



To: CCRA Zoning Committee, Board Members and Neighbors

From: Veronica Aplenc and Janice Woodcock, Co-Chairs, CCRA Zoning Committee

Re: Public Zoning Committee Zoom Meeting Agenda

Date: Tuesday, September 28, 2021 at 7:00 pm

1. 2012-18 Chestnut Street

Announcement of the link to review the recording of the public meeting previously conducted by CCRA pursuant to the Civic Design Review process for this project.

2. 1910 Chestnut Street (CMX4)

ZBA# MI-2021-00 3213: Hearing date 10 /19 /21 @ 2 p.m.

For the erection of mezzanine at first floor to an existing structure: for the erection of three (3) accessory flatwall signs on an existing marquee and for the erection of our (4) flatwall signs (total seven (7) signs) for use as an eat-in restaurant on the first floor in the same lot existing sit-down restaurant as part of a previously approved unity of use, for use as an existing retail spaces and business and professional offices as permitted in the district, on a portion of the first/second and third floors, for residential uses on 3rd through 22nd floors, (165 dwelling units) with all other previously approved uses, with tandem type mechanical parking with no ticket mechanism, eighty two (82) parking spaces including four (4) H/C accessible spaces and seventy two (72) bicycle spaces on an accessible route, three (3) loading docks. As previously approved. (See application # 802334 for permit). Size and location as shown in the 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>
	Table 14-904-1	Allowed Signage in CMX-4 District	The digital sign is prohibited in this zoning district
<i><u>Referral</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 14-502-2	Supplemental Use Control	The proposed sit-down restaurant is a special exception to Zoning Board

3. 1721-23 Chestnut Street (CMX5)

ZBA# MI-2021-003213: Hearing date 11/2/21 @ 9:30 a.m.

Application for a sit-down restaurant from basement through second floor in an existing structure. No sign on this application

<i>Referral</i>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Referral</u>
	Table 14-502-2	Supplemental Use Controls in the Center City Overlay District	The proposed sit-down restaurant is a special exception to ZBA

4. 29-31 S. 19th Street (CMX5)

ZBA# MI-2021- 002614: Hearing date 10/13/21 @ 2 p.m.

<i>Refusal</i>	<u>Code Section(s)</u>	<u>Code Section Title(s)</u>	<u>Reason for Refusal</u>
	Table 14-904-1	Accessory Sign Controls for Specific Zoning Districts	Maximum height for Two (2) Flat Wall Signs. Allowed: the lower roof line or second floor window sill. Proposed: above the second floor window sill.

