



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

Date: September 27, 2022 at 7:00 pm

1. 233 S. 24th Street (RM1)

ZBA# MI-2022-002205: Hearing date TBD

Application for a sit-down restaurant at first floor in the same building with all other uses as previously approved.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-1	Uses allowed in residential district	The proposed sit-down restaurant is prohibited in this zoning district.

2. 1727 South Street CMX2IRSA5 (Overlays: CTR: Parking Garage Ground Floor Use Control Area, Residential Parking Control Area, Center City Commercial District Control Area, Center City Residential District Control Area, Zipcode 19146 Mixed-Income Housing Bonus Limitation)

ZBA # MI-2022-003468: Hearing date 10/5/2022 @ 2 p.m.

Application for the establishment of a unity of use to create one (1) lot (1727 South St) for zoning purposes with covenants, easements and agreements to be recorded to bind current and future owners of the contiguous two (2) parcels (1727 and 1729 South Street) to preserve the unity of use and the legality of the entire project that stems from the single zoning lot treatment. Prior to issuance of certificate of occupancy, proof of recordation of easements, agreements and covenants must be supplied; for the expansion of body art service along the first floor and two-family household living above in an existing attached building (size and locations shown on Plans).

<u>Referral</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Referral</u>
	Table 14-602-2	Uses Allowed in Commercial Districts - Referral	Whereas the proposed expansion of use, Body Art Service, requires special exception approval from the Zoning Board of Adjustment in the CMX-2 commercial zoning district.

3. 1513-17 Pine Street (RM1)

ZBA # MI-2022-003148 Hearing date TBD

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

Reason for refusal: allowed maximum height, 38'; proposed height 46'-6"