

ZONING BOARD OF APPEALS DECISION GRID
November 21, 2019

CASE #	ADDRESS	RECORD OF VOTE	DECISION
<u>V-015-19-20:</u> To install one parking space on the left (west) side of a single family dwelling, resulting in front yard parking.	58 May Street	2-2-0	Default Denial*
<u>V-018-19-20:</u> To install an asphalt surface to be used as a multi-purpose area (basketball court, patio, etc.) along the Dorchester Road frontage of a single family dwelling, not meeting the location requirements for this area.	480 North Winton Road	4-0-0	Approved on Condition
<u>V-019-19-20:</u> To legalize the use of the third floor in conjunction with the second floor unit, an expansion of a non-conforming use.	1072 South Avenue	4-0-0	Approved on Condition
<u>V-020-19-20:</u> To establish the use of the property as an auto repair shop with limited body work, a use not permitted in the district.	834-840 East Main Street	4-0-0	Approved on Condition
<u>V-021-19-20:</u> To re-establish the use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.	15 Arnett Boulevard	4-0-0	Approved on Condition
<u>V-022-19-20:</u> To re-establish the use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.	15 Sander Street	4-0-0	Approved
<u>V-023-19-20:</u> To legalize the roll-down shutters on the exterior of a mixed-use building, not meeting certain non-residential and mixed-use building standards.	252-258 Bay Street	4-0-0	Approved on Condition

ATTENDANCE:

Zoning Board Members Present: J. Best, T. Bryant, C. Murphy, J. O'Donnell

Zoning Board Members Absent: L. Boose, D. Carr, M. Tilton

***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-018-19-20 (480 North Winton Road):

The expanded asphalt area is approved on the following conditions:

- The existing hedge row and decorative wall along the Dorchester Road frontage shall remain.
- The expanded asphalt area shall not be used for parking.

V-019-19-20 (1072 South Avenue): The use of the third floor in conjunction with the second floor unit is approved on condition that the total number of bedrooms within the unit shall not exceed three.

V-020-19-20 (840 East Main Street):

The use of the property to include limited body work is approved on the following conditions:

- The hours of operation shall be Monday-Friday between 7am and 7pm.
- No wrecked or dismantled vehicles shall be stored outside overnight.
- A landscaping plan along the Prince Street frontage and a new solid fence along the western property line shall be submitted to the Manager of Zoning for approval.

V-021-19-20 (15 Arnett Boulevard): The use of the property as a two-family dwelling is approved on condition that the applicant open the existing enclosed front porch as presented in the application.

V-023-19-20 (252-258 Bay Street):

The existing roll down shutters may remain on the following conditions:

- The first floor shall remain one tenant space.
- The existing windows behind the roll down shutters shall remain.
- All of the roll down shutters shall be open during the regular operating hours of the business.
- Any graffiti on the shutters shall be removed within 72 hours.