



Preserve, enhance and celebrate urban living

**To: CCRA Zoning Committee, Board Members and Neighbors**

From: Janice Woodcock and Samuel Gordon, Co-Chairs, CCRA Zoning Committee  
Re: Zoning Committee Zoom Meeting Agenda

**Date: Tuesday, May 25, 2021 at 7:00 pm**

**1. 2000 Spruce Street (CMX1)**

**ZBA# MI-2021-002099: Hearing date: 10/6/2021 @ 2 pm**

Application for a visitor accommodations in an existing structure in the same lot with all other uses as previously approved. No sign on this application.

<b><u>Refusal:</u></b>	<b><u>Code Section</u></b>	<b><u>Code Section Title</u></b>	<b><u>Reason for Refusal</u></b>
	Table 14-602-2	Allowed in Commercial District	The proposed visitor accommodations is prohibited in this zoning district.

**NOT OPPOSED**

**2. 327 Smedley Street (RSA5)**

**ZBA # MI-2021-001780; Hearing date 9/8/2021 @ 9:30 am**

For the erection of a rear addition to an existing attached structure. Size and location as shown on plans. No change to existing single-family household living use.

<b><u>Refusal</u></b>	<b><u>Code Section</u></b>	<b><u>Code Section Title</u></b>	<b><u>Reason for Referral</u></b>
	14-305 (6); Table 14-701-1	Minimum required open area.	Per 14-305 (6) a non-conforming structure is not permitted to be expanded or extended where the expanded or extended area does not comply with all provisions of 14-701 (Dimensional Standards)

Per Table 14-701-1, the minimum required open area for the RSA-5 zoned lot is 200 sq. ft. (25%) whereas the proposed addition reduces the non-conforming open area from 159 sq. ft. (19.9%) to 149 sq. ft. (18.6%)

**DEFERRED PENDING ADDITIONAL DISCUSSIONS BETWEEN APPLICANT AND NEIGHBORS**

**3. 1818 Rittenhouse Square (RM4)**

**ZBA # MI-2021-001830; Hearing date 8/18/2021 @ 2 pm**

For the proposed use, retail sales of jewelry (retail sales of wearing apparel and accessories) in space B-1 of an existing structure with other existing uses as previously approved.

<b><u>Refusal</u></b>	<b><u>Code Section</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	Table 14-602-1	14	Retail sales of wearing apparel and accessories is prohibited in this residential district

**DEFERRED AT APPLICANT'S REQUEST**

**4. 1642 Pine Street (CMX1: CTR Center City Overlay)**

**ZBA # MI-2021-002090: Hearing date 6/30/2021 @ 2 pm**

For the partial demolition, and for the erection of additions adjacent to and above the existing attached structure. For continued use as single-family household living as previously approved. Sizes and locations 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>
	Table 14-701-3 Note [1]	Dimensional Standards for Commercial Districts	Occupied Area-Intermediate Lot: Allowable 75% (1350 sq. ft.); Proposed 100% (1800 sq. ft.)

**NOT OPPOSED**

**5. 1718 Delancey Pl. (RM1: Overlays: CTR City Overlay District-Parking Garage Ground Floor Use Control Area, Residential Parking Control Area, Center City Commercial District Control Area, Center City Residential District Control Area)**

**ZBA # MI-2021-02088**

For the erection of an addition facing Panama St. to an existing attached building for the existing use of single-family household living with an existing accessory one (1) parking space (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>
	Table 14-701-2	Minimum Open Area	Required 25% Proposed 5.5%

**OPPOSED**

