



**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.

| <b><i>Refusal</i></b> | <b><i><u>Code Section</u></i></b> | <b><i><u>Code Section Title</u></i></b> | <b><i><u>Reason for Refusal</u></i></b>   |
|-----------------------|-----------------------------------|---|---|
|                       | 14-305 (6)<br>Table 14-701-1      | Minimum required<br>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)<br><br>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%) |

**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.**