<sup>th</sup> story level, w/ 12' x 13' roof-deck atop 3<sup>rd</sup> story roof, access via proposed addition as part of a single family dwelling.  
Refusal: Maximum building height: 35' required vs. 42' proposed  
Maximum no. of stories: 3 required vs. 4 proposed
- 4) 1801 Walnut St. (NWC 18<sup>th</sup> St. thru to Sansom St.)(C5) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_ **Not opposed to use.**  
Application for a take-out restaurant with seating to include accessory retail sale of bakery items in space 18C1 on the first floor and 18C2 on the second floor (AKA 130 S. 18<sup>th</sup> St.) and for the erection of 8 flatwall awning signs and 2 flatwall internally illuminated menu boards.  
Refusal: Proposed use, take out restaurant, is prohibited in the special controls for the Center City commercial area.  
*Applicant will also present plans for signage.*
- 5) 1735 South Street (C-2). ZBA# \_\_\_\_\_, Hearing Date: May 4, 2010 **Not opposed w/provisos**  
Application for use as a take-out restaurant with seating (max. 29 seats) and all food served on non-disposable/disposable ware for consumption by patrons on/off premises (no live entertainment) in the first floor of an existing 3 story attached structure with 1 previously approved single-family dwelling in the second through third floor to remain.  
Referral: Certificate from ZBA required for proposed use, take out restaurant.
- 6) 1733 South Street (C-2). ZBA# \_\_\_\_\_, Hearing Date: May 4, 2010 **Not opposed w/provisos**  
Application for use as a take-out restaurant with seating (max. 29 seats) and all food served on non-disposable/disposable ware for consumption by patrons on/off premises (no live entertainment) in the first floor of an existing 3 story attached structure with 1 previously approved single-family dwelling in the second through third floor to remain.  
Referral: Certificate from ZBA required for proposed use, take out restaurant.