

Center City Residents' Association

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DATE: JANUARY 20, 2009
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, January 27, 2009, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2208-10 Market Street (C-4): ZBA #7152, Hearing Date: Continued.
Second Rehearing by Zoning Committee. Applic to raise part of roof by 3 ft to max of 22 ft & expand existing mezz level to create new 2nd fl space, for extension of use of existing adult cabaret & adult modeling to 2nd fl, and for retail sales of adult periodicals, novelty items, videos, clothing, gift items on partial 1st fl, in same bldg with existing adult motion picture theater on partial 1st fl (all regulated uses). **Refusals:** Proposed retail sales as aforesaid and proposed extension of use of adult cabaret and adult modeling is prohibited; Proposed use of adult cabaret and adult modeling within 500 ft of residential homes and residential zoning district is prohibited; Proposed use of adult cabaret and adult modeling within 1,000 ft of another regulated use is prohibited; Proposed use is prohibited within any commercially zoned district except C-6;
- 2) 2000-02 Delancey Street (R-10): ZBA #____, Hearing Date: _____, _____M.
Rehearing by Zoning Committee. Applic to erect a rooftop deck, pilot house (height 53'), erect 3 garages for 6 cars, erect a deck above the garages, & for reduction of 7 fam. dwlg. to 4 fam. dwlg. **Refusals:** creation of 6 pkg spaces req's 1 handicapped space; Parking space min size: 8 1/2' x 18' req'd vs. 8' x 16' proposed; Open Area: 860 sq. ft. req'd vs. 464 sq. ft. proposed; Rear Yard Min Depth: 9' req'd vs. 0' proposed; Rear Yard Min Area: 444 sq. ft. req'd vs. 0 sq. ft. proposed; Bldg Height: 35 ft. allowed vs. 53 ft. proposed; No. Stories: 3 allowed vs. 5 proposed.
- 3) 2016-44 Lombard Street (Swim Club) (R-10): ZBA #8059, Hearing Date: February 25, 2009 2:00 p.m. **Rehearing by Zoning Committee.** Applic to erect a canopy roof above existing roof deck on existing 1 story structure, and extension of existing masonry walls, as part of existing private swim club and restaurant. **Refusal:** Rear yard depth at canopy: 9' req'd vs. 0' proposed.
- 4) 10 Rittenhouse, 18th and Walnut Streets (C-5): ZBA #7740, Hearing Date: January 28, 2009, 2 p.m. Applic to erect 42 single faced flat wall signs & 2 projecting signs. **Refusals:** Signs facing Ritt. Sq. are prohibited; Sign Area on Walnut St. 758.08 sq. ft. proposed vs. 336 sq. ft. permitted; Projecting signs: 25" to 36" beyond property line proposed vs. 12" permitted.
- 5) 339 S. 21st Street (C-1): ZBA #7588, Hearing Date: February 25, 2009, 5:00 p.m.
Applic to erect 1 accessory double faced internally illum. projecting sign, and to legalize existing non-illum. window sign, all accessory to art gallery on 1st and 2nd fl. **Refusals:** 1 flat wall sign not to exceed 20 sq. ft. permitted vs. 2 signs, 61.25 sq. ft. proposed; projecting sign is prohibited.
- 6) 2302 Waverly Street (R-10A): ZBA #7965, Hearing Date: January 28, 2009, 2:00 p.m.
Applic to legalize a rear area addition at 2nd floor, accessory to existing home. **Refusals:** Rear Area Addn at 2nd fl.: occupied area: 525 sq. ft. permitted vs. 562.5 sq. ft. existing; open area: 225 sq. ft. req'd vs. 187.5 sq. ft. existing.
- 7) 1521 Locust Street (C-5): ZBA #7953, Hearing Date: February 18, 2009, 2:00 p.m.
Applic for accessory take-out to existing eat-in only restaurant with over 30 seats, on 1st floor of bldg, with internal trash storage. **Referral:** take-out requires certificate.
- 8) 200 S. 24th Street (L-4): ZBA #7441, Hearing Date: February 11, 2009, 3:30 p.m.
Applic to legalize 13 flat wall signs and 2 double-faced projecting signs, all accessory to existing fitness ctr. on 3rd fl. of bldg, with other uses in bldg. **Refusals:** Projecting signs are prohibited in the district. Max. sign area on Walnut St: 454 sq. ft. permitted vs. 1,952 sq. ft. existing.
- 9) 413-19 S. 19th Street (R-10A): ZBA #8191, Hearing Date: May 5, 2009, 9:30 p.m.
Applic to erect roof deck at 3rd story level and rear deck at 2nd story level on existing 3 family dwelling w/1 accessory parking space. **Refusal:** Distance b/n deck & rear property line: 3' req'd vs. 0' proposed; Distance b/n vertical supports & lot line: 1' 6" req'd vs. 0' proposed.
- 10) 1625 Chestnut Street (C-5): ZBA #____, Hearing Date: _____, 2009, _____m.
Applic for sale of coffee to go and prepackaged food on 1st fl. **Refusal:** take out is prohibited.