



**CCRA Zoning Committee Meeting, August 22, 2023**  
**From: Veronica Aplenc and Rebecca Frisch, Co-Chairs**

**1. 2120 Pine Street**

**ZP-2023-001985 (RM1) Hearing date: 11/18/2023 @ 9:30 a.m.**

Application for a fourth-floor addition to an existing single family attached structure.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Code Section Title(s)</u></i>	<i><u>Reason for Referral</u></i>
	Table 14-701-2	Dimensional Standards for Higher Density Residential Districts	Maximum allowed building height is 38 feet, whereas proposed building height is 48 feet 2 inches and is refused.

**NOT OPPOSED**

**2. 2402 Spruce Street**

**ZP-2022-011275 (RM1) Hearing date 8/30/2023 @ 3:30 p.m.**

Application for a visitor accommodations in an existing building.

<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 14-602-1	Uses Allowed in Residential District	The proposed visitor accommodations is prohibited in this zoning district.

**OPPOSED**

**3. 414 S. 23rd Street**

**ZP-2023-003878 (CMX1 B/W RSA-5) Hearing date: 10/11/2023 @ 2:00 p.m.**

Application for the erection of a one story addition with accessory roof deck above new addition access from rear second floor, all as part of an attached structure. Size and location as shown in the application/plan.

<i><u>Refusal</u></i>	<i><u>Code Section(s)</u></i>	<i><u>Reason for Refusal</u></i>
	Table 14-701-1	The proposal is refused because the maximum allowed occupied area (% of lot) is 75.0% whereas the proposed occupied lot area is 85.0%.

**NOT OPPOSED**