

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: January 19, 2010

Meeting Date: Tuesday, January 26, 2010, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1706 Panama Street (R-10): ZBA# _____, Hearing Date: _____.
Application for a rear addition to 1st floor, 2nd story addition with roof deck and 3rd story addition to single family dwelling.
Refusal: Minimum open area: 30% required vs. 14% proposed
Rear yard minimum area: 144sf required vs. 80sf proposed
Issue tabled from last meeting to allow further discussions with immediate neighbors.

- 2) 2434 – 2536 Pine Street (R-10A): ZBA# _____, Hearing Date: _____.
Application for the relocation of lot lines to create two (2) lots from one (1).
For use of 2534 Pine Street (Parcel 'B') as a single-family dwelling in an existing three (3) story structure. For use of 2536 Pine Street (Parcel 'A') as an eat-in/take-out restaurant (coffee shop) in an existing one (1) story structure, to include the erection of two (2) accessory projecting signs.
Refusals: 2536 Pine Street:
The proposed use, eat-in/take-out restaurant with two (2) accessory projecting signs, is not permitted in the R-10A residential zoning district.
2534 Pine Street:
Minimum open area: 30% required vs. 15% proposed
Rear yard minimum area: 144sf required vs. 80sf proposed

- 3) 1512 Walnut Street (C-5): ZBA# _____, Hearing Date: _____.
Application for adding use of accessory take-out to existing eat-in restaurant with a minimum of thirty (30) seats and no live entertainment/music, take-out not to exceed twenty five percent (25%) of the gross floor area in the first floor with accessory storage in the cellar. Eighteen (18) existing single-family dwellings in floors two through four (six (6) apartments per floor) and four (4) existing single-family dwellings (apartments) in the fifth floor all to remain (twenty-two (22) total dwelling units throughout).
Refusal: Whereas the proposed use, restaurant to include accessory take-out service, is prohibited under the Center City Commercial Area Special Control.

- 4) 2012-2018 Chestnut Street (C-4): ZBA# _____, Hearing Date: _____.
Application for the relocation of lot lines to create one (1) lot from two (2) lots, for the complete demolition of exiting structure on the lot, for the erection of a six (6) story attached structure with cellar, max height 82ft with stair tower, elevator, for use as 1 retail unit, 12 acc. parking spaces including 1 accessible space, for office space 2nd through 5th floor, for covered roof terrace and a penthouse on 6th floor both for office purposes, for mechanical equipment on rooftop and for a flat wall non-accessory sign.
Refusal: Whereas one (1) non-accessory sign is proposed and is not permitted.
Max floor area ratio: 500% (46,000sf) allowable, 583% (53,682sf) proposed.