



Preserve, enhance and celebrate urban living

**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: February 22, 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.

<b>Refusal</b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	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.

**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.

<b>Refusal</b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	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.

**3. 1732 Spruce Street (RM1)**

**ZBA # MI-2022-000447: Hearing date 5/18/2022 @ 9:30 a.m.**

Application for use as six (6) dwelling units in an existing structure previously approved for a doctor's office and five (5) dwelling units in an existing structure.

<b>Refusal</b>	<b><u>Code Section(s)</u></b>	<b><u>Code Section Title(s)</u></b>	<b><u>Reason for Refusal</u></b>
	14-602-1 (NOTE 1) (.a)(.b)	Lot area required for six units	Lot area for six dwelling units. Proposed: 2072 sq. ft. Required: 2400 sq. ft.

**4. Discussion of the proposed Green Solutions initiative.**

**5. RCO review of Proposed Streetery in a non designated streetery street.**