



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: April 26, 2022 at 7:00 pm

1. 516 S. 21st Street (RSA5)

ZBA # MI-2022-002388 Hearing date 8/10/2022 @ 2p.m.

Application for demolition of existing structure on the lot and for the erection of an attached structure with roof decks (size and location as shown on the plan to use as single-family household living.

<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 14-701-1	Dimensional Standards	Proposed building height (41'-6") is more than the maximum allowed building height (38') and is refused.

NOT OPPOSED

2. 518 S. 21st Street (RSA5)

ZBA # MI-2022-002387 Hearing date 8/10/2022 @ 2p.m.

Application for: full demolition of an existing structure on the lot and for the erection of an attached structure with roof deck to use as single-family household living with one accessory off-street parking space (size and location as shown on the lan).

<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 14-502(6)(c)	Center City Residential Parking Control Area	Off-street parking shall not be provided for any one-family or two-family use located in the Residential Parking Control Area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required.
	Table 14-701-1	Dimensional Standards for Residential Districts	Maximum Building height allowed 38 feet whereas proposed 41 feet 6 inches and is refused.
	Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	Off-street parking space minimum depth required 18 feet, whereas proposed depth is 15 feet and is refused.

NOT OPPOSED

3. 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>Refusal</i>	<i>Code Section(s)</i>	<i>Code Section Title(s)</i>	<i>Reason for Refusal</i>
	Section 14-502(c) (.1)	Residential Parking Control Area	Off-street parking shall not be provided for any one-family or two-family use located in the Residential Parking Control area, except for parking accessed by a shared driveway or rear alley, which is permitted but not required. Common parking areas may be located on one or more of the properties for which parking is provided, or on a property that is separated from those properties by an alley, shared driveway, or similar kinds of passageways. Whereas the proposed parking is not accessed by a shared driveway or a rear alley. Rodman Street is not an alley and no shared driveway is proposed.

NOT OPPOSED

Table 14-602-1	Uses Allowed in Residential Districts	The proposed use of Off-site/Non-accessory parking is prohibited in the RSA-5 zoning district
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NOT OPPOSED

Table 14-803-1	Dimensional Standards for Parking Spaces and Aisles	The minimum width of a regular parking space set at a 90-degree angle from the drive aisle is 8.5 feet. Whereas the proposed parking space width of 7.5 feet is prohibited.
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NOT OPPOSED

Table 14-701-1	Dimensional Standards	The maximum build height allowed is 38 feet. Whereas the proposed height of 41 feet 6 inches is prohibited.
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OPPOSED

