

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: September 14, 2010

Meeting Date: Tuesday, September 21, 2010, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) **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 1st 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' required vs. 0' proposed
Parking behind "rear" yard area: 544 sf required vs. 0 sf proposed
This issue was tabled for further discussion at a previous meeting.
- 2) **1414 Penn Square** (C-5) ZBA# _____, Hearing Date: _____
Application for a take out restaurant with seating on the first floor of an existing building, for two (2) accessory single faced flat wall signs not extending above the bottom of second floor of the building, in the same building with previously approved residential commercial uses.
Referral: This use, a take-out restaurant, requires a certificate from the Zoning Board of Adjustment
- 3) **2414 Panama Street** (R-10A) ZBA# _____, Hearing Date: _____
Construction of a 5'-6"x13'-0" three story addition as part of a single family dwelling w/a 2'x5' open area at the 1st floor level in common w/adjacent property to maintain a 4'x5' court for access to the 2'x15'-6" long tunnel alley.
Refusal: Open area of lot: 191sf (30%) required vs. 159 sf (25%) proposed
- 4) **412 S. 23rd Street** (C-1) ZBA# _____, Hearing Date: _____
Application for the erection of a one story addition at the second floor rear portion of a single family dwelling.
Refusal: Open area of corner lot: 20% required vs. 15% proposed
- 5) **1715 South Street** (R-10A & C2). ZBA # _____, Hearing Date: _____
Application for the relocation of lot lines to create two (2) lots (A&B) from one (1) lot to be as follows; lot A, an existing three (3) story attached structure for use as a vacant commercial space on the first floor and a two (2) family dwelling above; lot B, for the erection of a second and third story addition to an existing three (3) story attached structure for use as a single family dwelling.
Refusal: Open area of lot A: 176sf (25%) required vs. 32sf (5%) proposed
Rear yard depth of lot A: 8' required vs. 0' proposed
Lot area of lot B: 1,440sf required vs. 655sf proposed
Open area of lot B: 197sf (30%) required vs. 94sf (14%) proposed
Rear yard depth of lot B: 9' required vs. 0' proposed
Rear yard area of lot B: 144sf required vs. 0sf proposed