

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Patricia Mattern, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda
Date: October 20, 2010

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

Location: Stevens Community Center, 2111 Sansom Street

- 1) 2046 Locust St. (R-10) ZBA# _____, Hearing Date: Nov. 2, 2010, 9:30 AM
Application for the legalization of a seven (7) family dwelling in an existing structure.
Refusal: The proposed zoning is refused for the following:
Minimum rear yard area: 744 sf required vs. 106.16 sf proposed.
- 2) 2200 Locust St. thru to S. 22nd St. (R-10) ZBA# _____, Hearing Date: _____
Application for the creation of a dwelling unit within part of the 3rd floor and the entire 4th floor in the same building as creation of an office in the basement with existing storage, offices existing on the 1st, 2nd and 3rd floors, no signs on this application.
Refusal: Rear yard area: 144 sf required vs. 0 sf proposed.
- 3) 1717 Rodman St. (R-10-A) ZBA# _____, Hearing Date: _____
Application for the erection of a ten foot high rear yard fence as part of a single family dwelling.
Refusal: fence height: 6'-0" required vs. 10'-0" proposed.
- 4) 1623 South St. (C-2) ZBA#13357, Hearing Date: Oct. 27, 2010, 4PM
Application for erection of a 2nd and 3rd floor addition at the side yard, proposed rear addition at the 3rd floor level, proposed roof deck with access from a pilot house above the 3rd floor, creation of 2 off street open air parking spaces in the rear yard and for the erection of a 11 ft. roll up gate in the rear facing Rodman St.
Refusal: Buildings containing 3 families or less shall have a minimum depth of not less than 10%, but in no case less than 8'
8' required vs. 6'8" proposed.
The maximum height of a dwelling shall be 35' above the average at the base of the structure, but in no case over 3 stories. The minimum dimensions of each parking space in a commercial district shall be 8 ½ ft x 18 ft.
35'/3 stories required vs. 38'/3+ stories proposed.
8'6" x 18' required vs. 8'2" x 18' proposed.
- 5) 2100-06 Chestnut St. SWC 21st St. Space #100.5 (C-4) ZBA # _____,
Hearing Date: _____
Application for a take-out restaurant (with a garbage disposal system and no trash storage area within the building, daily trash pick up) with seating in space # 100.5.
Refusal: The proposed use, a take-out restaurant with seating is not permitted in the Center City Commercial Area Special District.
Fast Track
- 6) 2114 Pine St. (R-10) ZBA# _____, Hearing Date: _____
Application for the partial demolition of an existing illegal deck at the 4th floor level; for the legalization of the erection of a rooftop deck above the 3rd story roof (deck floor more than 12" above rooftop, ranges from 0" to 3'-5", maximum height of deck floor not to exceed 38'-4") accessed from the 4th story of an existing four (4) story attached structure with cellar containing an existing five (5) family dwelling.

Refusal: The proposed deck (addition), an extension of a use previously approved by the ZBA and must also be approved by the ZBA.

The proposed zoning is refused for the following:

Maximum height of building at deck (addition)

35' required vs. 38'-4" proposed

Maximum number of stories at deck (addition)

3 required vs. 4 proposed

- 7) 1535-41 Chestnut St. NEC 16th St. (Tenant Space 2) (C-5) and Special Controls for Center City Commercial Area ZBA#_____, Hearing Date:_____
- Application for the erection of 5 internally illuminated flatwall signs, 1 neon window sign, 2 non illuminated signs (affixed to door panels), 1 double faced projecting neon sign, all accessory to a proposed eat-in and take-out restaurant in tenant space 2.
- Refusal: The proposed use, 'eat-in and take-out restaurant in tenant space 2,' is prohibited in this zoning district.
- The proposed use 'a projecting sign 4.5937 ft' is not permitted in this zoning district.