

# 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: July 21, 2010

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

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

- 1) 2414 & 2416 Waverly St. (R-10A) ZBA# \_\_\_\_\_, Hearing Date: July 28, 2010, 2 PM  
Application for relocation of lot lines to create one lot from two existing lots; for the increase in roof height of the two story building from 19' 6-1/2" high to 23' 8-1/2" high and to combine the existing three story building with the two story building to create one structure on the lot for use as a single family dwelling,  
Referral: Minimum open area: 450 sf (30%) required vs. 360 sf (24%) proposed.
- 2) 1701 Addison St. (R-10A) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for the erection of a rear addition at the 2<sup>nd</sup> floor level 7'6" x 7'6" with a deck above the addition of the same size.  
Refusal: Rear yard minimum depth: 9.0' required vs. 4'.6" proposed.  
Rear yard minimum area: 144 sf required vs. 123.75 sf proposed
- 3) 425-27 S. Broad St. (C-4) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for use as a take-out restaurant with seating in space #425 in the first floor of an existing three (3) story structure in the same building with an existing take-out restaurant in space #427 of the first floor and total of six (6) dwelling units in the second through third floors as previously approved.  
Refusal: The proposed use, take-out restaurant with seating is prohibited under the Center City commercial area special control.
- 4) 2300 Walnut St., SWC 23<sup>rd</sup> St. (C-4 under 14-1607 Control) ZBA#11935,  
Hearing Date: \_\_\_\_\_  
Application for the public parking garage on cellar in the same building with an existing 183 dwelling units with all other uses as previously approved.  
Refusal: The proposed use, public parking garage, is not permitted in this zoning district.
- 5) 2319 Locust St. (R-10A) ZBA# \_\_\_\_\_, Hearing Date: August 3, 2010, 9:30 AM  
Application for erection of a fourth story to an existing three story residential structure. The addition covers a partial footprint of the story below with a proposed 8'-0" terrace access from the fourth floor. Addition will be used as a master bedroom suite.  
Refusal: Fourth Floor Addition  
Maximum building height: 35'-0" allowed vs. 37'-6" proposed  
Maximum no. of stories: 3 allowed vs. 4 proposed.
- 6) 1723 Pine St. (R-10) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for the legalization of an accessory sign accessory to the use as a title company office 1<sup>st</sup> floor, legalization of accessory open air off-street parking for 2 cars "rear" in the same building as 5 existing single family dwellings above.  
Refusal: The proposed use, title company office and accessory signage are not permitted in this district.  
Parking behind "rear" yard depth: 9'-0" required vs. 0'-0" proposed.  
Parking behind "rear" yard area: 544 sf required vs. 0 sf proposed.

7) 202-210 W.Rittenhouse Sq., SWC Locust St. (R-16)

ZBA#\_\_\_\_\_, Hearing Date:\_\_\_\_\_

Application for the erection of 2 flat wall signs accessory to a proposed eat-in and take-out restaurant within space #105 in the same building with 161 residential dwelling units and 98 hotel units floors 2 thru 15 and existing commercial uses first floor.

Refusal: This use, eat-in and take-out restaurant and the erection of accessory signs (39.583 sq. ft.) exceeds the allowable square footage of (150 sq. in.), is not permitted in this zoning district