



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

From: Janice Woodcock and Samuel Gordon, Co-Chairs, CCRA Zoning Committee

Re: Public Zoning Committee Zoom Meeting Agenda

**Date: Tuesday, June 22, 2021 at 7:00 pm**

**1. 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: Hearing date 9/22/21 @ 2pm**

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.)

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-701-2	Minimum Open Area	Required 25% Proposed 5.5%

**2. 2009-11 Sansom Street (CMX4)**

**ZBA# MI-2021-002183: Hearing date 9/22/21 @ 2pm**

For the erection of one (1) double faced sign with static illumination and to extend above the second floor window sill of an attached structure. Sign accessory to a sit-down restaurant. Size and location as shown in application / plan. No change in structure height or area in this application.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	14-502(7)(b)(.2)(.c)	Projecting Signs Prohibited	Whereas projecting signs are prohibited in the Center City Commercial Area on properties that do not front Market Street between Front and 5th Street

14-904(1)(d)(3)(c)	Sign Extension Over the Public Right of Way	<p>MAXIMUM PROJECTION</p> <table border="0"> <tr> <td data-bbox="1062 178 1284 212"><u>ALLOWABLE</u></td> <td data-bbox="1300 178 1479 212"><u>PROPOSED</u></td> </tr> <tr> <td data-bbox="1101 220 1229 254">4 ft. 0 in.</td> <td data-bbox="1321 220 1450 254">6 ft. 1 in.</td> </tr> </table>	<u>ALLOWABLE</u>	<u>PROPOSED</u>	4 ft. 0 in.	6 ft. 1 in.
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Table 14-904-1	Accessory Sign Controls for CMX-4	<p>MAXIMUM AREA</p> <table border="0"> <tr> <td data-bbox="1068 346 1284 380"><u>ALLOWABLE</u></td> <td data-bbox="1300 346 1472 380"><u>PROPOSED</u></td> </tr> <tr> <td data-bbox="1101 388 1229 422">66.66 SF</td> <td data-bbox="1305 388 1433 422">151.4 SF</td> </tr> </table>	<u>ALLOWABLE</u>	<u>PROPOSED</u>	66.66 SF	151.4 SF
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66.66 SF	151.4 SF					
Table 14-904-1	Accessory Sign Controls for CMX-4	<p>Whereas projecting signs shall not be located above the second floor window sill and the proposed projecting sign extends above the second floor window sill and is therefore prohibited</p>				

