



To: CCRA Zoning Committee, Board Members and Neighbors
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs, CCRA Zoning Committee
Re: Public Zoning Committee Zoom Meeting Agenda
 [Note: Applications will not necessarily be heard in the order listed below.]

Date: Nov. 22, 2022 at 7:00 pm

1. 1604 Spruce Street (CMX2)

ZP-2022-009401: Hearing date 2/8/2023 @ 9:30 a.m.

Application for a visitor accommodations in the same building with all other uses previously approved. No sign with this application.

| <i>Refusal</i> | <i><u>Code Section(s)</u></i> | <i><u>Code Section Title(s)</u></i> | <i><u>Reason for Refusal</u></i> |
|-----------------------|--------------------------------------|--|---|
| | TABLE 14-602-2 | Uses allowed in commercial district | The proposed visitor accommodations is prohibited in this zoning district |

OPPOSED

2. 1721 Lombard Street ((RM1)

ZP-2022-009404: Hearing date 2/8/2023 @ 9:30 a.m.

Application use as visitor accommodations

| <i>Refusal</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 districts | Visitor accommodations use is prohibited in this residential district |

OPPOSED

3. 504-10 S. 21st Street (RSA5)

ZBA Calendar # MI--2022-006086: Hearing date 3/22/2023 @ 9:30 a.m.

Application for lot adjustment to create two (2) lots (Parcel A & B) from one existing OPA account (504-10 S. 21st Street) for continued use as single family dwelling at Parcel A and for five (5) non accessory surface parking spaces at Parcel B. Size and location as shown in plan.

| <i>Refusal</i> | <i><u>Code Section(s)</u></i> | <i><u>Code Section Title(s)</u></i> | <i><u>Reason for Refusal</u></i> |
|-----------------------|--------------------------------------|--|---|
| | Section 14-602-5 | Landscape and Screening | Minimum of 10% (114 sq. ft.) of the interior surface parking lot in all districts and off-street loading areas in all districts except 1-2, 1-3, 1-P, calculated as the total of area in all surface parking spaces and sur-drive aisles, shall be planted with landscape. O SF is proposed. Non accessory parking is prohibited in RSA-5 district. Five (5) non accessory spaces are proposed. |
| | Table 14-602-1 | Uses | |

NOT OPPOSED

4. 1528 Naudain Street (RM1)

ZP-2022-0003431: Hearing date 1/11/2023 @ 9:30 a.m.

Application for a visitor accommodations at first floor in the same building with single family household living above in an existing structure.

| <i>Refusal</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 visitor accommodations is prohibited in this zoning district |

OPPOSED