

# Center City Residents' Association

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DATE: JANUARY 18, 2007  
TO: CCRA ZONING COMMITTEE, BOARD MEMBERS AND NEIGHBORS  
FROM: ADAM D. SCHNEIDER, CO-CHAIRMAN  
RE: ZONING COMMITTEE MEETING AGENDA

**MEETING DATE:** Tuesday, January 23, Meeting starts promptly at 7:00 PM

**Location:** Stevens Community Center, 2111 Sansom Street

- 1) 2010 Spruce Street (R-10): ZBA # 07-0052. Hearing Date: January 24, 2007, 2 p.m. Applic. for 2 accessory off-street open air parking spaces and to erect a 6' high roll-up garage door fence. Refusals: Rear yard depth: 9' required vs. 4' proposed; Rear yard area: 444 s.f. vs. 0 s.f. proposed. **Not Opposed**
- 2) 1414-38 S. Penn Square (C-5): ZBA # \_\_-\_\_. Hearing Date: \_\_\_\_, 2007, Applic. to erect banner sign on party wall, extending to the 23<sup>rd</sup> floor (total signage area 12,480 s.f.), accessory to dwelling units and retail tenant spaces. Refusals: Signage on party wall is not permitted; proposed signage exceeds max. permissible area of 100 s.f. per sign; proposed signage extends above the bottom of the 2<sup>nd</sup> floor. **Not Opposed with Provisos**
- 3) 1600-02 Pine Street (C-2): ZBA # 06-\_\_. Hearing Date: \_\_\_\_, 2007, Applic. for take-out restaurant with seating (no retail sale malt beverages for take-out, no live entertainment) on the 1<sup>st</sup> floor, no signs this application. Referral: Take-out use requires a certificate in district. **Not Opposed with Provisos**
- 4) 324 and 326 S. 24<sup>th</sup> Street (R-10A): ZBA # 06-\_\_. Hearing Date: \_\_\_\_, 2007, 324: Applic. to rebuild security fence wall along S. 24<sup>th</sup> St. to a height of 15'6". 326: Applic. to demolish 1-story garage, 2<sup>nd</sup> floor balcony and the front fence wall along S. 24<sup>th</sup> St; to erect new fence wall along S. 24<sup>th</sup> St. to a height of 15'6"; to erect 1 story (1 car) garage w/open roof deck above w/garden trellis and stairs to grade, and to erect a 2<sup>nd</sup> floor open balcony on existing 3 story structure, and the new deck above the garage. Refusals (324): Max. height of fence: 6' allowable vs. 15'6" proposed. Refusals (326): Extension of a four family dwelling is not permitted; Rear yard min. depth: 9' required vs. 0 proposed; Rear yard min. area: 144 s.f. vs. 0 proposed; Max. height of fence wall along S. 24<sup>th</sup> St.: 6' allowable vs. 15'6" proposed; Max. height of fence wall along Delancey St.: 6' allowable vs. 10'6" proposed. **Not Opposed and Opposed**
- 5) 2000 Pine Street (C-1, R-10): ZBA # \_\_-\_\_. Hearing Date: \_\_\_\_, 2007, Applic. for take out restaurant with seating as part of retail, deli. grocery on 1<sup>st</sup> floor, no signs this application. (NOTE: Although not on refusal, applicant indicated that the proposed business may include catering operation.) Refusal: Take-out use prohibited. **Tabled**
- 6) 515 S. 16<sup>th</sup> Street (R-10): ZBA # 06-1624. Hearing Date: January 30, 2007, 9:30 am. Applic. for newspaper offices in front 3 floors in same bldg. with existing single family dwelling. Refusal: The proposed use, newspaper offices, is not permitted. **Opposed**
- 7) 339 S. 21<sup>st</sup> Street (NEC 21<sup>st</sup> and Pine) (C-1, blocked with R-10): ZBA # \_\_-\_\_. Hearing Date: \_\_\_\_, 2007. Applic. for demolition of existing 1 story detached structure, to erect a deck (partially roofed over) at 2<sup>nd</sup> story level of an existing 1 and 2 story structure with cellar, for extension of existing art gallery on 1<sup>st</sup> and 2<sup>nd</sup> floor with accessory office and storage, and to erect 1 story detached structure w/ roof deck for parking space accessory to gallery. Refusals: Existing use granted by variance so extension of use requires variance; Proposed use extended through erection of a deck, which is prohibited in district; Open area: 348 s.f. required vs. 53.39 s.f. proposed; Side yard depth: 8' required vs. 0' proposed; Rear yard depth: 9' required vs. 0' proposed. **Postponed at request of Applicant**