

Center City Residents' Association

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DATE: OCTOBER 3, 2008
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS
FROM: TIMOTHY KERNER, CO-CHAIR
RE: ZONING COMMITTEE MEETING AGENDA

MEETING DATE: Tuesday, September 23, 2008, Meeting starts promptly at 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2201 Spruce Street (C-1): ZBA #6664, Hearing Date: 10/23, 2:00M **Not opposed w/provisos**
Application for retail sale of alcoholic beverages (consumption on premises only) as part of an existing take-out restaurant with seating on 1st floor with all other uses previously approved.
Refusal: The zoning Board of Adjustment issued variance with proviso stating "no sale of alcoholic beverages or beer". Any change in use requires additional ZBA approval.
- 2) 1414-38 S. Penn Square (SEC S. 15th Street) (C-5): ZBA#6521, Hearing Date:10/23, 2:00PM **Not opposed w/provisos**
Application for the erection of a flatwall sign 105 ft above grade on the same lot with other previously approved uses and parking.
Refusal: Accessory signs shall not extend above the bottom of the second floor and the proposed sign is not permitted in this zoning district.
Maximum area of sign: 444 sf. Proposed area of sign: 1160 sf.
- 3) 1940 Pine Street (SEC 20th Street) (C-1): ZBA# 6350, Hearing Date: 9/24/08, 2:00PM **Application withdrawn**
Application for and eat-in and take out restaurant with less than 30 seats, all food served on disposable ware on the first floor, and for the erection of an open deck with a 42 inch high railing on the third floor rear with open stairs to the second floor rear all accessory to an existing two (2) story structure with an existing one family dwelling on the second floor.
Refusal: The proposed use: a take-out restaurant with seating for less than 30 persons is not permitted in this zoning district.
Minimum rear yard depth: 9 ft. Proposed rear yard depth: 0 ft.
- 4) 2533 Naudain Street (R-10A): ZBA #7079, Hearing Date: 1/13/08, 9:30AM **Not opposed w/provisos**
Application for the erection of a 3rd story addition with a rooftop deck. Access to deck will be from stair tower.
Refusal: Maximum number of stories: 3. Proposed number of stories: 3 + deck
Maximum height: 35'. Proposed height: 44'
- 5) 309 S. 25th Street (R-10A): ZBA #6667, Hearing Date: 10/23/08, 2:00 PM **Not opposed w/proviso**
Application for the erection of a one story rear addition and to eliminate the interior garage as part of a single family dwelling.
Refusal: The elimination of the interior garage without any provisions for off street parking.
Construction of a fence higher than 6'