



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

From: Veronica Aplenc and Rebecca Frisch, C-Chairs, CCRA Zoning Committee

Re: Public Zoning Committee Zoom Meeting Agenda

**Date: Tuesday, November 26, 2024 at 7:00 p.m.**

**1. 2144-48 Lombard Street (CMX1)**

**ZP-2024-009202, ZBA Hearing date 12/18/2024 @ 2:00 p.m.**

Application for uses, Medical, Dental, Health Practitioner - Group Practitioner, Eating & Drinking Establishments - Prepared Food Shop, and Personal Services with all other uses as previously approved in an existing attached building.

<i><b>Referral</b></i>	<i><b><u>Code Section(s)</u></b></i>	<i><b><u>Code Section Title(s)</u></b></i>	<i><b><u>Reason for Referral</u></b></i>
	Table 14-602-2	Uses Allowed in Commercial Districts-Referral	Whereas the proposed use, Eating and Drinking Establishments-Prepared Food Shop, requires special exception approval from the Zoning Board of Adjustment in the CMX-1 commercial zoning district
	Table 14-602-2	Uses Allowed in Commercial Districts - Referral	Whereas the proposed use, Medical, Dental, Health Practitioner, requires special exception approval from the Zoning Board of Adjustment in the CMZ-1 commercial zoning district
<i><b>Refusal</b></i>	<i><b><u>Code Section(s)</u></b></i>	<i><b><u>Code Section Title(s)</u></b></i>	<i><b><u>Reason for Refusal</u></b></i>
	Table 14-602-2	Uses Allowed in Commercial	Whereas Office, retail, and commercial service uses located in the first floor may not occupy more than 2,000 sq. ft. of gross floor area

**COMMERCIAL USES NOT OPPOSED SUBJECT TO APPLICABLE CCRA RESTAURANT PROVISOS. OFFICE, RETAIL AND COMMERCIAL SERVICE USES NOT OPPOSED.**

