

**ZONING BOARD OF APPEALS DECISION GRID  
APRIL 10, 2014**

| <b>CASE #</b>   | <b>ADDRESS</b>                                    | <b>RECORD OF VOTE</b>         | <b>DECISION</b>                                    |
|---|---|-------------------------------|--|
| <b>V-068-13-14:</b> Legalize front yard parking   | 1234 Genesee Street<br>(a.k.a. 16 Elmwood Avenue) | 5-0-0                         | <b>APPROVE with lesser relief</b>                  |
| <b>V-069-13-14:</b> Legalize garage conversion and resulting front yard parking         | 58 Stanford Road                                  | 5-0-0                         | <b>APPROVE</b>                                     |
| <b>V-070-13-14:</b> Legalize parking area in rear yard (lot coverage)                   | 130 Raleigh Street                                | 5-0-0                         | <b>APPROVE with lesser relief</b>                  |
| <b>V-071-13-14:</b> Legalize wide driveway (front yard parking)                         | 205 Raleigh Street                                | 5-0-0                         | <b>APPROVE with lesser relief and on condition</b> |
| <b>V-072-13-14:</b> Legalize wide driveway (front yard parking)                         | 203 Rossiter Road                                 | 5-0-0                         | <b>APPROVE with lesser relief and on condition</b> |
| <b>V-073-13-14:</b> Install 5' decorative fence in front yard                           | 257 Reynolds Street<br>& 115-119 Bartlett Street  | 5-0-0                         | <b>APPROVE with lesser relief</b>                  |
| <b>V-074-13-14:</b> Extend life of 25' high pole with with electronic reader board      | 778 W. Ridge Road                                 | 5-0-0                         | <b>APPROVE with lesser relief and on condition</b> |
| <b>V-075-13-14:</b> Construct garage in side yard                                       | 474 East Avenue                                   | <b>POSTPONED BY APPLICANT</b> |  |
| <b>V-058-13-14:</b> Legalize third floor living space (expansion of non-conforming use) | 673 Grand Avenue                                  | 5-0-0                         | <b>APPROVE on condition</b>                        |
| <b>V-066-13-14:</b> Re-establish use of property as a two-family dwelling               | 383 Champlain Street                              | 0-5-0                         | <b>DENY</b>  |
| <b>V-067-13-14:</b> Re-establish use of property as a two-family dwelling               | 5 Lincoln Street                                  | 0-5-0                         | <b>DENY</b>  |

**Zoning Board Members Present: R. Khaleel, D. O'Brien, M. Tilton, D. Turner, E. Van Dusen**

**Absent: J. O'Donnell**

**DISTRIBUTION:**

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

**CONDITIONS:**

**1234 Genesee Street (a.k.a. 16 Elmwood Avenue) (V-068-13-14):**

The turnaround area must be reduced to 6' wide by 10' deep (site plan is attached to decision letter). Excess asphalt must be removed and the area restored to grass.

**130 Raleigh Street (V-070-13-14):**

The asphalt in the rear yard must be reduced by removing the asphalt to the east of the garage (site plan is attached to decision letter). Excess asphalt must be removed and the area restored to grass.

**205 Raleigh Street (V-071-13-14):**

The driveway will provide sufficient space to park two cars to the east of the garage. Excess asphalt must be removed and the area restored to grass. The parking area to the east of the garage must be surrounded by a 3' high partially or fully solid screen (e.g. fence, wall, substantial, evergreen landscaping) (site plan is attached to decision letter). The final design of the screening is to be approved by the Director of Planning and Zoning.

**203 Rossiter Road (V-072-13-14):**

The driveway will provide sufficient space to park two cars to the east of the garage. Excess asphalt must be removed and the area restored to grass. The area between the driveway and the front walkway must be landscaped. The parking area to the east of the garage must be surrounded by a 3' high partially or fully solid screen (e.g. fence, wall, substantial, evergreen landscaping) (site plan is attached to decision letter). The final design of the screening is to be approved by the Director of Planning and Zoning.

**257 Reynolds Street & 115-119 Bartlett Street (V-073-13-14):**

The decorative fence in the front yard will be 4'6" in height rather than the proposed 5'.

**778 W. Ridge Road (V-074-13-14):**

The pole sign must be reduced from 25' in height to 15' in height and the reader board must be removed. The size of the sign face (14' x 5') is fine.

**673 Grand Avenue (V-058-13-14):**

The bathtub must be removed from the bathroom and the plumbing must be capped. The remaining powder room (e.g. sink and toilet) can remain.