



**To: CCRA Zoning Committee, Board Members and Neighbors**  
**From: Veronica Aplenc and Janice Woodcock, Co-Chairs, CCRA Zoning Committee**  
**Re: Public Zoning Committee Zoom Meeting Agenda**

**Date: June 28, 2022 at 7:00 pm**

**1. 2104 Naudain Street (RSA5)**

**ZBA # MI-2022- 002535 Hearing date 8/10/2022 @ 2p.m.**

Application for the complete demolition of an existing attached structure. For the erection of an attached structure with one accessory surface parking space and one non-accessory surface parking space. Size and locations per plans. For the use as single family household living with accessory parking, and for the use of off-site/non-accessory parking.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 1-701-1	Dimensional Standards	The maximum build height allowed is 38 feet. Whereas the proposed height of 41'-6" is prohibited..

**NOTE: This was opposed when first presented on April 26,2022.**

**2. 251 S. 21st Street (RM1)**

**ZBA # MI-2022-001798 Hearing date 8/10/2022 @ 3:30 p.m.**

Application for a retail sales of food, beverages and groceries at first floor in the same building with all other uses as previously approved. No sign on this application.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-602-1	Uses Allowed in Residential District	The proposed retail sale of food, beverages and groceries is prohibited in this zoning district.

**3. 1513-17 Pine Street (RM1)**

**ZBA # MI-2022-003148 Hearing date 9/14/2022 @ 2p.m.**

Application for the erection of an attached structure 46'-6" high; roof decks accessed by a pilothouse with balconies; deck at second (2nd) floors with five (5) accessory parking garages for two (2) cars accessed by a shared driveway for a multi-family household living five (5) dwelling units.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-701-2	Dimensional Standards for	Maximum height:

Higher Density Residential  
Districts

Allowed: 38'  
Proposed: 46'6"

**4. 2121 Delancey Place (RSA5-Overlays-CTR: Residential Parking Control Area, Center City Commercial District Control Area, Center City Residential Control Area)**

**ZBA # MI-2022-002823 Hearing date 8/16/2022 @ 9:30 a.m.**

Application for the erection of a roof deck to the previously approved carport (for two (2) off-street parking spaces)(under ZP-2022-000667) accessory to existing single family household living (size and location as shown on plans).

<b><u>Refusal</u></b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	14-604 (5)	Roof deck	Whereas the proposed roof deck is prohibited on accessory structure.
	14-604(5)(a)	Roof deck setback	Roof decks must be set back at least five ft. from the extreme front of the building line closest to the front lot line) whereas the proposed roof deck has no setback from the front building line.

**5. 1746 Lombard St. (RSA5 with various overlays re: parking, Center City Residential and Commercial Areas, and Zipcode 19146 Mixed-Income Housing Bonus Limitations)**

**ZBA # MI-2022-001709 Hearing date TBD**

Application for demolition of existing roof deck access structure and erection of addition above existing attached structure to include two (2) roof decks. For single-family household living. For one (1) interior off-street accessory parking space as previously approved. Size and location as shown on application/plan.

<b><u>Refusal</u></b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	Note [7] Table 14-701-1	Dimensional Standards for Lower Density Residential Districts	Rear Yard Setback of Addition: Required, 7 ft. Proposed, 0 ft.
	Table 14-701-1	Dimensional Standards for Lower density Residential Districts	Height: Allowable, 38 ft. Proposed, 53 feet 6 in.
	Section 14-604-(5)(a)	Roof Deck Setbacks	Whereas roof decks must be set back at least 5 ft. from the extreme front building line, but three of the proposed roof deck setbacks are not compliant.

