

ZONING BOARD OF APPEALS DECISION GRID
January 26, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-056-22-23: To legalize the resurfacing of an existing driveway which expands the footprint, thereby creating front yard parking of a two-family dwelling, not meeting certain requirements applying to all districts and the requirements for off-street parking.	90 Beaufort Street	0-6-0	Denied
V-057-22-23: To legalize the enclosure of a front porch of a single-family dwelling, not meeting certain city-wide design guidelines and standards.	1363 Dewey Avenue	0-6-0	Denied
V-058-22-23: To install cell pavers on an existing parking area in the side yard of a single-family dwelling thereby creating side yard parking, not meeting certain requirements applying to all districts for accessory uses and off-street parking.	194 and 200 Averill Avenue	6-0-0	^Approved on condition
P-001-22-23: To appeal the denial of a Certificate of Zoning Compliance to install a 48sf digital display sign to replace the "Morton's Steakhouse" sign and have changing messages "Hyatt-Weather-Time-Welcome".	125 East Main Street	0-0-0	Adjourned to February Hearing
P-002-22-23: To appeal the denial of a Certificate of Zoning compliance to install an attached internally illuminated sign on the top of the third floor for "FTS".	20 South Clinton Avenue	0-0-0	Adjourned to February Hearing
V-051-21-22: To subdivide an existing parcel and construct two single family dwellings, not meeting certain lot, area and yard requirements, city-wide design guidelines and standards, and requirements applying to all districts.	332 Beach Avenue	Garage orientation 6-0-0 Garage front yard setback 6-0-0 Front yard setback 6-0-0	^Approved on condition
V-059-22-23: To change the use of the fifth floor from offices to a Residential Care Facility for 21 clients for Catholic Charities and OASAS, not meeting certain additional requirements for Specified Uses.	75-83 aka 79 North Clinton Avenue	0-0-0	Removed by Zoning – Use is permitted.
V-060-22-23: To construct a 16 space ancillary parking lot and storage shed to serve the proposed hotel and banquet hall at 95 Averill Avenue, not meeting	58 Hickory Street	6-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
certain lot, area and yard requirements in the district.			

Attendance:

Zoning Board Members Present: C. Murphy, H. Boice-Pardee, J. Miller, H. Wheeler, T. Tompkins, J. O'Donnell
Zoning Board Members Absent: T. Bryant, E. Navarro

^V-058-22-23: The applicant shall apply to rezone the parcel located at 200 Averill Ave to Medium Density Residential and resubdivide it with 194 Averill Avenue by January 31, 2026, or the variance, V-058-22-23 will be rescinded.

^V-051-21-22:

The variance for garage orientation (Lot R-8 and Lot R-9) which does not conform to the majority of other existing residential parcels on the same block frontage within 200 feet is **APPROVED**.

The variance for minimum front yard setback of an attached accessory use being less than the front yard of the principal structure plus 10 feet is **APPROVED**.

The variance for front yard setback of a principal structure (Lot R8 and Lot R9) greater than the average front yard depth of buildings of the two lots adjoining a property or 20 feet is **APPROVED on condition**.

1. The front yard setbacks were approved with the following conditions:

- a. The rearmost part of the new structure/residence on lot R-8 and R-9 shall not extend further northeast (towards the lake) than the average of the existing adjacent structure/residence at 320 Beach Ave. and 346 Beach Ave. *For the purposes of this condition, "structure/residence" shall be inclusive of any balconies, porches and decks attached to the principal structure/residence.*
- b. The front yard setback of the principal structure/residence and attached accessory garage shall be adjusted towards Beach Avenue the same distance as the principal structure/residence is shifted southwest (away from the lake) in condition 1a.
- c. The proposed structure/residence on Lot R-8 and R-9 shall be shifted towards Beach Avenue as a whole, without changes to the layout/design.

ZONING BOARD OF APPEALS DECISION GRID
February 23, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
P-001-22-23: To appeal the denial of a Certificate of Zoning Compliance to install a 48sf digital display sign to replace the "Morton's Steakhouse" sign and have changing messages "Hyatt-Weather-Time-Welcome".	125 East Main Street	7-0-0	Approved to uphold the MOZ denial of the AA
V-061-22-23: To replace the fascia of a fuel canopy with signs for "Sunoco", not meeting certain city-wide design guidelines and standards.	1369 Hudson Avenue	6-1-0	^Approved with lesser relief
V-062-22-23: To legalize a 4,500sf place of worship (a nonresidential use), exceeding the bulk requirements in the district and does not meet certain requirements for off-street parking.	1203 Jay Street	7-0-0	^Approved on condition in part and Denied in part
V-054-22-23: To legalize the tear off of a clay tile roof on a Designated Building of Historic Value; replacing it with fiberglass shingles, not meeting certain city-wide design guidelines and standards.	906 Meigs Street	5-1-1	*Approved
V-063-22-23: To establish auto repair in an existing building originally designed and used as an auto repair shop but is no longer a permitted or specially permitted use in the district.	47 Thurston Road	6-1-0	^Approved on condition
V-064-21-22: To legalize the enclosure of an open front porch, not meeting certain city-wide design guidelines and standards.	496 Lake View Park	7-0-0	Approved
V-065-22-23: To replace an attached, 48sf illuminated sign for "NAPA Auto Parts"; exceeding certain requirements applying to all districts.	1430 Lyell Avenue	7-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, H. Boice-Pardee, J. Miller, H. Wheeler, E. Navarro T. Tompkins, J. O'Donnell

Zoning Board Members Absent: C. Murphy

*E. Navarro was recused from pre-meeting, Hearing, Deliberations and Voting on this case

AV-061-22-23: Illumination of the canopy fascia is limited to only the "Sunoco" sign and the "Sunoco diamond" brand/logo.

AV-062-22-23: The Board denied the area variance for 120-173F(1)(d) and (g) – parking between the building and the street and parking within 10 feet of street frontage without a fence or landscaping.

February 23, 2023 ZBA Hearing

ZBA Grid

Page 2

The Board approved 120-37, 120-173F(4)(a) and 120-173C on Condition:

- Place (3) planter beds (potted garden is acceptable) in front of the east-west "L" portion of the building to deter parking and enhance the streetscape.
- As a result of the denied variances, 120-173 is approved for 7 parking spaces.

Commented [KR1]: I don't think this is necessary

^V-063-22-23: The applicant shall:

- Have no overnight storage of vehicles in the front yard
- Post the hours of operation – Monday through Friday 7am – 5pm, Saturday 8am – 1pm
- Install code compliant fencing along the south property line that extends the full length from west to east to protect the neighboring, residential use. Fencing may be omitted where there is existing, kempt fencing in place.

ZONING BOARD OF APPEALS DECISION GRID
March 23, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-066-22-23: To install a parking area in the side yard and to legalize 29ft of wood fence on the south property line, exceeding certain lot, area and yard requirements and not meeting requirements applying to all districts.	60 Rockland Park	5-0-0	Held to the April 27, 2023 Hearing
V-067-22-23: To install an 8' tall, chain link fence along the north property border (approximately 120LF) facing the Hayward frontage; exceeding certain requirements applying to all districts.	124 Railroad Street	5-0-0	^Held for more information
V-069-22-23: To install approximately 200+ linear feet of 8' tall decorative metal fence along the northeast property border of an office building; not meeting certain requirements applying to all districts.	965 East Main Street	1-4-0	Denied
V-070-22-23: To change the use of a single-family dwelling (5units) including a third floor apartment, not meeting lot, area and yard requirements in the district and certain city-wide design guidelines and standards.	97 Tremont Circle	5-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, H. Boice-Pardee, J. Miller, T. Tompkins,
Zoning Board Members Absent: H. Wheeler, E. Navarro

^V-067-22-23: The applicant shall return to the Zoning Board of Appeals either at the next scheduled Hearing, April 27th, but no later than the following Hearing, May 25th, to provide the Board the following information:

- Additional fencing materials (2 options to chain link)
- Renderings showing optional fence materials and improved landscaping on the Hayward Avenue frontage
- Material cost per each option for the project

ZONING BOARD OF APPEALS DECISION GRID
April 27, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-066-22-23:</u> To install a parking area in the side yard and to legalize 29ft of wood fence on the south property line, exceeding certain lot, area and yard requirements and not meeting requirements applying to all districts.	60 Rockland Park	6-0-0, 1-5-0	Driveway - Approved, Fence - Denied
<u>V-067-22-23:</u> To install an 8' tall, chain link fence along the north property border (approximately 120LF) facing the Hayward frontage; exceeding certain requirements applying to all districts.	124 Railroad Street	0-4-2	^Denied
<u>V-071-22-23:</u> To install approximately 80 linear feet of 8' tall solid wood fencing in the side and rear yard and 19' linear feet of 6' tall, iron picket fence in the front yard of a commercial use, not meeting certain requirements applying to all districts.	303 Allen Street	6-0-0	^Approved with lesser relief
<u>V-073-22-23:</u> To construct a 100sf three-season patio enclosure in the rear yard of a single-family dwelling located in the preservation district, exceeding the lot coverage limits in the district This project also requires approval from the Rochester Preservation Board.	955 East Avenue	6-0-0	Approved
<u>V-074-22-23:</u> To legalize siding replaced on a Designated Building of Historic Value with a material subordinate to Hardie Plank, thereby not meeting certain city-wide design guidelines and standards.	165 Ashland Street	6-0-0	Approved
<u>V-075-22-23:</u> To legalize a 315sf parking area in the front yard of a single-family dwelling, exceeding lot coverage and not meeting the standards for residential off-street parking thereby, not meeting the requirements applying to all districts.	338 Avis Street	0-6-0	Denied
<u>V-076-22-23:</u> To extend business hours for "Vasko's on Park" to 2 a.m., where the permitted hours of operation are 6 a.m. to 11 p.m.	264-266 Park Avenue	5-1-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, H. Boice-Pardee, E. Navarro, H. Wheeler, T. Tompkins,
Zoning Board Members Absent: J. Miller

^V-067-22-23:

Board members recused from deliberations and vote for having not participated in the March 3, 2023 Zoning Board of Appeals Hearing where case was Held by the Board to the April Hearing.

- H. Wheeler
- E. Navarro

^V-071-22-23: An approval of a variance other than the requested variance offering less relief than that requested is *Lesser Relief*. In this case, an approved variance with lesser relief means the height of all proposed fences (metal picket, metal gate and solid wood dog-eared) shall not exceed a 6' height.

ZONING BOARD OF APPEALS DECISION GRID
May 25, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-077-22-23:</u> To rebuild an existing enclosed porch from the header down on a single-family dwelling, not meeting certain city-wide design guidelines and standards.	53 Leroy Street	6-0-0	Approved
<u>V-078-22-23:</u> To legalize a driveway expansion in the rear yard of a two-family dwelling, exceeding lot coverage requirements in the district.	187 Raleigh Street	5-1-0	Approved
<u>V-079-22-23:</u> To repave an existing front-yard parking area of a two-family dwelling, not meeting certain requirements applying to all districts.	315 Merchants Road	6-0-0	^Held for more information
<u>V-080-22-23:</u> To install a double-sided (128sf/80sf), digital, attention-attracting device on an existing 35'-8" tall monopole in the Center City Base District where attention attracting devices are not permitted.	151 Cumberland Street	0-0-0	Adjourned by Counsel
<u>V-081-22-23:</u> To rebuild an existing enclosed front porch on a single-family dwelling, not meeting certain city-wide design guidelines and standards.	215 Lark Street	6-0-0	^Held for more information
<u>V-082-22-23:</u> To legalize the conversion of an attached garage into unheated storage space, thereby creating front yard parking of a single-family dwelling, not meeting certain requirements applying to all districts.	36 Oak Hill View	0-6-0	Denied
<u>V-083-22-23:</u> To install approximately 200+ square feet of 6' tall, decorative metal fence along the northern border of an office building; not meeting requirements applying to all districts. The project includes landscaping improvements.	965 East Main Street	6-0-0	^Approved on condition

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, E. Navarro, H. Wheeler , J. O'Donnell, J. Miller
Zoning Board Members Absent: H. Boice-Pardee, T. Tompkins

^V-079-22-23: The applicant shall return to the Zoning Board of Appeals on June 22, 2023 with revised drawings to show a concrete walkway, additional greenspace and a maximum driveway width that is equal to the width of the apron.

^V-081-22-23: The applicant shall return to the Zoning Board of Appeals with scaled elevation drawings showing the enclosed transparency details of the proposed construction and include an alternative elevation drawing showing a standard/typical enclosed transparency design where opacity remains in the upper and

May 25, 2023 ZBA

Decision Grid

Page 2

lower porch façade and the area from 2' to 8' above the decking is transparent.

^V-83-22-23: The applicant shall submit for approval by the Manager of Zoning, a final proposal, which includes all proposed posts to be colored brick that matches the color of the building.

ZONING BOARD OF APPEALS DECISION GRID
June 29, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-079-22-23:</u> To repave an existing front-yard parking area of a two-family dwelling, not meeting certain requirements applying to all districts.	315 Merchants Road	6-0-0	Approved
<u>V-081-22-23:</u> To rebuild an existing enclosed front porch on a single-family dwelling, not meeting certain city-wide design guidelines and standards.	215 Lark Street	6-0-0	^Approved with Lesser Relief
<u>V-084-22-23:</u> To construct an 85sf addition on the first floor, rear of the property; exceeding lot area and yard requirements in the district.	11 Fountain Street	6-0-0	Approved
<u>V-085-22-23:</u> To remove and replace existing driveway and add a turnaround (170sf) expansion in the front yard, exceeding lot, area and yard requirements and certain requirements applying to all districts.	371 Merchants Road	0-6-0	Denied
<u>V-086-22-23:</u> To legalize façade renovation. Work includes, removal of fully transparent façade windows (approx. 315sf) and adding four (4) 20sf windows, metal sheeting and additional base brick; not meeting certain city-wide design guidelines and standards.	467 N. Goodman Street	0-6-0	Denied
<u>V-087-22-23:</u> To legalize the installation of blackout film over three windows on the northern, western and southern building facades with signage for “Mamasan’s”, exceeding certain sign limitations and not meeting certain nonresidential and mixed use building standards.	1400 Mt Hope Avenue	0-6-0	Denied
<u>V-088-22-23:</u> To develop a pocket neighborhood community on vacant land. Includes seven (7) attached two-family, ADA compliant dwellings, where maintenance, management, support services and security will be located on site; not a permitted use in the district.	2-12 Clarence Park	6-0-0	Approved
<u>V-089-22-23:</u> To set up two (2) 10’ x 10’, outdoor canopies and display merchandise; exceeding certain requirements applying to all districts.	1316 Culver Road	6-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, E. Navarro, H. Wheeler, J. Miller, H. Boice-Pardee, T. Tompkins

Zoning Board Members Absent: C. Murphy

^V-081-22-23: The applicant will revise the porch design to change the slider entry door to a standard, single, storm door, where the window glazing may be transparent and the applicant will eliminate the transparent panels below each of the slider windows on all sides of the porch and use a nontransparent material, which compliments the exterior walls of the house.

ZONING BOARD OF APPEALS DECISION GRID
Julye 27, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-001-23-24:</u> To install an 8' x 12' storage structure in the front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	18 Newcastle Road	5-0-0	Approved
<u>V-002-23-24:</u> To legalize a second, 8' x 10' storage structure in the rear yard of a single-family dwelling, not meeting certain requirements applying to all districts.	57 Holworthy Street	5-0-0	Approved
<u>V-003-23-24:</u> To add public entertainment to a sit-down restaurant; not meeting the off-street parking requirements for specified uses.	1322 Culver Road	5-0-0	^HELD for additional information
<u>V-004-23-24:</u> To install 35 linear feet of 8' tall solid fence in the side and rear yard and 40 linear feet of 10' tall solid fence in the rear yard of a two-family dwelling, exceeding certain fence height requirements applying to all districts.	339 N. Winton Road	5-0-0	Approved

Attendance:

Zoning Board Members Present: C. Murphy, E. Navarro, H. Wheeler, H. Boice-Pardee, T. Tompkins
 Zoning Board Members Absent: J. Miller, T. Bryant

^V-003-23-24: The application was held until the Zoning Board of Appeals hearing date on August 24, 2023 to allow the applicant to provide additional information about the legal occupancy of both spaces of the property, the planned use and hours of both spaces of the property and other information requested by the Manager of Zoning.

ZONING BOARD OF APPEALS DECISION GRID
August 24, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-003-23-24:</u> To add public entertainment to a sit-down restaurant; not meeting the off-street parking requirements for specified uses.	1322 Culver Road	6-0-0	Approved
<u>V-005-23-24:</u> To install a 6' tall wood stockade fence to replace an existing fence in the front yard along a portion of the north and east property lines of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	980 Atlantic Avenue	6-0-0	Approved
<u>V-006-23-24:</u> To install a sign package for "Starbucks" in the Preservation District, which includes two attached illuminated signs, a blade sign and two awnings; exceeding certain requirements applying to all districts. The project will require approval from the Rochester Preservation Board.	644 Park Avenue	6-0-0	^Approved on condition
<u>V-007-23-24:</u> To install one attached illuminated sign for "SEA ME GO", exceeding certain requirements applying to all districts.	1677 Mt Hope Avenue	6-0-0	Approved
<u>V-008-23-24:</u> To install approximately 166 linear feet of 6' tall solid wood fence in the front yard of a single family dwelling located on a corner lot; exceeding certain requirements applying to all districts.	38 Child Street	6-0-0	^Held for additional information
<u>V-009-23-24:</u> To install approximately 58 linear feet of 5' tall black aluminum decorative fence and five brick pillars in the front yard of a residential use; exceeding certain requirements applying to all districts. This application relates to a variance request for 241 Alexander Street .	237 Alexander Street	5-1-0	^Approved on condition
<u>V-010-23-24:</u> To install approximately 58 linear feet of 5' tall black aluminum decorative fence and five brick pillars in the front yard of a residential use; exceeding certain requirements applying to all districts. This application relates to a variance request for 237 Alexander Street.	241 Alexander Street	5-1-0	^Approved on condition
<u>V-011-23-24:</u> To install approximately 164 linear feet of 6' tall wood privacy fence and gate, replacing the existing fence and gate of a two-family dwelling; exceeding certain requirements applying to all districts.	2601 Dewey Avenue	6-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-012-23-24:</u> To convert an “as built” residential structure, legal as offices, to a four-unit apartment; not a permitted use in the district.	1478 St Paul Street	6-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, E. Navarro, H. Wheeler, H. Boice-Pardee, T. Tompkins
Zoning Board Members Absent: J. Miller

^V-006-23-24: The applicant shall install only one 17.18sf, attached, illuminated channel letter sign for “Starbucks” on the south façade facing Park Avenue and shall not be allowed to illuminate the attached blade insignia sign.

^V-008-23-24: The application was held until the Zoning Board of Appeals hearing date on September 28, 2023 to allow the applicant to provide a proposal addressing the lack of transparency on the southwest corner of the property.

^V-009-23-24 and ^V-010-23-24: The applicant shall install the 5’ tall aluminum decorative fence to match the setback of the existing fence on 243 Alexander Street, match the pillar brick and topper to the existing brick pillars on 243 Alexander Street and obtain the necessary permits for all of the fencing installed on 253, 243, 241 and 237 Alexander Street owned by Normandie Apartments LP.

ZONING BOARD OF APPEALS DECISION GRID
September 28, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-008-23-24:</u> To install approximately 166 linear feet of 6' tall solid wooden fence in the front yard of a single-family dwelling located on a corner lot; exceeding certain requirements applying to all districts.	38 Child Street	7-0-0	^Approved with Lesser Relief
<u>V-014-23-24:</u> To construct a 24' x 30' detached garage in the side yard of a residential structure, exceeding lot coverage and not meeting certain requirements applying to all districts.	110 Wilder Terrace	7-0-0	Approved
<u>V-015-23-24:</u> To install two attached, 18.6sf illuminated signs on a fuel station canopy for "QUICKLEE'S", exceeding certain requirements applying to all districts.	575 N. Winton Road	7-0-0	Held to the October Hearing date
<u>V-016-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting certain requirements applying to all districts.	107-109 Chamberlain Street	7-0-0	Approved
<u>V-017-23-24:</u> To construct a single-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.	150 Ackerman Street	7-0-0	Approved
<u>V-018-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	1500 E. Main Street	7-0-0	Approved
<u>V-019-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	1506 E. Main Street	7-0-0	Approved
<u>V-020-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	1604 E. Main Street	7-0-0	Approved
<u>V-021-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	264-268 Webster Avenue	7-0-0	Approved
<u>V-022-23-24:</u> To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.	12 Lampson Street	7-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-023-23-24:</u> To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.	305 Webster Avenue	7-0-0	Approved
<u>V-024-23-24:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.	276 Webster Avenue	7-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, E. Navarro, H. Wheeler, H. Boice-Pardee, T. Tompkins, J. Miller

^V-008-23-24: The Board approved:

1. Solid wood fence with a maximum height of 4 feet that aligns with the front wall of the house and extends south, 25 linear feet to the property border as shown on the attached map,
2. Solid wood fence with a maximum height of 6 feet and approximately 121 linear feet for the portions of fence shown on the attached map.

ZONING BOARD OF APPEALS DECISION GRID
October 26, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-013-23-24</u> : To legalize the conversion of the attached garage of a single-family dwelling into habitable space, thereby creating front yard parking and not meeting certain requirements applying to all districts.	131 Orange Street	5-0-0	Approved on Condition*
<u>V-025-23-24</u> : To install an attached, 45sf illuminated raceway sign with individual channel letters for “Bay & Goodman Pizza”, exceeding certain requirements applying to all districts.	1687 Mt. Hope Avenue	5-0-0	Approved
<u>V-026-23-24</u> : To construct a 703sf, one-story, masonry block addition to an existing, nonconforming nonresidential structure, not meeting the yard and bulk requirements in the district, certain City-wide design guidelines and standards and other requirements applying to all districts.	889 Atlantic Avenue	5-0-0	Approved on Condition*
<u>V-027-23-24</u> : To construct a 24’ x 16” detached garage in the front yard of a single-family dwelling, not meeting certain City-wide design guidelines and standards.	37 Arvine Park	5-0-0	Approved on Condition*
<u>V-028-23-24</u> : To install a 20’ x 60’ parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts. This application relates to the property at 93 Prince Street.	91 Prince Street	5-0-0	Approved on Condition*
<u>V-029-23-24</u> : To repave the existing asphalt driveway and concrete pad in the rear yard of an apartment and expand the footprint, thereby exceeding the lot coverage limit in the district. This application relates to the property at 91 Prince Street.	93 Prince Street	5-0-0	Approved on Condition*
<u>V-030-23-24</u> : To reconstruct an existing enclosed front porch of a single-family dwelling, not meeting certain City-wide design guidelines and standards.	758 Thurston Road	5-0-0	Approved on Condition*

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-31-23-24</u> : To legalize side yard parking and excessive off-street parking for a single-family dwelling, exceeding certain requirements applying to all districts.	25 Fountain Street	0-5-0	Denied*
<u>V-032-23-24</u> : To legalize a 16' x 28' parking area in the front yard of a single-family dwelling, exceeding certain requirements applying to all districts.	106 Cherry Road	5-0-0	Approved
<u>V-033-23-24</u> : To remove and replace the existing slate tile roof of a Designated Building of Historic Value with slate and asphalt, not meeting certain City-wide design guidelines and standards.	3475 Lake Avenue	5-0-0	Approved

Attendance:

Zoning Board Members Present: C. Murphy, H. Wheeler, H. Boice-Pardee, T. Tompkins, J. Miller
 Zoning Board Members Absent: T. Bryant, E. Navarro

***V-013-23-24**: The applicant shall submit a landscaping plan to be approved by the Manager of Zoning which includes the removal of a portion of asphalt immediately in front of the converted garage and converted to landscaping.

***V-026-23-24**: The project is approved in accordance with the drawings dated 8/16/23.

***V-027-23-24**: The applicant shall move the garage toward the rear of the property to be located somewhere between the western side wall of the house and the existing shed, and not to extend more than 8 feet from the front wall of the house.

***V-028-23-24 and V-029-23-24**: The applicant shall install the new asphalt in accordance with the plans submitted to ensure no additional greenspace is impacted.

***V-030-23-24**: The applicant shall enclose the porch on all three sides so that beginning at the top of the knee wall and extending to the header consists only of windows to ensure the maximum amount of transparency.

***V-031-23-24**: The Zoning Board imposed a condition that the asphalt that was installed be removed by December 31, 2023.

ZONING BOARD OF APPEALS DECISION GRID
November 16, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-015-23-24</u> : To install two attached, 18.6sf illuminated signs on a fuel station canopy for "QUICKLEE'S", and not meeting City-wide design guidelines and standards.	575 N. Winton Road	0-6-0	Denied
<u>V-034-23-24</u> : To construct a 5'-8" detached illuminated sign in the front yard of a fuel station located on a corner lot for "KWIK FILL", not meeting certain requirements applying to all districts.	380 N. Winton Road	0-6-0	Denied
<u>V-035-23-24</u> : To legalize the change of use from a Place of Worship to a single-family dwelling; a permitted use in the district, not meeting lot coverage and yard requirements and certain dwelling unit conversion standards.	1009 S. Plymouth Avenue	6-0-0	^Held for more information
<u>V-037-23-24</u> : To legalize a 798sf expansion, creating a 32' x 39' parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limits in the district.	220 Caroline Street	6-0-0	Held to the December 21, 2023 Hearing

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, H. Wheeler, H. Boice-Pardee, J. Miller, E. Navarro

Zoning Board Members Absent: T. Tompkins

^V-035-23-24: The applicant will return to the Zoning Board of Appeals in January 2024 (date to be determined) with a site plan, landscaping plan and floor plan prepared by a design professional.

ZONING BOARD OF APPEALS DECISION GRID
December 21, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-037-23-24</u> : To legalize a 798sf expansion, creating a 32' x 39' parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limits in the district.	220 Caroline Street	0-4-0	Denied
<u>V-038-23-24</u> : To install a generator in the east, side yard of a nonresidential structure, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.	110 Halstead Street	4-0-0	Approved on condition^
<u>V-039-23-24</u> : To construct a 20' deep by 14' wide attached garage on the east side of the primary structure that is located on a corner lot, not meeting certain City-wide design guidelines and residential building standards.	942 S. Goodman Street	4-0-0	Approved
<u>V-040-23-24</u> : To replace an existing 89.75sf, attached, non-illuminated sign for "Greek Fest Information", exceeding certain requirements applying to all districts.	835 South Avenue	4-0-0	Approved
<u>V-041-23-24</u> : To convert nonresidential space in a mixed-use building to a residential unit, not meeting certain requirements applying to all districts.	456-460 Post Avenue	0-0-0	Adjourned to the February Hearing
<u>V-042-23-24</u> : To erect a double-faced, 14' x 48' billboard, approximately 92.5' high, having one static side and one digital, exceeding certain requirements applying to all districts.	37 Romeyn Street aka 593 W, Broad Street	0-0-0	Adjourned to the January Hearing
<u>V-043-23-24</u> : To erect a double-faced, 10' x 23' billboard, that is 30' high, having static advertising on both sides, exceeding certain requirements applying to all districts.	600 West Broad Street	0-0-0	Adjourned to the January Hearing
<u>V-044-23-24</u> : To enclose an open front porch, not meeting certain City-wide design guidelines and standards.	612 Carter Street	0-0-0	Adjourned to the January Hearing

Attendance:

Zoning Board Members Present: H. Boice-Pardee, J. Miller, E. Navarro, J. O'Donnell

Zoning Board Members Absent: T. Bryant, C. Murphy, H. Wheeler

^V-038-23-24: The applicant shall:

- Equip the generator with an industry approved sound attenuating enclosure to ensure noise levels from the unit do not exceed 75-85 decibels when operating,
- Add evergreen landscaping around the enclosure; and
- Ensure that weekly safe testing occurs during normal business hours for no more than fifteen minutes.