



**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: March 29, 2022 at 7:00 pm**

**1. 2319 Delancey Place (RM1)**

**ZBA# MI-2021-005224: Hearing date 5/4/2022 @ 9:30 a.m.**

Application for use as eight (8) dwelling units in an existing structure.

<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>
	14-602(3)(a) (.1)	Lot area required for eight (8) dwelling units	Lot area eight units. Proposed: 2019 sq. ft Required:3360 sq. ft.

**OPPOSED**

**2. 2303 Delancey Place (RM1)**

**ZBA # MI-2021-005247: Hearing date 5/4/2022 @ 9:30 a.m.**

Application for use as eight (8) dwelling units in an existing structure.

<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>
	14-602-1 (a)(.1)	Lot area required for dwelling units	Lot area for eight (8) units. Proposed: 2058 sq. ft. Required: 3360 sq. ft.

**OPPOSED**

**3. 300-18 S. Broad Street (CMX4)**

**a. ZBA# MI-2022 000476: Hearing date 4/20/2022 @ 2:00 p.m.**

Application for a take-out restaurant (1,665 sq. ft.) within structure with existing assembly and entertainment as previously approved. No sign on this application.

<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
TABLE 14-502-2	Supplemental Use Controls in the Center City Overlay District	The proposed take-out restaurant requires a special exception to ZBA

**b. ZBA# MI-2022 001920: Hearing date 7/13/2022 @ 2:00 p.m.**

Application for the erection of two (2) digital wall signs, one (1) non-digital wall sign and for the erection of one (1) window sign accessory to a sit-down/take-out restaurant (see #ZP-2021-015797). Existing performing arts center to include theater, concert hall, recital theatre, music library, classroom for music, education, gift shop, eat-in restaurant

with accessory storage and all other uses as previously approved with accessory parking space for 133 vehicles including 5 H/C spaces and 7 reservoir spaces with existing signs as previously approved.

<u><i>Code Section(s)</i></u>	<u><i>Reason for Refusal</i></u>
14-904 (1)(b)(.2)	Signs with animated illumination are prohibited within 200 ft. of any intersection of any two or more streets.
14-502 (7)(b)(.2)(.b)	Animated illumination is prohibited within the Center City Commercial Area.
Table 14-904-1	The Maximum Area permitted for Wall signs in the CMX-4 District is 2 sq. ft. per lin. ft. of ground floor frontage, max. 100 sq. ft. per sign. Permitted -794 sq. ft. Existing - 1,233 sq. ft. Proposed - 1,136.5 sq.ft.

**BOTH NOT OPPOSED**