

ZONING BOARD OF APPEALS DECISION GRID
January 17, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-017-12-13 Construct Single Family Dwelling	0 Hudson Avenue	4-0-0	Use Variance-Approved
		4-0-0	Area Variance-Approved
V-043-12-13 Retain rights to a 2-family dwelling	109 Colvin Street	POSTPONED AT APPLICANT'S REQUEST TO 2/12/13 MEETING	
V-048-12-13 Expansion of a nonconforming use	623-625 Lake Avenue	4-0-0	Approved
V-049-12-13 Legalize excessive signage & exterior attention getting devices	169-173 Anderson Avenue	4-0-0	Approved with lesser relief
V-050-12-13 Waive off-street parking requirement	510 Monroe Avenue	4-0-0	Approved on condition
V-051-12-13 Install two (2) internally illuminated signs	780 Joseph Avenue	4-0-0	Denied
V-052-12-13 Change the use from a 2-family to a 3-family dwelling	74-76 Park Avenue	POSTPONED AT APPLICANT'S REQUEST TO 2/12/13 MEETING	
V-053-12-13 Construct a 2-car (tandem) attached garage for a single family dwelling	34 Erion Crescent	POSTPONED AT APPLICANT'S REQUEST TO 2/12/13 MEETING	
V-054-12-13 Expand the 2 nd floor apartment into the 3 rd floor	920 South Avenue	4-0-0	Approved
V-055-12-13 Retain rights to a 2-family dwelling	250 Birr Street	4-0-0	Denied
V-056-12-13 1280 Dewey Avenue	1280 Dewey Avenue	4-0-0	Approved with lesser relief

CONDITIONS:

V-049-12-13, 169-173 Anderson Avenue

Approved: 1) Signs on the front of the building consisting of "The Barrel" on the gable end, 2 neon signs in the window on the right, and 1 advertiser on the left of the door; 2) 1 advertiser on Fairmount Street side, a maximum of 15 sq. ft. located between front wall and down spout; 3) Retention of the pole sign; 4) Accent lighting attached at the eaves only around the perimeter of the building; and 5) all other signs and attention-getting devices to be removed.

V-050-12-13, 510 Monroe Avenue

Approved on condition that there is a maximum of 40 seats.

V-056-12-13, 1280 Dewey Avenue

Approved with lesser relief to install a maximum of 3 posters located to the right of the main entrance, the southernmost windows to be transparent. No posters in the windows to the left of the door or in the transom windows.

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
February 12, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-043-12-13 Retain rights to a nonconforming 2-family dwelling	109 Colvin Street	4-0-0	Denied
V-052-12-13 Change the use from a 2-family to a 3-family dwelling	74-76 Park Avenue	4-0-0	Approved
V-053-12-13 Construct a 2-car (tandem) attached garage for a single family dwelling	34 Erion Crescent	4-0-0	Approved with lesser relief
V-057-12-13 Establish vehicle sales with accessory repair	450-452 North Street	4-0-0	Denied
V-058-12-13 Legalize the infill of two windows and a door along the Bauman Street side of the property.	752 Avenue D	4-0-0	Approved with lesser relief
V-059-12-13 Waive certain city-wide design standards relating to transparency associated with façade renovations.	1800 E. Main Street	POSTPONED UNTIL 04/25/2013	
V-060-12-13 Retain rights to a nonconforming 2-family dwelling	410 Webster Avenue	4-0-0	Denied
V-061-12-13 Replace a detached sign not meeting certain sign requirements	834 E. Main Street	4-0-0	Denied
V-062-12-13 Change the use from a store & 2-family to a 3-family dwelling	257 Park Avenue	4-0-0	Approved
V-063-12-13 Request for rehearing – Brooks Landing	1500 S. Plymouth Ave & 1000 & 1006 Genesee St.	WITHDRAWN	

CONDITIONS:

V-053-12-13, 34 Erion Crescent

Approved with lesser relief for a 1-car garage no deeper than 22', positioned 1.2' off the rear property line.

V-058-12-13, 752 Avenue D

Approved with lesser relief that a window is installed in the former door location consisting of storefront glass with 18" solid panel below; two window infills to remain.

ZONING BOARD OF APPEALS DECISION GRID
MARCH 21, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-064-12-13 Waive certain sign requirements associated with Starbucks sign package	1394 Mt. Hope Avenue	4-0-0	Approved on Condition
V-065-12-13 Establish an operation that is not conducted entirely within an enclosed bldg.	729-733 Park Avenue	4-0-0	Approved on Condition
V-066-12-13 Replace a 6' high solid wood fence with a 6' high decorative metal fence	620 S. Clinton Avenue	4-0-0	Approved on Condition
V-067-12-13 Expand the hours of operation of a convenience store with gas sales	1680 N. Goodman Street	4-0-0	Approved
V-068-12-13 Retain the rights to a nonconformity 2-family dwelling in the R-1 Low Density Residential District	14 Maryland Street	4-0-0	Denied
V-069-12-13 Waive certain setback and parking requirements associated with the construction of a vehicle repair facility	371 Whitney Street	HELD FOR 60 DAYS	
V-070-12-13 Waive certain sign requirements associated with the installation of an attached sign	640-644 Monroe Avenue	4-0-0	Denied
P-001-12-13 Appeal the decision of the Director of Planning & Zoning that the subject property is a Designated Building of History Value	660-668 W. Main Street	4-0-0	Denied
V-071-12-13 Waive certain setback & city wide design standards associated w/the construction of the mixed-use, multi-building development	1325-1401 Mt. Hope Avenue, 683 Elmwood Avenue & 72-170 Crittenden Blvd.	4-0-0	Approved on Condition
V-053-12-13 Request for rehearing	34 Erion Crescent	Rehearing Granted and Scheduled for the May 23, 2013 meeting	

CONDITIONS:

V-064-12-13, 1394 Mt. Hope Avenue

Approved on condition that the murals in the drive-thru do not include advertising.

V-065-12-13, 729-733 Park Avenue

Approved on condition that: 1) access to the outdoor seating area/bar is through the main entrance of the existing bar/restaurant; 2) there will be no music or speakers outside; 3) there will be no food trucks or vending on the site; and 4) the bar will only be open on Fridays, Saturdays, National Holidays and during the Park Avenue Festival until 11:00 PM only.

V-066-12-13, 620 S. Clinton Avenue

Approved on condition that landscaping is installed at the intersection of S. Clinton Avenue and Averill Avenue.

V-071-12-13, 1325-1401 Mt. Hope Avenue, 683 Elmwood Avenue and 72-170 Crittenden Blvd.

Approved on condition that the transparency is increased on Building 1 (Hotel) along Elmwood Avenue and Building 3 (Grocery) along Celebration Drive to be reviewed and approved by the Director of Planning and Zoning.

ZONING BOARD OF APPEALS DECISION GRID
APRIL 18, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-072-12-13 Remove & replace sign cabinet on existing, detached nonconforming sign for 7-Eleven, exceeding the 6' height limitation	291 Dewey Avenue	4-0-0	Denied
V-073-12-13 Remove & replace sign cabinet on existing, detached sign and to remove and replace an attached sign for 7-Eleven, not meeting certain sign requirements	1325 Dewey Avenue	4-0-0	Attached sign Approved
			Detached sign Denied
V-074-12-13 Remove & replace sign cabinet on existing, detached nonconforming sign for 7-Eleven, exceeding the 4' height limitation	233 E. Ridge Road	4-0-0	Denied
V-075-12-13 Remove & replace sign cabinet on existing, detached nonconforming sign for 7-Eleven, exceeding the 4' height limitation	2280 Culver road	4-0-0	Denied
V-076-12-13 Remove & replace the sign faces for 7-Eleven on an existing, detached nonconforming shared sign, not meeting certain sign requirement.	1691 Culver Road	4-0-0	Denied
V-077-12-13 Remove & replace sign cabinet on existing, detached nonconforming sign for 7-Eleven, exceeding the 4' height limitation	1475 N. Goodman Street	4-0-0	Denied
V-078-12-13 Remove & replace the sign faces for 7-Eleven on two (2) existing, detached nonconforming shared signs, not meeting certain sign requirements.	923 S. Clinton Avenue	4-0-0	Denied

CONDITIONS:

V-073-12-13, 1325 Dewey Avenue

Approved on condition that the attached sign facing Electric Avenue must be the same size as the existing attached sign facing Dewey Avenue (2.1' x 14.2').

ZONING BOARD OF APPEALS DECISION GRID
APRIL 25, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-079-12-13 To legalize a 2-space front yard parking area.	760 Atlantic Avenue	4-0-0	Approved with lesser relief
V-080-12-13 To waive the off-street parking requirements associated with a change of use from a store to a sit-down restaurant.	463 North Street	4-0-0	Approved
V-081-12-13 To legalize an existing internally lit awning and sign.	665 Atlantic Avenue	4-0-0	Approved on condition
V-082-12-13 To expand 2nd floor front apartment into 3rd floor to create a mezzanine.	21 Portsmouth Terrace	4-0-0	Approved
V-083-12-13 To retain the rights to a nonconforming 4-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.	297-299 Parsells Avenue	4-0-0	Denied (rights retained for a 2-family)
V-084-12-13 To legalize and expand front yard parking area, not meeting certain off-street parking requirements.	342 Seneca Avenue	4-0-0	Legalize 2 space parking area: Approved
		4-0-0	Expand to 3 spaces: Denied
V-085-12-13 To replace an attached sign for Family Dollar exceeding certain sign limitations.	668 W. Ridge Road	4-0-0	Approved on condition
V-086-12-13 - Strathallan To expand a nonconforming use by constructing a 1,400 square foot addition to create a banquet facility.	546 East Avenue (East Avenue Preservation District)	POSTPONED TO THE MAY 23, 2013 HEARING DUE TO LACK OF QUORUM	

CONDITIONS:

V-079-12-13, 760 Atlantic Avenue

Approved with lesser relief to retain a 10' wide driveway and to permit one passenger vehicle to park in the front yard; the remaining asphalt is to be excavated and the front yard area restored with topsoil and seed.

V-081-12-13, 665 Atlantic Avenue

Approved on condition that the sign's internal illumination is turned off at the close of business.

V-085-12-13, 668 W. Ridge Road

Approved on condition to install individual channel letters, subject to review and approval by the Director of Planning and Zoning.

ZONING BOARD OF APPEALS DECISION GRID
MAY 23, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-053-12-13 Request for rehearing	34 Erion Crescent	4-1-0	Approved
V-086-12-13 To expand a nonconforming use by constructing a 1,400 square foot addition to create a banquet facility.	546 East Avenue	5-0-0	Approved
V-087-12-13 To establish an internet lender (pawnbroker) to provide loans.	46 Prince Street	5-0-0	Approved on Condition
V-088-12-13 To legalize a deck in the front yard of a single family dwelling.	565 N. Winton Road	5-0-0	Approved on Condition
V-089-12-13 To change the use of two first floor commercial storefronts to two apartments not meeting certain dwelling unit conversion standards.	41 Pullman Avenue	4-1-0	Approved
V-090-12-13 To expand the existing driveway of a single-family dwelling, thereby enabling front yard parking.	HELD		
V-091-12-13 To establish use of a third floor mezzanine in conjunction with second floor apartment, thereby expanding a nonconforming use.	77 Jackson Street	5-0-0	Denied
V-092-12-13 Waive the off-street parking requirement associated with a change of use from a store to a sit-down restaurant.	332 Arnett Blvd	5-0-0	Approved
V-093-12-13 Retain rights to a nonconforming 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.	56 Flower City Park	5-0-0	Denied

OTHER:

729-733 Park Avenue – Rehearing Granted and scheduled for the June 20, 2013 meeting.

CONDITIONS:

V-087-12-13/46 Prince Street

For office use only with no retail operation. No on-site storage. Sign limited to inside the building.

V-088-12-13/565 N. Winton Road

Facia and skirting to match in color (white). Landscaping (ornamental grasses) to be installed.

DISTRIBUTION:

T. Richards
G. Kirkmire

C. Carballada
V. Wehbring

D. Algarin
T. Mann

B. Christopher
R. Cutt

A. Guzzetta
J. Brennan

Zoning Staff
NSC Administrators

ZONING BOARD OF APPEALS DECISION GRID
JUNE 20, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-065-12-13 To modify a condition of the variance approval to allow the outdoor bar to operate until 2:00 AM instead of the approved 11:00 PM.	729-733 Park Avenue	5-0-0	Approved
V-090-12-13 To expand the existing driveway of a single-family dwelling, thereby enabling front yard parking.	40 Southampton Drive	5-0-0	Approved
V-094-12-13; V-032-09-10 To legalize an outdoor smoker, and; to rescind conditions of a previous variance approval (V-032-09-10).	1104-1112 Monroe Avenue	5-0-0	Approved
V-095-12-13 To waive transparency requirements for mini storage.	590, 594, and 600 Broad Street, 1 Butler Street and 205 Jay Street	5-0-0	Approved on Condition
V-096-12-13 To add internal illumination to an existing permitted sign, and; to extend the hours of operation.	2179 Clifford Ave	5-0-0 3-2-0	Sign – Approved Hours - Denied
V-097-12-13 To expand the restaurant area of the Hookah Lounge into an adjacent retail space.	999-1007 South Clinton Avenue	5-0-0	Approved
V-098-12-13 To establish use of the properties for vehicle sales.	1839, 1841, 1845 and 1851 Lyell Avenue	4-1-0	Approved on Condition

CONDITIONS:

V-095-12-13

In addition to the proposed ivy, the design of the exterior walls on Brown and West Broad Street shall be articulated to introduce a system of bays that will break-up the plane of the wall (e.g. through the use of pilaster, color or patterning of the block or other). The final design will be approved by the Director of Planning and Zoning through the Site Plan Review Process.

V-098-12-13

The parcels must be consolidated and a buffer (fence or landscaping) must be installed between the adjacent residential property and the subject property.

DISTRIBUTION:

T. Richards
G. Kirkmire

C. Carballada
V. Wehbring

D. Algarin
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B. Christopher
R. Cutt

A. Guzzetta
J. Brennan

Zoning Staff
NSC Administrators

ZONING BOARD OF APPEALS DECISION GRID
JULY 18, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-001-13-14 To waive the ¼ mile distance separation requirement associated with the establishment of a 24-hour supervised residential care facility.	100 Liberty Pole Way	4-0-0	Approved on condition
V-002-13-14 To waive the off-street parking requirements associated with a change of use to a place of worship.	490 North Goodman Street	4-0-0	Approved
V-003-13-14 To legalize the conversion of a one-car attached garage to living space thereby creating front yard parking.	504 La Grange Avenue	4-0-0	Approved on condition
V-004-13-14 To legalize the installation of a 4' x 120' chain link fence in two front yards of a single-family dwelling.	354 Avenue B	4-0-0	Approved on condition
V-005-13-14 To waive the size limitation for attached signs for "Hera Beauty Hair & Wigs".	1653-1691 Mount Hope Avenue	4-0-0	Approved on condition
V-006-13-14 To waive the size limitation for attached signs for "Abyssinia Restaurant".	1653-1691 Mount Hope Avenue	4-0-0	Approved on condition

CONDITIONS:

V-001-13-14

Outdoor space must be provided for the tenants.

V-003-13-14

The siding on the converted garage must be removed and replaced with siding that matches the house in color, material, and detail. Parking is to remain on the driveway only. The applicant must obtain a building permit and/or Certificate of Occupancy for the converted garage.

V-004-13-14

The applicant must submit a landscaping plan to be approved by the Director of Planning and Zoning (landscaping to include vines, shrubs, or other plants to screen or mitigate the chain link fence).

V-005-13-14; V-006-13-14

The proposed signs are approved based on a conceptual, comprehensive sign plan for the plaza that consists of individual channel letters on a raceway, internal illumination of the channel letters, 1.3 square feet per 1' of street frontage, the sign is to be vertically centered on the sign band and horizontally centered on the tenant space, and the color of the sign is to be determined by the tenant.

DISTRIBUTION:

T. Richards
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A. Guzzetta
J. Brennan

Zoning Staff
NSC Administrators

ZONING BOARD OF APPEALS DECISION GRID
AUGUST 15, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-007-13-14 To install an externally illuminated sign for "El Pilo'n Criollo" on both street frontages that are approximately 48 square feet each.	973 North Clinton Avenue	4-0-0	Approved
V-008-13-14	25 Buckingham Street		REMOVED FROM AGENDA BY STAFF
V-009-13-14 To legalize a parking lot in the rear yard that exceeds lot coverage limitations by 27%.	26 Avondale Park	4-0-0	Approved with lesser relief
V-010-13-14 To install a decorative fence in the front yard of this townhome complex that is 6' in height.	455-485 Lake Avenue	4-0-0	Approved on condition
V-011-13-14 To install an internally illuminated sign for "Sultan Restaurant" that is 36 square feet.	1653-1691 Mount Hope Avenue	4-0-0	Approved on condition
V-012-13-14 To install a fence in the front yard of Troup Street and Jefferson Avenue that is 4' in height.	191 Jefferson Avenue	4-0-0	Approved on condition
P-001-13-14 To appeal the interpretation of the Director of Planning and Zoning relating to the extension of hours of operation in the C-1 zone.	284 Oxford Street (aka 363 Park Avenue)	0-4-0	Denied (Director's Interpretation Upheld)
V-013-13-14 To change the use of a single family home to a two-family home, not meeting the dwelling unit conversion standards.	556-562 Tremont Street	4-0-0	Approved
V-014-13-14 To establish use of vacant commercial space as a bar/restaurant.	1733 Norton Street		HELD until the 09/19/13 hearing pending additional information

CONDITIONS:

V-009-13-14

A small area in the rear yard must be returned to grass. The area must extend from the deck by approximately 9' and run along to the edge of the house (see site plan attached to Decision Letter).

V-010-13-14

The decision-making authority of the board of directors for the townhouse association must be clarified. A 6' fence and 6' gate is permitted where the brick wall and gate are currently located. A 4' fence from the edge of unit #9 and along Lake Avenue is permitted. The pedestrian access points can be open or unlocked gates. The fence is to be wrought iron in design and approved by the Director of Planning and Zoning.

V-011-13-14

The proposed sign is approved based on a conceptual, comprehensive sign plan for the plaza that consists of individual channel letters on a raceway, internal illumination of the channel letters, 1.3 square feet per 1' of street frontage, the sign is to be vertically centered on the sign band and horizontally centered on the tenant space, and the color of the sign is to be determined by the tenant.

V-012-13-14

The fence must have piers at all terminations and corners. The fence is to be 4' in height with the piers proportionally higher. The fence is to be wrought iron and in the same style as 182 Jefferson Avenue.

OTHER:

760 Atlantic Avenue (V-079-12-13) rehearing request denied.

ZONING BOARD OF APPEALS DECISION GRID
SEPTEMBER 19, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-014-13-14 To establish use of vacant commercial space as a bar/restaurant.	1733 Norton Street	HELD until the 10/24/13 hearing pending City Council decision on rezoning	
V-015-13-14 To legalize a parking lot in the rear yard.	161 Crittenden Boulevard	4-0-0	Approved with lesser relief
V-016-13-14 To enclose a front porch.	894 Chili Avenue	0-4-0	Deny
V-017-13-14 To install a fence in the front yard that is 6' in height and to legalize the 20' driveway.	160 Westmoreland Drive	3-1-0	Fence: Default Denial
		4-0-0	Driveway: Approved with lesser relief
V-018-13-14 To install an internally illuminated sign for "Salvatore's Pizzeria" that is 24 sq. feet.	1979-1985 East Main Street	HELD pending design revision	
V-019-13-14 To replace sign panels for Mobil with new sign panels and to install two LED price displays on an existing pole sign.	671 Brooks Avenue	0-4-0	Deny
V-020-13-14 To construct a second story bedroom addition to a single family dwelling.	67 Marion Street	HELD pending design revision	
V-021-13-14 To legalize the expansion of a driveway into the front yard.	2244 Clifford Avenue	4-0-0	Approved with lesser relief

CONDITIONS:

161 Crittenden Blvd (V-015-13-14):

Only three parking spaces are permitted in the rear yard. As a result, some of the existing asphalt must be removed, as per the site plan approved by the Zoning Board of Appeals.

160 Westmoreland Dr. (V-017-13-14):

Driveway: The driveway can be 18' wide and located to the east of the front porch (i.e. beyond the 4' jog in the house). The asphalt in front of the porch must be removed and replaced with grass, paving stones or landscaping.

2244 Clifford Avenue (V-021-13-14):

The existing driveway from the edge of the property to the edge of the house is permitted. A portion of the concrete from the edge of the house to the front porch must be removed as per the site plan approved by the Zoning Board of Appeals.

ZONING BOARD OF APPEALS DECISION GRID
OCTOBER 24, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-014-13-14 To extend the hours of operation of a bar-restaurant from 11:00 pm to 12:00 am on Friday and Saturday.	1733 Norton Street	REQUEST WITHDRAWN	
V-018-13-14 To install an internally illuminated sign for "Salvatore's Pizzeria" that is 24 sq. feet.	1979-1985 East Main Street	4-0-0	Approved on condition
V-020-13-14 To construct a second story bedroom addition to a single family dwelling.	67 Marion Street	4-0-0	Approved on condition
V-022-13-14 To legalize a garage conversion resulting in front yard parking and to expand the driveway.	252 Castleman Road	4-0-0	Approved on condition
V-023-13-14 To legalize a parking area in the rear yard.	140 Rossiter Road	4-0-0	Approved on condition
V-024-13-14 To legalize a parking area in the rear yard.	32 Avondale Park	4-0-0	Approved
V-025-13-14 To install a deck in the front yard and to legalize an existing front yard parking area.	113 Dunsmere Drive	4-0-0	Approved with lesser relief
V-026-13-14 To construct a 12' x 22' attached garage for a single family dwelling.	94 Frost Avenue	4-0-0	Approved on condition
V-027-13-14 To demolish the existing building and construct a new 9,000 sq. ft. church.	975 Joseph Avenue	4-0-0	Approved on condition
V-028-13-14 To legalize the change in use from a print shop to a health club.	22 Winston Place	4-0-0	Approved on condition
P-002-13-14 To appeal the interpretation of the Director of Planning and Zoning.	759 East Avenue (aka 10 Vick Park A)	4-0-0	Decision upheld
V-029-13-14 To construct an addition to an existing commercial building in order to establish a specially permitted full-line food store.	830 South Avenue	POSTPONED TO NOVEMBER 21, 2013	

Zoning Board Members Present: J. O'Donnell, P. Tobin, E. Van Dusen, D. O'Brien
Absent: R. Khaleel

CONDITIONS:

1979-1985 East Main Street (V-018-13-14):

The revised proposal for a 30' x 1'-6" (48 sq. ft.) non-illuminated sign is approved on condition that the letters be individual channel letters (and not on a black background).

67 Mario Street (V-020-13-14):

The supports must be 8' round columns, similar in style to those on the front porch.

252 Castleman Road (V-022-13-14):

The curb cut cannot be widened and the driveway expansion must be tapered and extend to the side of the house to a maximum width of 18' (see approved site plan).

140 Rossiter Road (V-023-13-14):

The 4' x 24' addition of asphalt extending the driveway to the east lot line must be removed as well as 6' of asphalt along the rear of the house (see approved site plan).

113 Dunsmere Drive (V-025-13-14):

A patio at grade measuring a maximum of 10' deep and 12' wide may be installed. Landscaping, to be approved by the Director of Planning and Zoning, must be installed around the edge of the patio. A single door exiting the house must be installed rather than sliding doors.

94 Frost Avenue (V-026-13-14):

The space separating the two driveways at 98-100 Frost Avenue and the proposed driveway at 94 Frost Avenue must be between 2' – 5'.

975 Joseph Avenue (V-027-13-14):

The parking agreement between School #22 and the church must be fully executed and approved by the City School District and submitted to the Director of Planning and Zoning. This variance request does not include a fence.

22 Winston Place (V-028-13-14):

No music or training equipment may be used outside. Doors and windows may not be open during classes. Eleven of the 12 parking spaces in front of the building must be reserved for the health club use.

ZONING BOARD OF APPEALS DECISION GRID
NOVEMBER 21, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-030-13-14 To retain rights to a nonconforming 2-family	508 Garson Avenue	0-6-0	DENY
V-031-13-14 To retain rights to a nonconforming 2-family	298 Bernard Street	4-2-0	APPROVE
V-032-13-14 To install a 4' chain link fence in front yard	38 Sobieski Street	6-0-0	APPROVE
V-033-13-14 To remove existing windows on an enclosed front porch and replace with smaller windows	225 Summit Grove Park	0-6-0	DENY
V-034-13-14 To legalize expansion of second floor apartment into newly created third floor loft	236 Henrietta Street	6-0-0	APPROVE
V-035-13-14 To legalize conversion of attached garage to living space, thereby creating front yard parking	136 Castleman Street	6-0-0	APPROVE with lesser relief and on condition
V-036-13-14 To legalize parking lot in rear yard that exceeds lot coverage limitations	553 North Winton Road	HELD UNTIL THE DEC. 19 HEARING	
V-037-13-14 To construct a 1,900 sq. ft. addition	2245 Culver Road	Removed by staff from agenda	
V-038-13-14 To legalize existing 6' chain link fence in the front yard and to legalize parking area	330 Scio Street	6-0-0	APPROVE on condition
V-029-13-14 To construct an addition to an existing commercial building in order to establish a specially permitted full-line food store	830 South Avenue	HELD UNTIL THE DEC. 19 HEARING	

Zoning Board Members Present: R. Khaleel, D. O'Brien, J. O'Donnell, P. Tobin, D. Turner, E. Van Dusen

Absent: M. Tilton

DISTRIBUTION:

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

CONDITIONS:

136 Castleman Street (V-035-13-14):

The driveway width must be reduced from 19' to 18'. The asphalt 5' in front of the garage must be removed and replaced with landscaping. The asphalt to the side of the house must also be removed (see approved site plan).

330 Scio Street (V-038-13-14):

Only five (5) parking spaces are permitted. All spaces must be located along the side lot line (see approved site plan).

ZONING BOARD OF APPEALS DECISION GRID
DECEMBER 19, 2013

REVISED DEC. 31, 2013

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-033-13-14 Re-hearing request	225 Summit Grove Park	7-0-0	APPROVE
V-039-13-14 To install a 4' chain link fence in front yard	52 & 56 Copeland Street	6-0-0	APPROVE on condition
V-040-13-14 To legalize the conversion of a four-family to a five-family dwelling To legalize the paving in the rear yard	364 Alexander Street	6-0-0	APPROVE
		6-0-0	APPROVE on condition
V-041-13-14 To legalize the use of the third floor in conjunction with one of the existing apartments	712 Meigs Street	1-5-0	DENY
V-042-13-14 To expand the driveway from 11' to 18'	262 Yarmouth Road	0-6-0	DENY
V-043-13-14 To expand the driveway from 10' to 21'	44 Schum Lane	6-0-0	APPROVE with lesser relief and on condition
V-044-13-14 To demolish an existing single family home and construct a new single family home	720 Beach Avenue	5-1-0	APPROVE
V-045-13-14 To waive certain requirements for landscaping and parking associated with a change of use from vehicle repair to high-impact retail	98 Lyell Avenue	Held until the January 16th, 2013 public hearing	
V-046-13-14 To legalize use of rear carriage house as a single family dwelling not meeting dwelling unit conversion standards or side yard setbacks	7 Granger Place	6-0-0	APPROVE
		6-0-0	APPROVE
V-029-13-14 To construct an addition to an existing commercial building in order to establish a specially permitted full-line food store	830 South Avenue	6-0-0	APPROVE on condition
V-036-13-14 To legalize parking lot in rear yard that exceeds lot coverage limitations	553 North Winton Road	Removed from agenda by staff	

Zoning Board Members Present: D. O'Brien, J. O'Donnell, M. Tilton, P. Tobin, D. Turner, E. Van Dusen
Absent: R. Khaleel

DISTRIBUTION:

T. Richards
G. Kirkmire

C. Carballada
V. Wehbring

D. Algarin
T. Mann

B. Christopher
R. Cutt

A. Guzzetta
J. Brennan

Zoning Staff
NSC Administrators

CONDITIONS:

52 & 56 Copeland Street (V-039-13-14):

The 4' chain link fence located in the front yard must be black.

364 Alexander Street (V-040-13-14):

The four car garage in the rear yard is to be demolished and the paved area immediately to the south of the garage must be removed. Both areas must be restored to grass by June 30th, 2014.

44 Schum Lane (V-043-13-14):

The driveway may be expanded to a maximum width of 18'. The expansion is to occur by expanding 3' to the north and 5' to the south of the existing driveway. Landscaping is to be installed in front of the home to the south of the front door.

830 South Avenue (V-029-13-14):

Fencing is to extend all the way along the north side of the parcel from the front yard to the garage in the rear yard. Fencing is also to extend along the rear lot line to include the entire grassy area.