



To: CCRA Zoning Committee, Board Members and Neighbors
From: Janice woodcock and Samuel Gordon, Co-Chairs, CCRA Zoning Committee
Re: Zoning Committee Zoom Meeting Agenda

<https://us02web.zoom.us/j/82098432700?pwd=TjV1K1kxdTJ6cDlIQ1FWb2JtV3VKQT09>

Date: Tuesday, October 27, 2020 at 7:00 pm

1. 2215 Pine Street (RM1)

ZBA# MI-2020-001453: Hearing date Dec. 8, 2020 @ 9:30 am

Application for the erection of a one-story addition at the rear of an existing three-story attached building for use as single-family household living.

<u>Referral:</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	TABLE 14-701-2	Dimensional Standards	The minimum open area requirement is 25%, whereas the proposed addition reduces the open area to 16.3%

2. 2222 Market Street (CMX-5)

ZBA# MI-2020-001767: Hearing date Dec. 9, 2020 @ 3:30 pm

Application for a special exception for the use of portions of the roofs on the 13th and 19th floors as roof decks accessory to the use of the building as an office building.

<u>Referral:</u>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Refusal</u>
	Table 14-602-5	Roof Decks	Roof decks for non residential uses in the CMX-5 district require special exception approval.

3. 1910 Pine Street (RM-1 Under Ctr/Commercial Control Area and Residential Area District)

ZBA # MI-2020-001258: Hearing date Oct. 28, 2020 @ 9:30 am

Application for a multi-family household (seven (7) dwelling units) from first floor through fourth (4th) floors in an existing structure. No sign on this application.

<u>Referral:</u>	<u>Code Reference</u>	
	Section 14-602(3) (a) [1](.b)	Total dwelling units allowed: four(4), Proposed: seven (7) units Area of lots allowed, 1760 sf; Proposed 2880 sf

4. 1605 South Street (CMX2)

ZBA # MI-2020-001373; Hearing date Dec. 16, 2020 @ 3:30 pm

Application for use as a group practitioner in unit 100 of an existing structure with other previously approved uses. (No signs on this application)

<u>Referral:</u>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Refusal</u>
	Table 14-602-2	Uses Allowed in Commercial Districts-Referral	The proposed Group Practitioner use requires special exception approval from the Zoning Board of Adjustment in the CMX-2 commercial zoning district

5. 2000-24 Market Street (CMX4)

ZBA # MI-2020-01516; Hearing date Nov. 3, 2020 @ 2 pm

Application for the erection of an accessory free standing non-illuminated sign accessory to existing business and professional services and other existing uses as previously approved in an existing structure(size and location as shown on the plan)

<u>Referral:</u>	<u>Code Section</u>	<u>Code Section Title</u>	<u>Reason for Refusal</u>
	Table 14-904-1	Accessory Sign Controls for Specific Zoning Districts	The proposed free standing non-illuminated sign does not comply with the area requirements of the CMX-4 zoning district