

ZONING BOARD OF APPEALS DECISION GRID

June 13, 2014

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u>V-081-13-14</u> Legalize third floor living space (expansion of non-conforming use).	101-103 Vassar Street	4-0-0	APPROVE
<u>V-082-13-14</u> Legalize enclosure of open front porch.	194 Aldine Street	4-0-0	APPROVE on Condition
<u>V-083-13-14</u> Legalize parking area in rear yard (lot coverage).	403 Benton Street	0-4-0	DENY
<u>V-084-13-14</u> Re-establish use of property as three-family dwelling (lost rights).	294 Clay Avenue	0-4-0	DENY
<u>V-085-13-14</u> Install a 4' chain link fence in the front yard.	128 Hempel Street	4-0-0	APPROVE on Condition
<u>V-086-11-12</u> Install a sign in the R-1 district and install a 4' high picket fence in the front yard.	4203 Lake Avenue	4-0-0	APPROVE on Condition
<u>V-087-13-14</u> Establish outdoor seating (expansion of non-conforming use) and install a 6' and 8' fence.	140 Alexander Street	HELD until July 17, 2014	
<u>V-088-13-14</u> Install a shed in the front yard and legalize 2 front yard parking areas.	360 Alexander Street	4-0-0	APPROVE on Condition
<u>V-089-13-14</u> Establish a rooming house.	1139 Hudson Avenue	0-4-0	DENY
<u>V-090-13-14</u> Waive transparency requirements.	264-270 Hayward Avenue	0-4-0	DENY
<u>V-092-13-14</u> Waive design requirements (Zweigle's).	651 N. Plymouth Avenue	HELD until July 17, 2014	
<u>V-091-13-14</u> Waive distance separation and waive sign requirements (Fastrac Markets).	375 W. Ridge Road	HELD until July 17, 2014	

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

Absent: D. Carr, M. Tilton, D. Turner

DISTRIBUTION:

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

CONDITIONS:

194 Aldine Street (V-082-13-14):

On both sides, the window must be centered under the arch of the overhead beam. All posts must be removed except for the corner posts and the posts next to the house. The remaining area must be shingled to match the house. No glass block windows. On the front, the windows can remain. The corner posts can remain. The remaining area must be shingled to match the house.

128 Hempel Street (V-085-13-14):

The chain link fence must be vinyl coated.

4203 Lake Avenue (V-086-13-14):

Sign: The sign can be a maximum of 18" x 30". It must be made from non-rusting materials. The sign must be framed (the frame cannot exceed the size requirement). There can be a maximum of two colors, aside from the logo. The sign can include the company logo, name, "licensed real estate broker" and phone number.

Fence: The fence must be designed to resemble the porch baluster. The design must be approved by the Director of Planning and Zoning.

360 Alexander Street (V-088-13-14):

Front yard parking areas: The parking area in the southeasterly corner of the parcel must be reduced in size to conform with the survey dated November 2, 1982 and revised February 22, 1983 that depicts both 360 and 362 Alexander Street (i.e. size to be reduced 70' x 48' to 36' x 48').