

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: December 23, 2010

Meeting Date: Monday, January 3, 2011, 7:00 PM

Location: Stevens Community Center, 2111 Sansom Street

- 1) 1903 Chestnut St. (C-4) ZBA# _____, Hearing Date: _____
Application for the expansion of an existing eat-in restaurant on second floor of an existing 2 story structure.
Refusal: The proposed use, restaurant is prohibited under Center City Commercial Control, is not permitted in this zoning district.
- 2) 1830 Rittenhouse Sq. Unit 19B (R-16) ZBA#14067,
Hearing Date: Jan. 12, 2011, 2 PM.
Application for the erection of an 18th story addition and 2 roof decks at the 18th floor for use as extension of an existing dwelling unit (Unit 19B) all as part of an existing 18 story structure
Refusal: Gross floor area (maximum permitted as a % of lot area 7000 sf. 500% -35,000 sf permitted vs. 1,654% -115,795 sf. proposed.
- 3) 218 S. 20th St. (RC-4) ZBA#_____, Hearing Date: Jan. 19, 2011, 5 PM
Application for the legalization of a rooftop deck above the 3rd story roof (less than 30" above the roof line) with railing 42" high for use by the dwelling occupants in an existing 4 story structure with an existing retail sales (eyeglasses) on the 1st floor and a 7 family dwelling above.
Refusal: The proposed deck, an extension of a use previously approved by the ZBA and must also be approved by the ZBA.
- 4) 1511 South St. (C-2) ZBA#14071, Hearing Date: _____
Application for erection of 2 non-illuminated flat-wall awning signs and 1 internally illuminated (non-intermittent, non-flashing) double-faced projecting sign (accessory signs); for the preparing and serving of hot and cold food for take-out as part of an existing restaurant with seating (no sale of beer or alcohol or take-out, no music dancing, or live entertainment) on the 1st floor in an existing structure with an existing 2 family dwelling above.
Referral: The proposed use, a take-out restaurant, requires a certificate from the ZBA.
FAST TRACK
- 5) 1604 Walnut St. ZBA #_____, Hearing Date: Feb. 1, 2011
Appeal from a Violation Notice to cease maintaining projecting banner sign without a zoning and/or use registration permit.