

Center City Residents' Association

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DATE: NOVEMBER 20, 2008
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: ADAM SCHNEIDER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, November 25, 2008, 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: December 3, 2008, _____.M. **Rehearing by Zoning Committee.** Applic to raise portion of the roof by 3 ft to max of 22 ft and to expand existing mezz level to create new 2nd fl space, for extension of use of existing adult cabaret and 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 of adult periodicals, novelty items, videos, clothing, gift items 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. Applic to erect a rooftop deck, pilot house (height 53'), erect rear decks at 2nd and 3rd floors, 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 ½' 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) Lombard Swim Club, 2040 Lombard Street (_-_-): No ZBA #, No Hearing Date. In concept review of plans for enclosure of "cabana" space in the southwest corner of the upper deck and related modifications to existing building.