



CCRA Zoning Committee Meeting, January 23, 2024
From: Veronica Aplenc and Rebecca Frisch, Co-Chairs

1. 2036 Spruce Street

ZP-2023-00809 (RM1) Hearing date: 1/31/2024 @ 2:00 p.m.

Application for the erection of a rear deck with stairs to grade, and the erection of a rear fence with a roll up gate. For the continued use as single-family household living.

<i>Refusal</i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Section 14-604 (4)(d)(.1)	Decks; Roof, Walls, Stairs	A deck may not be enclosed by walls or a roof above the usable surface of the deck, nor may it be enclosed by walls below the usable surface of the deck. Decks and similar attached structures with covers or walls are considered part of the principal building and must comply with all yard and other requirements that apply to the principal building. Stairs from the ground level to the deck are permitted except in the case of attached buildings, where steps from the ground to the deck are prohibited. The proposed deck with stairs would be built to an attached structure, which is prohibited.
	Section 14-706 (3)(c)	Architectural Fence Features	Fence posts and gate posts that are integrated as architectural features in the fence design are permitted up to 6.5 ft. in height for side and rear fences and up to 4.5 ft. for front fences, but all portions of the fence other than fence posts and gate posts shall comply with the maximum heights stated in Section 14-706(3)(a) (Intermediate Lots) and Section 14-706(3)(b) (Corner Lots) above. The proposed fence/gate height of 8ft. is prohibited.

POSTPONED TO FEBRUARY 27, 2024 MEETING

2. 2216 Naudain Street (CMX2) Hearing date: 3/13/2024 @ 9:30 a.m.

#A. ZP-2023-010572

#B. ZP-2023-009931

#C. ZP-2023-009927

#D. ZP-2023009408

Applications for visitor accommodations in an existing structure with other existing uses in the same structure as previously approved.

<u>Refusal</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-602-2	Uses Allowed in Commercial Districts	The proposed uses: Visitor Accommodations-are prohibited in this zoning district.

OPPOSED

3. 220-24 S. Broad Street (CMX5) Hearing date 2/7/2024 @ 2:00 p.m.

ZP-2023-011664

Application for a roof deck accessory to a previously approved personal services (fitness center) use.

<u>Referral</u>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Referral</u>
	14-604(5)	Roof Decks	Whereas roof decks accessory to non-residential use in the CMX-5 commercial zoning district require Special Exception Approval from the ZBA.

NOT OPPOSED