

# 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: August 18, 2011

**Meeting Date: Tuesday, August 23, 2011, 7:00 PM**

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

- 1) 1809 Delancey Place (R-10) ZBA# 15805, Hearing Date: 9/20/11, 9:30 AM  
Application for the erection of a rear sun deck 20' x 9' as part of a single family dwelling.

Refusal: The proposed zoning is refused for the following:  
Any deck or patio shall be constructed so that it is no closer at any point than 3 feet from the edge of any driveway and/or rear property line serving two or more lots.  
Required: 3'0" vs. Proposed: 0'0"

- 2) 1829 Addison St. (R10-A) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for construction of a 6'-4" x 16'-0" one story addition at the rear 2<sup>nd</sup> story level as part of a single family dwelling, w/accessory 6' x 16' (+/-) roof deck atop addition roof w/access via doorway from existing 3<sup>rd</sup> floor level.

Refusal: The proposed zoning is refused for the following:

	Required	vs.	Proposed
Rear yard min. area	144 Sq. Ft.		80 Sq. Ft.
Rear yard min depth	9 Ft.		5 Ft.
Open area	192 Sq. Ft. (30%)		80 Sq. Ft. (13%)

- 3) 2031 Walnut St. (C-4) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for a restaurant on the first floor and second floor front with accessory storage in the cellar in the same building with an existing five (5) family dwelling.

Referral: The proposed use, restaurant requires a certificate from the ZBA in the Center City Commercial Area Special Controls District.  
FAST TRACK

- 4) 265 S. 19<sup>th</sup> St. (SEC Manning St.) (R-15) ZBA# \_\_\_\_\_,  
Hearing Date: 9/21/11, 4PM

Application for a beauty salon to include facial and body waxing (no message) on the first floor (Unit A) in the same building with existing two (2) family dwelling above.

Refusal: The proposed use, beauty salon, is not permitted in this zoning district.