

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Chair
Re: Zoning Committee Meeting Agenda
Date: October 21, 2009

Meeting Date: Tuesday, October 27, 2009, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1700 Market St. SWC 17th St. (C-5): ZBA#10224, Hearing Date: 12/2/09, 2:00 PM **Not opposed**
Application for the removal of an existing single-faced free-standing accessory sign and for the erection of one (1) single-faced free-standing sign with ten (10) panels accessory to tenants of the existing office building.
Refusals: The proposed use, free-standing sign accessory to tenants of the building, is not permitted in this district.
- 2) 316 S. 21st St. (2100 Cypress) (R-10): ZBA# 1811, Administrative Review **Not opposed w/proviso**
Application to demolish 2-story rear addition, and to erect new 3-story addition in place of the (demolished) two stories, and to erect attached addition to garage area at the first floor rear and side yard portions of the lot, for additional off street parking, and to erect a series of colonnades (pergola type structures) in the side yard.
Refusals: Open area at 1st floor: 30% req'd vs. 0% proposed
Rear yard area: 144 sf req'd vs. 0 sf proposed
Note: This application is an update of a previously approved application.
- 3) 124-34 S. 15th St. SWC Sansom St. (C5): ZBA#____, Hearing Date: 12/2/09, 2:00PM **Not Opposed w/provisos**
Application for the legalization of the erection of 11 flatwall signs, two (2) flatwall signs above the bottom of the second floor of the building, one canopy sign with two (2) projecting sides, one (1) flatwall door sign, three (3) flatwall placard signs and for the erection of one (1) proposed projecting wall sign accessory to an existing eat-in restaurant with proposed take-out (former juice bar) in an existing three (3) story structure.
Refusals: The proposed use, take-out restaurant, requires a certificate from the ZBA
Sign extends above the bottom of the second floor of the building
Sign projects more than 12" from the building
- 4) 2101-43 South St. NWC 21st St. (C-2): ZBA#____, Hearing Date: 2:00PM, 12/2/09 **Tabled**
Application for four commercial spaces as permitted in the district with a connecting common corridor, for thirty (30) dwelling units all in an existing three/one story structure with thirteen (13) existing parking spaces with no handicapped accessible space.
Refusal: Rear yard depth: 9' req'd vs. 0' proposed
Rear yard area: 3044sf req'd vs. 0sf proposed
One handicapped parking space required vs. none proposed
- 5) 2101 Delancey St. (R-10A): ZBA#10354, Hearing Date: 12/9/09, 2:00PM **Not Opposed**
Application for the partial demolition of the rear portion of the fourth floor of an existing four (4) story attached structure, for the erection of a roof terrace at the fourth story level, for a second floor addition and for a first floor addition with a roof terrace above, all for use as a single family dwelling with an existing interior garage.
Refusals: Open area at 1st floor: 30% req'd vs. 0% proposed
Rear yard depth: 9' req'd vs. 0' proposed
Rear yard area: 144 sf req'd vs. 0 sf proposed