Agenda: CCRA Zoning Committee Meeting, February 24, 2026

1. **1528 Naudain Street (RM1)**
   ZP-2025-011940
   ZBA Hearing: 6/17/2026 @ 9:30 a.m.
   Application for Visitor Accommodations within an existing structure.

Refusal	***Code Section(s)***	***Code Section Title(s)***	***Reason for Refusal***
	Table 14-602-1	Uses Allowed in Residental Districts-Refusal	Whereas the proposed use, Visitor Accommodations, is prohibited in this residential district.

2. **258-60 S. 24th Street (RSA5)**
   ZP-2025-003029
   ZBA Hearing 4/29/2026 @ 2 p.m.
   Application for third-floor addition and roof deck (accessed by a wall opening at third floor) above an attached two-story building for use as single-family household living.

Refusal	***Code Section(s)***	***Code Section Title(s)***	***Reason for Refusal***
	14-306(6)(d)	Nonconforming Structures	Where a rear wall does not meet a rear yard minimum depth requirement, a vertical extension of that wall is an increase of that specific nonconformity and is not permitted. Vertical extensions of a rear building wall that do not comply with minimum required rear yard minimum depth or yard areas must meet the requirements in Tables 14--701-1. As such, the rear wall of the third-floor addition shall

		be set back 7-feet from the rear lot-line, whereas the proposed setback of the rear wall is 5.54 feet.
14-604(5)(a)	Roof Decks	Roof decks must be set back at least five ft. from the extreme front building line (closest to the front lot line), whereas the proposed roof deck has zero setback from the front building line.