

ZONING BOARD OF APPEALS DECISION GRID
January 21, 2021

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-031-20-21: To add a total of six additional dwelling units within the two existing buildings onsite, three in each building, and to add six additional parking spaces, an expansion of a nonconforming use.	117-125 Highland Parkway	Held at the request of the applicant	
V-033-20-21: To construct an approximate 790 square foot, two-story addition to the rear of an existing two-family dwelling, an expansion of a nonconforming use.	89 Coleman Terrace	4-1-0	Approved
V-034-20-21: To construct a new single family dwelling, not meeting certain lot, area and yard requirements.	184 Melville Street	5-0-0	Approved
V-035-20-21: To convert the first floor from nonresidential floor area (legal as a funeral home) to two dwelling units, three dwelling units on the second floor to remain; not meeting certain dwelling unit conversion standards.	539 Oxford Street	5-0-0	Approved with Lesser Relief
V-036-20-21: To construct a parking lot to serve the business at 257-259 Jefferson Avenue, an expansion of a non-conforming use.	74-76 Clifton Street	5-0-0	Approved on Condition
V-037-20-21: To re-establish the use of the property as a four-family dwelling, which has lost its rights as a result of an extended period of vacancy.	197 Driving Park Avenue	4-1-0	Approved

ATTENDANCE:

Zoning Board Members Present: J. Best, T. Bryant, L. Jennings, J. O'Donnell (alternate), H. Wheeler
 Zoning Board Members Absent: M. Bain, D. Carr C. Murphy

Conditions:

539 Oxford Street (V-035-20-21): The applicant may convert the first floor nonresidential floor area to two dwelling units but neither unit shall contain more than two bedrooms.

74-76 Clifton Street (V-036-20-21):

1. The applicant shall install a gate across the Clifton Street entrance and it shall remain closed when the business is not open.
2. The applicant shall develop a lighting plan for the parking lot which provides for adequate lighting but prevents spillover on to neighboring properties, to be approved by the Manager of Zoning.