

ZONING BOARD OF APPEALS DECISION GRID

June 20, 2019

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u>V-015-18-19:</u> To legalize the enclosure of an open front porch on a single family dwelling.	87 Locust Street	3-3-0	Default Denial*
<u>V-073-18-19:</u> To establish three dwelling units on the first floor of an existing mixed-use building, resulting from the conversion of nonresidential floor area to a residential use.	31-35 Pullman Avenue	6-0-0	Approved
<u>V-074-18-19:</u> To expand the parking area in the rear yard of a single family dwelling, exceeding the lot coverage requirement.	150 Magee Avenue	5-1-0	Approved on Condition
<u>V-075-18-19:</u> To install a pool in the front yard of a single family dwelling located on a corner lot, not meeting the location requirements for detached accessory structures.	66 Harding Road	6-0-0	Approved on Condition
<u>V-076-18-19:</u> To install a detached sign with a digital message board component, not meeting certain sign requirements.	530 Lyell Avenue	6-0-0	Approved on Condition
<u>V-077-18-19:</u> To convert existing office space to a dwelling unit, resulting from the conversion of nonresidential floor area to a residential use.	165 Atkinson Street	6-0-0	Approved
<u>V-078-18-19:</u> To legalize the use of the third floor in conjunction with the dwelling unit on the second floor, thereby expanding a nonconforming use.	352 Canterbury Road	3-3-0	Default Denial*
<u>V-079-18-19:</u> To repave the existing driveway of a single family dwelling that terminates in the side yard, not leading to a legal parking space.	44 Alliance Avenue	6-0-0	Approved
<u>V-080-18-19:</u> To legalize four porch enclosures on the front of a multi-family dwelling, not meeting the residential building standards.	820 East Main Street	Held at the request of the Zoning Board for additional information.	

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-081-18-19: To replace two existing conventional advertising signs (billboards) with digital signs, and to raise the height of the sign structure by 20 feet; not meeting certain sign requirements.	10 Griffith Street	1-5-0	Denied

ATTENDANCE:

Zoning Board Members Present: J. Best, T. Bryant, D. Carr, C. Murphy, J. O’Donnell, M. Tilton
 Zoning Board Members Absent: L. Boose

***DEFAULT DENIAL:**

Per Section 120-186D(1) of the Zoning Code, *“The concurring vote of four members shall be necessary to approve an application or appeal. Failure to obtain the concurring vote of four members shall be deemed a denial.”* As a result, the applicant(s) may submit a new application to the Zoning Board of Appeals seeking relief because a new application would not be construed as a “successive application” since the current application was NOT denied on its merits; it was deemed a denial due to the failure to receive four concurring votes.

CONDITIONS:

V-074-18-19 (150 Magee Avenue): The parking expansion is approved on condition that that the expanded area remain pavers and not be converted to asphalt or concrete. In addition, the existing hedge along the southern property line must remain.

V-075-18-19 (66 Harding Road): The pool is approved on condition that it be located on the west side of the house as indicated on the submitted site plan.

V-076-18-19 (530 Lyell Avenue):

The sign must comply with the following section of City Code:

- 120-177F(6): No sign shall consist of strings of lights or contain blinking, flashing, intermittent, rotating, glaring, or moving lights or other attention-attracting devices.
- 120-177F(7): Any illuminated sign shall employ only lights emitting a light of constant intensity.

In addition, the maximum brightness allowed during daylight hours shall be 5,000 nits and for evening hours the maximum brightness shall be 200 nits.