

# 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: June 16, 2010

**Meeting Date: Tuesday, June 22, 2010, 7:00 PM**

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

- 1) 423 S. Carlisle Street (R-10) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for construction of a 5'-2" x 11'-4" one story addition at the 1<sup>st</sup> story level as part of a single family dwelling.  
Refusal: Minimum open area: 175 sf (30%) required vs. 106 sf. (18%) proposed.  
Rear yard minimum area: 144 sf required vs. 106 sf proposed  
Rear yard minimum depth: 9'-0" required vs. 7'-7" proposed
- 2) 1513 South Street (C-2) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for the erection of a second story addition, a third story addition, a fourth story Penthouse addition, a roof deck (located above the third floor roof) and a second floor rear Juliet balcony as part of an existing three story attached building (NTE 35' high) for use as a vacant commercial space for uses as permitted in C -2 commercial district on the first floor (use registration permit required prior to occupancy) and a two family dwelling above, (size and location as shown in the application).  
Refusal: Minimum open area: 200 sf (25%) required vs. 92 sf (10.5%) proposed.  
Rear yard minimum depth: 8 feet required vs. 5.75 feet proposed.  
Maximum no. of stories: 3 allowed vs. 4 proposed
- 3) 2319 Locust Street (R-10-A) ZBA# \_\_\_\_\_, Hearing Date: \_\_\_\_\_  
Application for the erection of a fourth story to an existing three story residential structure. The addition covers a partial footprint of the story below with a proposed 8'-0" terrace access from the fourth floor. Addition will be used as a master bedroom suite.  
Refusal: Fourth floor addition:  
Maximum building height: 35'-0" allowed vs. 37'-6" proposed.  
Maximum no. of stories: 3 allowed vs. 4 proposed.
- 4) 2300 Walnut Street, SWC 23<sup>rd</sup> Street (C-4 under 14-1607 Control) ZBA#11935, Hearing Date: \_\_\_\_\_  
Application for the public parking garage on cellar in the same building with an existing 183 dwelling units with all other uses as previously approved.  
Refusal: The proposed use, public parking garage, is not permitted in this zoning district.
- 5) 1431 Lombard Street (R-10) ZBA #11867, Hearing Date: July 7, 5 PM  
Application for a three (3) family dwelling in an existing four (4) story structure. Size and location as shown in the application.  
Refusal: Rear yard area (3 family): 344 sf required vs. 165 sf proposed.