

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: November 18, 2009

Meeting Date: Tuesday, November 24, 2009, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

- 1) 2101-43 South St. NWC 21st St. (C-2): ZBA# 10271, Hearing Date: 2:00PM, 12/2/09
Application for three commercial spaces as permitted in the district with a connecting common corridor, for thirty four (34) dwelling units all in an existing three/one story structure with thirteen (13) existing parking spaces with no handicapped accessible space.
Refusals: 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
Note: This application was presented last month and is being reheard with the addition of parking and landscaping plans
- 2) 2118 Delancey Place (R-10A): ZBA# _____, Hearing Date: _____
Application for the partial demolition of an existing two (2)/three (3) story structure and for the erection of a three (3) story rear addition for the extension of an existing single family dwelling.
Refusal: Open area: 353sf (30%) req'd vs. 297sf (26%) proposed
- 3) 1732 Pine Street (R-10): ZBA # 10493, Hearing Date: 12/8/09, 9:30 AM.
Application for the erection of a wood sun deck 20' x 18'-6" at the 2nd floor level in the rear of a single family dwelling.
Refusal: Any deck or patio shall be constructed so that it is no closer at any point than three (3) feet from the edge of any driveway and/or rear property line serving 2 or more lots: 3' req'd vs. 0' proposed