

**ZONING BOARD OF APPEALS DECISION GRID
FEBRUARY 13, 2014**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-052-13-14 To legalize expansion of driveway, resulting in front yard parking.	61 Lattimore Road	5-0-0	APPROVE on condition
V-053-13-14 To legalize conversion of garage to living space, thereby creating front yard parking and to legalize driveway of 19' in width.	186 Shelbourne Road	4-1-0	APPROVE with lesser relief
V-054-13-14 To legalize parking area in rear yard exceeding lot coverage requirements.	987 Harvard Street	5-0-0	APPROVE with lesser relief and on condition
V-055-13-14 To remove existing detached sign and replace it with an 8'4" high detached sign with LED message board.	1775 East Avenue	5-0-0	APPROVE with lesser relief and on condition

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

DISTRIBUTION:

L. Warren	D. Smith	D. Algarin	B. Christopher	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

61 Lattimore Road (V-052-13-14):

Parking for a maximum of three vehicles must occur to the south of the garage. In total, there can be no more than four parking spaces (i.e. one in the garage and three to the south of the garage). The parking area must be screened from Norfolk Street and must be properly designed and approved by the Director of Planning and Zoning. Additional time is permitted for the implementation of the parking area – it must be completed by September 1, 2015. The applicant must combine the two parcels. If the parcels have already been combined, the applicant must provide documentation to this effect.

186 Shelbourne Road (V-053-13-14):

The asphalt in front of the stoop and to the west of the dwelling must be removed and restored to grass. The asphalt 5' in front of the garage must be removed and replaced with landscaping. The width of the driveway and the existing curb cut can remain unchanged (see attached site plan).

987 Harvard Street (V-054-13-14):

The asphalt 5' from the rearmost building wall must be removed and restored to grass. The asphalt area may extend toward the rear of the property for 45' to allow for a maximum of five parking spaces. Asphalt beyond the 45' must be removed (see attached site plan).

1775 East Avenue (V-055-13-14):

1. The sign panel can be a maximum of 6' in height.
2. The sign panel surround must be masonry and the design must be approved by the Director of Planning and Zoning.
3. The sign must contain letters only (e.g. no graphics).
4. The text on the sign can only be changed once per day.
5. All text must be one color.
6. The sign must be powered off between the hours of 11:00 pm and 5:00 am.
7. The brightness (i.e. intensity) of the sign must comply with the recommendation of the Department of Environmental Services.
8. No off-site events may be advertised on the sign.
9. Notifications for events may contain information only (e.g. dates, times) and not additional information such as event sponsorship.
10. Community-wide emergency notifications are permitted.
11. The sign must comply with the following sections of the City Code:
 - 120-177(F)(6) No sign shall consist of strings of lights or contain blinking, flashing, intermittent, rotating, glaring, or moving lights or other attention-attracting devices.
 - 120-177(F)(7) Any illuminated sign shall employ only lights emitting a light of constant intensity.