



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: August 24, 2021 at 7:00 pm

1. 327 S. Smedley Street (CMX1)

ZBA# MI-2021-001780: Hearing date 9/8/2021 @ 9:30 a.m.

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

<u>Refusal</u>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Refusal</u>
	14-305 (6)	Minimum required	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)
	Table 14-701-1	open area.	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 the non-conforming open area from 159 sq. ft. (19.9%) to 149 sq. ft. (18.6%)
Note: This application was presented at the May 25, 2021 meeting but a decision was deferred at the applicant's request pending discussions with neighbors.			