



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, July 27, 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%

OPPOSED

- 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	MAXIMUM PROJECTION <u>ALLOWABLE</u> <u>PROPOSED</u> 4 ft. 0 in. 6 ft. 1 in.
----------------------	---	---

Table 14-904-1	Accessory Sign Controls for CMX-4	MAXIMUM AREA <u>ALLOWABLE</u> <u>PROPOSED</u> 66.66 SF 151.4 SF
----------------	---	---

Table 14-904-1	Accessory Sign Controls for CMX-4	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
----------------	---	--

NOT OPPOSED WITH THE FOLLOWING PROVISOS: THE SIGN MUST RETAIN ALL THE DIMENSIONS AND SHAPE OF THE SIGN IT IS REPLACING, MAY BE ILLUMINATED FROM WITHIN AT LEVELS NO BRIGHTER THAN DESCRIBED AT THE MEETING (i.e., APPROXIMATELY EQUIVALENT TO FOUR 100 WATT BULBS/3 WATTS PER SQUARE FOOT), AND MAY BE LIT ONLY BETWEEN DUSK AND 10 P.M.