

**ZONING BOARD OF APPEALS DECISION GRID**  
**January 19, 2012**

| <b>CASE #</b>                                                                | <b>ADDRESS</b>                | <b>RECORD OF VOTE</b> | <b>DECISION</b>                                                                  |
|------------------------------------------------------------------------------|-------------------------------|-----------------------|----------------------------------------------------------------------------------|
| <b>V-052-11-12</b><br><b>Change use</b>                                      | <b>26 Buckingham Street</b>   | <b>6-0-0</b>          | <b>Approved w/lesser relief as a 4-family dwelling</b>                           |
| <b>V-053-11-12</b><br><b>Commercial vending machine</b>                      | <b>430 Mt. Read Blvd.</b>     | <b>5-0-0</b>          | <b>Approved</b>                                                                  |
| <b>V-054-11-12</b><br><b>Replace existing fence</b>                          | <b>414 Lexington Avenue</b>   | <b>6-0-0</b>          | <b>Approved</b>                                                                  |
| <b>V-055-11-12</b><br><b>Legalize roll-down shutters</b>                     | <b>739 Dewey Avenue</b>       | <b>6-0-0</b>          | <b>Denied</b>                                                                    |
| <b>V-056-11-12</b><br><b>Waive certain lot, area &amp; yard requirements</b> | <b>648 Mt. Read Blvd.</b>     | <b>6-0-0</b>          | <b>Approved on condition there is no door to the outside from the great room</b> |
| <b>V-057-11-12</b><br><b>Change sign faces on an existing detached sign</b>  | <b>900-904 Genesee Street</b> | <b>6-0-0</b>          | <b>Approved w/lesser relief</b>                                                  |
| <b>V-050-11-12</b><br><b>Demolish Designated Buildings of Historic Value</b> | <b>13 Cataract Street</b>     | <b>5-1-0</b>          | <b>Approved on condition</b>                                                     |

**DISTRIBUTION:**

T. Richards      C. Carballada      D. Algarin      B. Christopher      A. Guzzetta      Zoning Staff  
G. Kirkmire      V. Wehbring      T. Mann      R. Cutt      J. Brennan

**CONDITIONS:**

**V-057-11-12/900-904 Genesee Street**

Approved with lesser relief that: 1) A detached sign no higher than 6' above grade and no larger than 25 sq. ft. in area may be installed. Location to be determined by Director of Planning and Zoning to ensure there are no site distance issues at the intersection of Barton Street; 2) The existing detached sign is to be removed; 3) All of the existing building signage is legalized and shall be in compliance with the Zoning Code allowance for signs in the C-2 district.

**V-050-11-12/13 Cataract Street**

- 1) This approval will take effect 30 days from the date of the decision.
- 2) A professionally made, scaled model showing Building #10 as it was originally constructed shall be commissioned and displayed in the proposed visitor center.
- 3) Professional photo documentation of all the structures to be demolished shall be completed and displayed at the proposed visitor center.
- 4) The design and execution of the following, subject to review and approval by the Director of Planning and Zoning:
  - a. Building remnants/ruin wall, and/or vertical hardscaping elements shall be incorporated into the southwestern, southern, and eastern edges of the building footprint.
  - b. Alternate paving material (exposed aggregate or colored concrete) shall be provided within the event site/parking lot and the footprint of the building is to be delineated in the pavement;
  - c. A listing of the art, artifacts and architectural elements that will be salvaged from Buildings #10 and #12 shall be provided specifying which elements and artifacts will be incorporated into the new visitor center.
  - a. Interpretive signage/information boards shall be installed on the site documenting the history and architecture of the former structures.
- 5) The demolition permit shall be issued simultaneously with or after the building permit is issued for the renovation of Building #9 into the proposed visitor center.

**ZONING BOARD OF APPEALS DECISION GRID**  
**February 16, 2012**

| <b>CASE #</b>                                                                                                                                          | <b>ADDRESS</b>                                               | <b>RECORD OF VOTE</b>                     | <b>DECISION</b>                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------|---------------------------------------------------------------------------|
| <b>V-058-11-12</b><br>Vehicle sales, storage & towing                                                                                                  | <b>495-513 W. Broad Street</b><br>(aka 80 Litchfield Street) | <b>5-0-0</b>                              | <b>Approved</b>                                                           |
| <b>V-059-11-12</b><br>Convert enclosed front porch to living space                                                                                     | <b>414 Ravenwood Avenue</b>                                  | <b>5-0-0</b>                              | <b>Denied</b>                                                             |
| <b>V-060-11-12</b><br>Install a detached (pole) sign                                                                                                   | <b>295 E. Ridge Road</b>                                     | <b>5-0-0</b>                              | <b>Denied</b>                                                             |
| <b>V-061-11-12</b><br>Install detached signs                                                                                                           | <b>235 and 245 Mt. Read Blvd.</b>                            | <b>5-0-0</b>                              | <b>HELD</b>                                                               |
| <b>V-062-11-12</b><br>Expansion of a school not meeting certain lot, area, yard, parking, and landscaping requirements, and City-Wide design standards | <b>180 Raines Park</b>                                       | <b>*HELD – applicant failed to appear</b> |                                                                           |
| <b>V-063-11-12</b><br>Waive the maximum square footage and parking                                                                                     | <b>539 Joseph Avenue</b>                                     | <b>5-0-0</b>                              | <b>Approved</b><br><b>Negative</b><br><b>Declaration</b><br><b>issued</b> |

\*The hearing was opened and the applicant was not present. Speakers in the audience were permitted to provide their testimony for the record.

**CONDITIONS:**

**V-059-11-12/414 Ravenwood Avenue**

Enclosed room to be restored to an enclosed porch with restoration of the windows per historic photos.

**DISTRIBUTION:**

T. Richards  
G. Kirkmire

C. Carballada  
V. Wehbring

D. Algarin  
T. Mann

B. Christopher  
R. Cutt

A. Guzzetta  
J. Brennan

Zoning Staff

**ZONING BOARD OF APPEALS DECISION GRID**  
**MARCH 15, 202**

| <b>CASE #</b>                                                                                        | <b>ADDRESS</b>                                                    | <b>RECORD OF VOTE</b> | <b>DECISION</b>              |
|------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-----------------------|------------------------------|
| <b>V-064-11-12</b><br>Replace a 6' high fence w/an 8' high fence                                     | <b>25 N. Goodman Street</b>                                       | <b>4-0-0</b>          | <b>Approved</b>              |
| <b>V-065-11-12</b><br>Replace the sign faces on an existing detached sign                            | <b>1113 Hudson Avenue</b>                                         | <b>HELD</b>           |                              |
| <b>V-066-11-12</b><br>Waive certain lot, area, yard and parking requirements                         | <b>29 Portsmouth Terrace</b>                                      | <b>4-0-0</b>          | <b>Approved</b>              |
| <b>V-067-11-12</b><br>Waive certain site requirements, standards, transparency and sign requirements | <b>1432 Mt. Hope Avenue</b>                                       | <b>4-0-0</b>          | <b>Approved</b>              |
| <b>P-002-11-12</b><br>Change use of 2-family to a 3-family dwelling                                  | <b>1448 Culver Road</b>                                           | <b>HELD</b>           |                              |
| <b>V-068-11-12</b><br>Waive certain building height and parking lot design standards                 | <b>1500 S. Plymouth Avenue &amp; 1000 and 1006 Genesee Street</b> | <b>4-0-0</b>          | <b>Approved on condition</b> |
| <b>V-069-11-12</b><br>Replace attached signs for Burger King                                         | <b>560 Lyell Avenue</b>                                           | <b>4-0-0</b>          | <b>Approved</b>              |

**CONDITIONS:**

**V-068-11-12/1500 S. Plymouth Avenue & 1000 and 1006 Genesee Street**

- 1) On the lower level of the structure facing the river, the recesses shall be retained and the brick façade between the columns shall be presented in an arch pattern, and create a stepped up design in cornice.
- 2) On the N & S elevations, eliminate the brick between the bays and in lieu of EIFS.
- 3) On the N, S & W elevations, increase the brick to the 7<sup>th</sup> floor.
- 4) On the W elevation, eliminate the brick in the center area in lieu of EIFS.
- 5) Landscaping along Genesee shall incorporate upright trees, foundation plants and ground cover.
- 6) Eliminate the handicap space to the right of the driveway entrance on S. Plymouth and add landscaping.
- 7) Increase width of sidewalk leading from S. Plymouth to proposed mixed-use building to a minimum of eight.

**DISTRIBUTION:**

|             |               |            |                |             |              |
|-------------|---------------|------------|----------------|-------------|--------------|
| T. Richards | C. Carballada | D. Algarin | B. Christopher | A. Guzzetta | Zoning Staff |
| G. Kirkmire | V. Wehbring   | T. Mann    | R. Cutt        | J. Brennan  |              |

**ZONING BOARD OF APPEALS DECISION GRID**  
**APRIL 19, 2012**

| <b>CASE #</b>                                                                                           | <b>ADDRESS</b>                                                    | <b>RECORD OF VOTE</b>               | <b>DECISION</b>                                                  |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------|
| <b>V-070-11-12</b><br><b>Legalize a 3-space front yard parking area</b>                                 | <b>759-761 Genesee Street</b>                                     | <b>5-0-0</b>                        | <b>Approved w/lesser relief of 2 spaces</b>                      |
| <b>V-071-11-12</b><br><b>Replace signs fir First Niagara</b>                                            | <b>1475 Mt. Hope Avenue</b>                                       | <b>WITHDRAWN</b>                    |                                                                  |
| <b>V-072-11-12</b><br><b>Waive the 500' distance separation requirement from a residential district</b> | <b>63 Steko Avenue</b>                                            | <b>5-0-0</b>                        | <b>Approved</b>                                                  |
| <b>V-073-11-12</b><br><b>Waive the off-street parking requirement for a sit-down restaurant</b>         | <b>676-680 South Avenue</b><br><b>Negative Declaration Issued</b> | <b>5-0-0</b>                        | <b>Approved</b>                                                  |
| <b>V-074-11-12</b><br><b>Legalize a change of use from 1-family to a 2 family dwelling</b>              | <b>83 Richmond Street</b>                                         | <b>5-0-0</b>                        | <b>Approved</b>                                                  |
| <b>V-075-11-12</b><br><b>Legalize and expand a front yard parking area</b>                              | <b>937 and 939-941 N. Clinton Avenue</b>                          | <b>HELD</b>                         |                                                                  |
| <b>V-076-11-12</b><br><b>Install an 18' high detached sign for JC Fibers</b>                            | <b>1779 Mt. Read Blvd (aka 1801 Mt. Read Blvd T/O Greece)</b>     | <b>5-0-0</b>                        | <b>Approved on Condition the sign height does not exceed 16'</b> |
| <b>V-077-11-12</b><br><b>Replace attached and detached signs for Sunoco</b>                             | <b>1431 and 1441 Dewey Ave.</b>                                   | <b>5-0-0</b>                        | <b>Approved</b>                                                  |
| <b>V-078-11-12</b><br><b>Change use from store to sit-down restaurant</b>                               | <b>1155-1159 S. Plymouth Avenue</b>                               | <b>POSTPONED UNTIL MAY 17, 2012</b> |                                                                  |
| <b>V-079-11-12</b><br><b>Legalize a change of use from 4-family to a 5-family dwelling</b>              | <b>325 S. Goodman Street</b>                                      | <b>POSTPONED UNTIL MAY 17, 2012</b> |                                                                  |
| <b>V-080-11-12</b><br><b>Expand an outdoor seating area</b>                                             | <b>546 East Avenue</b>                                            | <b>4-0-1</b>                        | <b>Approved</b>                                                  |

**CONDITIONS:**

**V-070-11-12/759-761 Genesee Street**

Approved with lesser relief of 2 spaces on condition that 1) a site plan is prepared which shows a barrier setback to the building line of Genesee Street to delineate the parking from the pedestrian areas; 2) all improvements are to be completed by August 31, 2012.

**V-077-11-12/1431 and 1441 Dewey Avenue**

Attached signs – Approved; Detached sign approved on condition that the maximum height is 13'8", there is only (1) business sign panel and the remaining panels can reflect LED gas prices.

**ZONING BOARD OF APPEALS DECISION GRID**  
**MAY 17, 2012**

| <b>CASE #</b>                                                                                      | <b>ADDRESS</b>               | <b>RECORD OF VOTE</b>         | <b>DECISION</b>       |
|----------------------------------------------------------------------------------------------------|------------------------------|-------------------------------|-----------------------|
| <b>V-061-11-12</b><br>Waive certain sign requirements                                              | 235 and 245 Mt. Read Blvd.   | 5-0-0                         | Approved on condition |
| <b>P-002-11-12</b><br>Administrative Appeal                                                        | 1448 Culver Road             | POSTPONED UNTIL JUNE 14, 2012 |                       |
| <b>V-079-11-12</b><br>To retain the rights to a 4-family dwelling                                  | 325 S. Goodman Street        | POSTPONED UNTIL JUNE 14, 2012 |                       |
| <b>V-078-11-12</b><br>To change the use from a store to a sit-down restaurant with outdoor seating | 1155-1159 S. Plymouth Avenue | 5-0-0                         | Approved on condition |
| <b>V-076-10-11</b><br>To modify a previous area variance approval relating to a detached signs     | 1680 N. Goodman Street       | 4-1-0                         | Approved on condition |
| <b>V-081-11-12</b><br>Waive certain sign requirements                                              | 3200-3206 Lake Avenue        | 5-0-0                         | Approved on condition |
| <b>V-082-11-12</b><br>To legalize the expansion of a 4-family dwelling                             | 633-639 Averill Avenue       | 4-0-0                         | Deny                  |
| <b>V-083-11-12</b><br>To waive the height and setback requirement for a fence                      | 59 Halstead Street           | 4-0-0                         | Approved              |
| <b>V-084-11-12</b><br>To waive certain sign requirements                                           | 690 N. Goodman Street        | 4-0-0                         | Approved              |
| <b>V-085-11-12</b><br>To waive certain sign requirements                                           | 2188 Norton Street           | 4-0-0                         | Approved on condition |
| <b>V-086-11-12</b><br>To legalize the enclosure of an open front porch                             | 144 Mohawk Street            | POSTPONED UNTIL JUNE 14, 2012 |                       |

**CONDITIONS:**

**V-061-11-12/235 and 245 Mt. Read Blvd.**

That the final design of the tenant sign is approved by Director of Planning and Zoning.

**V-078-11-12/1155-1159 S. Plymouth Avenue**

Approved on condition that: 1) the dumpster is screened and; 2) 2 on-site parking spaces are reserved for the residential tenants.

**V-076-10-11/1680 N. Goodman Street**

Approved on condition that the detached sign is a maximum of 6' high from grade and no larger than 32.3 sq. ft. in area. The pump signs were also approved.

**V-081-11-12/3200-3206 Lake Avenue**

Approved on condition that: 1) No text except for manufacturer info; 2) maximum height of text 4" located in lower corner; 3) transom windows are not to be covered; 4) no images on doors or sidelights.

**V-085-11-12/2188 Norton Street**

Approved on condition that the carport is finished with the same materials and details as the house.

**DISTRIBUTION:**

|             |               |            |                |             |              |
|-------------|---------------|------------|----------------|-------------|--------------|
| T. Richards | C. Carballada | D. Algarin | B. Christopher | A. Guzzetta | Zoning Staff |
| G. Kirkmire | V. Wehbring   | T. Mann    | R. Cutt        | J. Brennan  |              |

**ZONING BOARD OF APPEALS DECISION GRID**  
**JUNE 14, 20112**

| <b>CASE #</b>                                                                                                        | <b>ADDRESS</b>                                       | <b>RECORD OF VOTE</b>                | <b>DECISION</b>              |
|----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|--------------------------------------|------------------------------|
| <b>V-075-11-12</b><br><b>Waive certain sign requirements</b>                                                         | <b>937 and 939-941 N. Clinton Avenue</b>             | <b>5-0-0</b>                         | <b>Approved on condition</b> |
| <b>P-002-11-12</b><br><b>Administrative Appeal</b>                                                                   | <b>1448 Culver Road</b>                              | <b>POSTPONED UNTIL JULY 19, 2012</b> |                              |
| <b>V-079-11-12</b><br><b>To retain the rights to a 4-family dwelling</b>                                             | <b>325 S. Goodman Street</b>                         | <b>POSTPONED UNTIL JULY 19, 2012</b> |                              |
| <b>V-086-11-12</b><br><b>Enclose an open front porch</b>                                                             | <b>144 Mohawk Street</b>                             | <b>5-0-0</b>                         | <b>Deny</b>                  |
| <b>V-087-11-12</b><br><b>To establish nonconforming use of a commercial structure in a residential district</b>      | <b>536-540 Jay Street</b>                            | <b>5-0-0</b>                         | <b>Held</b>                  |
| <b>V-088-11-12</b><br><b>To expand a nonconforming commercial use in a residential district</b>                      | <b>1321 University Avenue (aka 88-90 East Blvd.)</b> | <b>5-0-0</b>                         | <b>Approved</b>              |
| <b>V-089-11-12</b><br><b>To legalize a front yard parking area and install a solid wood fence in front yard</b>      | <b>162 Waring Road</b>                               | <b>5-0-0</b>                         | <b>Approved on condition</b> |
| <b>V-090-11-12</b><br><b>To rebuild an existing enclosed porch</b>                                                   | <b>257-259 Bryan Street</b>                          | <b>5-0-0</b>                         | <b>Approved</b>              |
| <b>V-091-11-12</b><br><b>To waive the maximum building and lot coverage requirements to construct a 3-car garage</b> | <b>100-102 Edgerton Street</b>                       | <b>5-0-0</b>                         | <b>Approved on condition</b> |
| <b>V-092-11-12</b><br><b>To convert an open front porch to living space</b>                                          | <b>90 Salisbury Street</b>                           | <b>3-2-0</b>                         | <b>No Action – Denied</b>    |
| <b>V-093-11-12</b><br><b>To expand a nonconforming commercial use in a residential district</b>                      | <b>1501-1505 N. Goodman Street</b>                   | <b>5-0-0</b>                         | <b>Approved on condition</b> |
| <b>V-094-11-12</b><br><b>To maintain rights to 2 family dwelling</b>                                                 | <b>447 Murray Street</b>                             | <b>5-0-0</b>                         | <b>Approved on condition</b> |

**CONDITIONS:**

**V-075-11-12/937 and 939-941 N. Clinton Avenue** – Approved on condition that: 1) The width of the existing drive aisle is reduced to 25' instead of 28' and the existing 3'6" landscape setback is increased by 3'; 2) pursuant to the Preliminary Site Plan Findings #4a-d that the recommendations relating to landscaping improvements and the creation of pedestrian access from the public sidewalk are conditions of this approval (see attached); 3) a letter of credit is submitted, in an amount determined by the Director of Planning and Zoning to ensure the site improvements; and 4) All conditions of approval are completed within one (1) year, June 30, 2013.

**ZONING BOARD OF APPEALS DECISION GRID**

**JUNE 14, 2012**

**Page 2**

**V-087-11-12/536-540 Jay Street** - HELD pending submission of financial information which reflects projected market rate rental income for the property and the proposed capital improvements (façade improvements, etc.); elevations showing the storefront restoration for both buildings including signage; an alternative analysis keeping the store in its current location with the accessory cooking, office and storage in the adjacent 1-story building; and, provisions for a refuse/recycling area.

**V-089-11-12/162 Waring Road** - the fence is approved as submitted. The front yard parking area is approved on condition that a 5' wide strip of asphalt is removed between the back edge of the public sidewalk to the front stoop to provide for a planting area, which will retain a 3' wide strip of asphalt as a sidewalk leading to the front stoop.

**V-091-11-12/100-102 Edgerton Street** - approved on condition that: 1) the cupola on the shed is removed; 2) the window in the garage cupola is more in keeping the character of the house and the neighborhood (double-hung or similar pattern); and 3) the garage door windows are clear glazing.

**V-093-11-12/1501-1505 N. Goodman Street** - approved on condition that there are no structural changes on the 2<sup>nd</sup> floor and the kitchen is retained.

**V-094-11-12/447 Murray Street** - approved on condition that the windows on the 1<sup>st</sup> floor are maximized and that the design is approved by the Director of Planning and Zoning.

**DISTRIBUTION:**

T. Richards  
G. Kirkmire

C. Carballada  
V. Wehbring

D. Algarin  
T. Mann

B. Christopher  
R. Cutt

A. Guzzetta  
J. Brennan

Zoning Staff

**ZONING BOARD OF APPEALS DECISION GRID**  
**JULY 19, 2012**

| CASE #                                                                                       | ADDRESS               | RECORD OF VOTE        | DECISION                                  |
|----------------------------------------------------------------------------------------------|-----------------------|-----------------------|-------------------------------------------|
| P-002-11-12<br>Administrative Appeal                                                         | 1448 Culver Road      | 4-0-0                 | Deny                                      |
| V-065-11-12<br>To waive certain sign requirements for a detached sign                        | 1113 Hudson Avenue    | 4-0-0                 | Approved on condition                     |
| V-079-11-12<br>To retain the rights to a 4-family dwelling                                   | 325 S. Goodman Street | 4-0-0                 | Approved with lesser relief as a 2-family |
| V-087-11-12<br>To establish nonconforming use of a structure.                                | 536-540 Jay Street    | HELD                  |                                           |
| V-092-11-12<br>To waive City-Wide design standards                                           | 90 Salisbury Street   | APPLICATION WITHDRAWN |                                           |
| V-001-12-13<br>To legalize roll down shutters                                                | 292-296 Avenue A      | 4-0-0                 | Approved on condition                     |
| V-002-12-13<br>To waive certain sign requirements for a detached sign                        | 532 Chili Avenue      | HELD                  |                                           |
| V-003-12-13<br>To waive certain sign requirements for a detached sign                        | 60 Lyell Avenue       | HELD                  |                                           |
| V-004-12-13<br>To retain the rights to a 2-family dwelling                                   | 2072 Dewey Avenue     | 4-0-0                 | Approved                                  |
| V-005-12-13<br>To waive the setback requirements for a single family dwelling                | 40 Hawthorne Street   | 4-0-0                 | Approved on condition                     |
| V-006-12-13<br>To waive the maximum building and lot coverage requirements for an open porch | 604 Beach Avenue      | 4-0-0                 | Approved                                  |
| V-007-12-13<br>To extend the hours of operation and establish outdoor seating                | 56 S. Union Street    | 4-0-0                 | Hours - Approved on condition             |
|                                                                                              |                       | 3-1-0                 | Outdoor Seating - Deny                    |

**CONDITIONS:**

**V-065-11-12/1113 Hudson Avenue** – Approved on condition that the existing detached sign is removed and landscaping (as approved by the Director of Planning and Zoning) is provided around the base of the sign

**V-001-12-13/292-296 Avenue A** – Approved on condition that the shutters are painted to match the building, that an awning is provided over the shutter housings and no additional shutters shall be installed on the property.

**V-005-12-13/40 Hawthorne Street** – Approved on condition that there is some relief on the 2<sup>nd</sup> floor of the east elevation.

**V-007-12-13/56 S. Union Street** - Hours of operation approved with lesser relief Monday-Sunday until 11:00 p.m.

Informational Meeting:

546 Grand Avenue - Request for Rehearing Denied 4-0

DISTRIBUTION:

|             |               |            |                |             |              |
|-------------|---------------|------------|----------------|-------------|--------------|
| T. Richards | C. Carballada | D. Algarin | B. Christopher | A. Guzzetta | Zoning Staff |
| G. Kirkmire | V. Wehbring   | T. Mann    | R. Cutt        | J. Brennan  |              |

**ZONING BOARD OF APPEALS DECISION GRID**  
**AUGUST 16, 2012**

| <b>CASE #</b>                                                                                      | <b>ADDRESS</b>                                   | <b>RECORD OF VOTE</b>        | <b>DECISION</b>                             |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------|------------------------------|---------------------------------------------|
| V-087-11-12<br>Expansion of a nonconforming use                                                    | 536-540 Jay Street                               | <b>APPLICATION POSTPONED</b> |                                             |
| V-002-12-13<br>To waive certain sign requirements for a detached sign                              | 532 Chili Avenue                                 | 4-0-0                        | Denied                                      |
| V-003-12-13<br>To waive certain sign requirements for a detached sign                              | 60 Lyell Avenue                                  | 4-0-0                        | Denied                                      |
| V-008-12-112<br>To expand a public utility (RG&E substation)                                       | 5-25 Yarmouth Road                               | 4-0-0                        | Approved on condition                       |
| V-009-12-13<br>To establish vehicle repair (hand wash/detailing) and vehicle sales in a C-1        | 2260-2264 Clifford Avenue                        | 4-0-0                        | Denied                                      |
| V-010-12-13<br>To change the use of the first floor rear from an office to an apartment            | 266 Alexander Street                             | 2-2-0                        | Denied                                      |
| V-011-12-13<br>Expansion of a nonconforming use                                                    | 419 & 427 Latta Road                             | 4-0-0                        | Approved on condition                       |
| V-012-12-13<br>To waive the side setback requirements for a proposed addition                      | 430-448 Atlantic Avenue & 15-21 Greenleaf Street | 4-0-0                        | Approved on condition                       |
| V-013-12-13<br>To construct a 1-car front yard parking area                                        | 47 Weider Street                                 | 4-0-0                        | Approved on condition                       |
| V-14-12-13<br>To waive certain building height and transparency requirements, and sign regulations | 788-800 Lake Avenue                              | 4-0-0                        | Height & Transparency Approved on Condition |
|                                                                                                    |                                                  | 4-0-0                        | Pole Sign - Denied                          |
| V-015-12-13<br>To waive the size limitation associated with the installation of a political sign   | 295 Mt. Read Blvd.                               | 3-1-0                        | Denied                                      |

**ZONING BOARD OF APPEALS DECISION GRID**  
**AUGUST 16, 2012**  
**Page 2**

**CONDITIONS:**

**V-008-12-13/5-25 Yarmouth Road** – Approved on condition that improvements to the Yarmouth Road entrance are undertaken pursuant to a memorandum of understanding with the North Winton Village Neighborhood Association.

**V-011-13/419 & 427 Latta Road** – Approved on condition that a revised Site Plan to show parking circulation compliance behind commercial building and installation of screening between residential and commercial uses is submitted.

**V-012-12-13/430-448 Atlantic Avenue** – Approved on condition that the parcels are combined by resubdivision.

**V-013-12-13/47 Weider Street** – Approved on condition that the driveway is installed and maintained as designed with the brick tire strips and grass in between and the fence.

**V-014-12-13/788-800 Lake Avenue** – Height & Transparency – Approved on condition that the recommendations in Finding #2 of the Preliminary Site Plan Review findings are implemented; Pole Sign – Denied.

**DISTRIBUTION:**

|             |               |            |                |             |              |
|-------------|---------------|------------|----------------|-------------|--------------|
| T. Richards | C. Carballada | D. Algarin | B. Christopher | A. Guzzetta | Zoning Staff |
| G. Kirkmire | V. Wehbring   | T. Mann    | R. Cutt        | J. Brennan  |              |

**ZONING BOARD OF APPEALS DECISION GRID**  
**October 4, 2012**

| CASE #                                                                             | ADDRESS                | RECORD OF VOTE                                      | DECISION                              |
|------------------------------------------------------------------------------------|------------------------|-----------------------------------------------------|---------------------------------------|
| V-087-11-12<br>Increase the intensity of a nonconforming use                       | 536-540 Jay Street     | 3-1                                                 | Denied                                |
| V-016-12-13<br>Construct an advertizing sign                                       | 900 Maple Street       | Held at Applicant's Request                         |                                       |
| V-017-12-13<br>Use Variance- Economical Hardship                                   | 0 Hudson Avenue        | 4-0                                                 | Hardship Standards met                |
| V-018-12-13<br>Legalize attached signs                                             | 1481-1499 Dewey Avenue | Held - Applicant failed to show                     |                                       |
| V-019-12-13<br>Replace signs                                                       | 480 Genesee Street     | 4-0                                                 | Approved on condition                 |
| V-020-12-13<br>Legalize conversion of an open front porch to living space          | 206 Sawyer Street      | HELD - Pending submission of architectural drawings |                                       |
| V-021-12-13<br>Construct a detached garage                                         | 22 Madison Street      | 4-0                                                 | Approved                              |
| V-022-12-13<br>To waive a side yard setback and construct a side yard parking area | 30 Albemarle Street    | 4-0<br>3-1                                          | Setback - Denied<br>Driveway - Denied |

**CONDITIONS:**

**V-019-12-13/480 Genesee Street** – There are no signs on the south elevation.

**V-020-12-13/206 Sawyer Street** – Submission of architectural drawings reflecting an enclosed porch appearance consistent with the recommendation and example submitted by the 19<sup>th</sup> Ward Neighborhood Association

**DISTRIBUTION:**

T. Richards  
G. Kirkmire

C. Carballada  
V. Wehbring

D. Algarin  
T. Mann

B. Christopher  
R. Cutt

A. Guzzetta  
J. Brennan

Zoning Staff

**ZONING BOARD OF APPEALS DECISION GRID**  
**October 18, 2012**

| CASE #                                 | ADDRESS              | RECORD OF VOTE | DECISION                               |
|----------------------------------------|----------------------|----------------|----------------------------------------|
| V-023-12-13 fence in front yard        | 1914 Norton Street   | 4-0            | Approved                               |
| V-024-12-13 shed in side yard          | 86 Raines Park       | 1-3            | Denied                                 |
| V-025-12-13 signs                      | 1705 Mt. Hope Avenue | 4-0            | Lesser Relief Approved with Conditions |
| V-026-12-13 limited live entertainment | 2260 Clifford Avenue | 4-0            | Approved                               |
| V-027-12-13 front-yard parking         | 184 Castleman Road   | 4-0            | Lesser Relief Approved with Conditions |
| V-028-12-13 front-yard parking         | 156 Augustine Street | 4-0            | Approved with conditions               |
| V-029-12-13 signs                      | 1575 Mt. Hope Avenue | 4-0            | Approved with conditions               |
| V-030-12-13 extension of hours         | 564-568 Chili Avenue | 4-0            | Lesser Relief Approved                 |
| V-031-12-13 expansion of floor area    | 22 Wilder Terrace    | 4-0            | Approved on condition                  |
| V-032-12-13 signs                      | 788-790 Lake Avenue  | 4-0            | Lesser Relief Approved                 |

**DESCRIPTION OF LESSER RELIEF AND/OR CONDITIONS:**

**V-025-12-13/1705 Mt. Hope Avenue** - 6' high monument sign in place of pylon sign. Masonry base and landscaping for monument sign, mansard roof to continue the same color around corners with no change in color on the building sides.

**V-027-12-13/184 Castleman Road** – Maximum width of driveway is 18' and must reduce to single lane (9') at approximately 30' from garage façade (see drawing). Landscaping to be installed at the SW corner of the lot and shade tree to be replaced.

**V-028-12-13/156 Augustine Street** – Cannot be installed until Certificate of Occupancy for the deconversion is issued. No asphalt. Two concrete strips to be installed. Vehicle to be parked no closer than 2' from the front of the house. Landscaping to be installed along the western property line and between the parking space and the house.

**V-029-12-13/1575 Mt. Hope Avenue** – No off-site spillage of exterior lighting on the building signs.

**V-030-12-13/564-568 Chili Avenue** – Bar/restaurant with live entertainment Monday-Thursday until midnight and Friday-Saturday until 2:00 a.m.

**V-031-12-13/22 Wilder Terrace** – Upper level windows will be double-hung windows to match lower level.

**V-032-12-13/788-790 Lake Avenue**- No changeable board, height of monument sign to be 4'6".

**ZONING BOARD OF APPEALS DECISION GRID**  
**November 29, 2012**

| <b>CASE #</b>                                                                      | <b>ADDRESS</b>                | <b>RECORD OF VOTE</b>                                                  | <b>DECISION</b>              |
|------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------|------------------------------|
| <b>V-087-11-12</b><br>Expansion of a nonconforming use                             | <b>536-540 Jay Street</b>     | <b>3-2-0</b>                                                           | <b>Denied</b>                |
| <b>V-033-12-13</b><br>Front yard parking                                           | <b>15 De Mallie Street</b>    | <b>5-0-0</b>                                                           | <b>Denied</b>                |
| <b>V-034-12-13</b><br>To install a handicap ramp                                   | <b>30 Agnes Street</b>        | <b>WITHDRAWN</b>                                                       |                              |
| <b>V-035-12-13</b><br>To construct an enclosed front porch                         | <b>42 Resolute Street</b>     | <b>5-0-0</b>                                                           | <b>Approved on condition</b> |
| <b>V-036-12-13</b><br>Expansion of a nonconforming use                             | <b>320 Buffalo Road</b>       | <b>4-1-0</b>                                                           | <b>Approved on condition</b> |
| <b>V-037-12-13</b><br>To establish a nonconforming use                             | <b>793 Jay Street</b>         | <b>5-0-0</b>                                                           | <b>Denied</b>                |
| <b>V-038-12-13</b><br>To retain rights to a 3-family dwelling                      | <b>608 W. Broad Street</b>    | <b>HELD UNTIL THE DECEMBER 20, 2012 MEETING</b>                        |                              |
| <b>V-039-12-13</b><br>Demolition of a designated building of historic value (DBHV) | <b>660-668 W. Main Street</b> | <b>PUBLIC TESTIMONY TAKEN<br/>Awaiting Environmental Determination</b> |                              |

**CONDITIONS:**

**V-035-12-13/42 Resolute Street**

Approved on condition that the porch design is the same as at 44 Resolute Street.

**V-036-12-13/320 Buffalo Road**

Approved on condition that the approved floor plans indicate 4-units on the first floor and 12 units on the second floor.

**ZONING BOARD OF APPEALS DECISION GRID**  
**December 20, 2012**

| CASE #                                                                     | ADDRESS                | RECORD OF VOTE                   | DECISION                                           |
|----------------------------------------------------------------------------|------------------------|----------------------------------|----------------------------------------------------|
| V-016-12-13<br>Advertising sign (billboard)                                | 900 Maple Street       | 4-1-0                            | Approved                                           |
| V-017-12-13<br>Construct Single Family Dwelling                            | 0 Hudson Avenue        | Postponed until January 17, 2013 |                                                    |
| V-041-12-13<br>Legalize a sign                                             | 726-730 Genesee Street | 5-0-0                            | Denied                                             |
| V-042-12-13<br>To construct 1-car front yard parking area                  | 124-126 Field Street   | 5-0-0                            | Approved with lesser relief for 1-car on condition |
| V-043-12-13<br>To retain rights to a 2-family dwelling                     | 109 Colvin Street      | Postponed until January 17, 2013 |                                                    |
| V-044-12-13<br>To establish a prohibited use                               | 215 Alexander Street   | 5-0-0                            | Denied                                             |
| V-045-12-13<br>To establish a grocery store                                | 594 Brown Street       | 5-0-0                            | Approved                                           |
| V-046-12-13<br>To legalize single family in garage                         | 44 Bly Street          | 2-3-0                            | Denied                                             |
| V-047-12-13<br>To retain rights to a 2-family dwelling                     | 418 Hayward Avenue     | 4-1-0                            | Denied                                             |
| V-020-12-13<br>To legalize the conversion of an open porch to living space | 206 Sawyer Street      | 4-1-0                            | Approved on condition                              |
| V-038-12-13<br>To re-establish nonconforming 3-family dwelling             | 608 W. Broad Street    | 5-0-0                            | Approved with lesser relief as a 2-family          |

**CONDITIONS:**

**V-042-12-13, 124-126 Field Street**

Approved on condition that landscaping is installed in the front yard to buffer and/or mitigate the parking area. The landscaping plan is to be approved by the Director of Planning and Zoning.

**V-020-12-13, 206 Sawyer Street**

Approved on condition that: 1) there are 3 double-hung windows across the front with narrow spacing between them; 2) three are 2 double-hung windows on the side elevations; and 3) the front door is changed to a French style glass door.

**DISTRIBUTION:**

T. Richards  
G. Kirkmire

C. Carballada  
V. Wehbring

D. Algarin  
T. Mann

B. Christopher  
R. Cutt

A. Guzzetta  
J. Brennan

Zoning Staff