

Center City Residents' Association

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To: CCRA Zoning Committee, Board Members and Neighbors
From: Timothy Kerner, Co-Chair CCRA Zoning Committee
Re: Zoning Committee Meeting Agenda

Meeting Date: Monday, November 29, 2010, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) **1827 Delancey Place (R-10) ZBA #13642, Hearing Date: 11/30/10, 9:30AM** **Not Opposed**
Application for the construction of a 13'x19'x9' high penthouse addition for roof-deck access and the refurbishing of existing roof decks to include a new 13'x15'x9' high pergola atop 4th story roof accessory to a single family dwelling.
Refusal: The proposed structure exceeds the 35 foot height and three-story limit.

- 2) **1930 Chestnut Street (C-4) ZBA #13904, Hearing Date: 12/1/10, 2:00PM** **Not Opposed w/provisos**
Application for a takeout restaurant with seating to include live entertainment on the first floor in the same building with 144 dwellings above and other uses as previously approved and for the erection of six (6) accessory flatwall awning signs.
Refusal: The proposed use, takeout restaurant with seating is prohibited in the special controls for the Center City Commercial Area District.

- 3) **2303 Delancey Place (R-10) ZBA #13361, Hearing Date: 1/5/11, 2:00PM** **Not Opposed**
Application for an office for psychoanalysis/psychotherapy performed by a certified psychoanalyst in the same space as an existing single-family dwelling on the first floor as part of an existing four (4) family dwelling.
Refusal: The proposed use is not permitted in this zoning district.

- 4) **1800 Pine Street (R-10A) ZBA #13806, Hearing Date: 1/4/1, 9:30 AM** **Not Opposed**
Application for a three (3) family dwelling.
Refusal: Rear yard area: 344sf required vs. 0 sf proposed