

Center City Residents' Association

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DATE: FEBRUARY 24, 2009
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: TIM KERNER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, February 24, 2009, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 413-19 S. 19th Street (R-10A): ZBA #8191, Hearing Date: May 5, 2009, 9:30 p.m. **Opposed**
Rehearing by Zoning Committee
Application 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.
Refusals: Required distance between deck & rear property line: 3'; Proposed distance: 0'; Required distance between vertical supports & lot line: 1'-6"; Proposed distance: 0'.
- 2) 124 S. 17th Street (SWC Sansom St.): ZBA#8421, Hearing Date: May 13, 5:00 p.m. **Not opposed**
Application for the erection of three projecting banner signs (3.5' Projection) accessory to an existing retail sale of clothing and accessories in space 1C within an existing office building with uses as previously approved.
Refusal: Maximum allowable projection of signs: 12"; Proposed projection: 3.5'.
- 3) 2116 Chestnut Street: ZBA# not yet scheduled **Project to be presented to the community**
In-Concept Review
Application for the construction of a 32 story, 336' high, mixed-use building composed of 9,250 SF retail space, 43,880 SF office space, 323 rental apartments and a parking garage with 119 spaces.
Refusals not yet received, but expected (by Owner) for the following issues:
Maximum building height on South side of Chestnut Street: 300'; proposed height: 336'.
Maximum FAR: 500%, proposed: 1,240%
Maximum building width on Chestnut Street: 60'.
Building heights to conform to "recession plane" stepping back from Chestnut Street.
Parking garages not allowed above grade.
Parking spaces required: 7 for each 10 residential units; proposed: 3.6 for each 10 residential units.
Two 60' long loading spaces required; proposed: two 40' long loading spaces.