

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

Date: Tuesday, January 25th, 7:00 PM
Location: Stevens Community Center, 2111 Sansom Street

1. **1414-38 S. Penn Square SEC 15th Street (C-5) ZBA #14325, Hearing Date: 2/1/11** **Not opposed**
Application for a takeout restaurant with seating in space on the first floor of an existing structure with other previously approved uses.
Refusal: The proposed use, takeout restaurant with seating requires a certificate from the Zoning Board of Adjustment.

2. **1604 Spruce Street (C-2) ZBA #14435, Hearing Date: 3/2/11** **Not opposed w/provisos**
Application for a five (5) family dwelling in an existing attached structure.
Refusal: The proposed use, attached structure solely for dwelling purposes is not permitted in this zoning district.

3. **218 S. 20th Street (RC-4) ZBA #14004, Hearing Date: 3/2/11** **Not opposed**
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 four (4) story structure with existing retail sales on the 1st floor and a seven (7) family dwelling above.
Refusal: The proposed deck, an extension of a use previously approved by the Zoning Board of Adjustment must also be approved by the Zoning Board of Adjustment.

4. **423 S. Carlisle Street (R-10)** **Not opposed**
Application for construction of a 5'-2" x 11'-4" two story addition at the 1st 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
This application is a modification of a previously approved application for a one-story addition with the same plan dimensions and shall be reviewed administratively by the Zoning Board of Adjustment.