

ZONING BOARD OF APPEALS DECISION GRID
March 18, 2021

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-027-20-21: To legalize a driveway expansion along the Post Avenue frontage, exceeding the maximum number of permitted parking spaces for a single family dwelling.	455 Brooks Avenue	4-1-0	Approved on Condition
V-042-20-21: To install a refuse enclosure for two grease traps in the front yard at the southwest corner of the plaza, not meeting the location requirements for refuse collection areas.	1653-1691Mt. Hope Avenue	4-1-0	Approved on Condition
V-043-20-21: To install four, externally illuminated signs for "Royal Car Wash," one on each elevation, not meeting certain sign requirements.	34 North Winton Road	5-0-0	Approved
V-044-20-21: To demolish an existing residential care facility and to construct a new residential care facility, not meeting the front yard setback requirement.	385 East Ridge Road	5-0-0	Approved
V-045-20-21: To redevelop an existing multi-building property which includes the construction of a new, two family dwelling, and to provide improvements and expand an existing parking lot; exceeding the maximum lot coverage and not meeting the minimum driveway width.	255 Hamilton Street	5-0-0	Approved
V-046-20-21: To construct a three-story addition, which includes a first level open front porch, on the front of a single family dwelling, not meeting the front yard setback requirement and altering significant architectural features of a Designated Building of Historic Value.	1385 Highland Avenue	Adjourned to April 15, 2021 Hearing	
V-047-20-21: To repave an existing driveway in the same footprint, not meeting certain off-street parking requirements.	131 Harvard Street	Adjourned to April 15, 2021 Hearing	
V-048-20-21: To convert existing nonresidential floor area on the first floor of a mixed-use building to a dwelling unit, not meeting the dwelling unit conversion standard for lot size.	505 Bay Street	5-0-0	Approved

Attendance:

Zoning Board Members Present: J. Best, T. Bryant, C. Murphy, J. O'Donnell (alternate) H. Wheeler

Zoning Board Members Absent: M. Bain, D. Carr, L. Jennings

Conditions:

455 Brooks Avenue (V-027-20-21): The additional parking space is approved on condition that the applicant work with Plan Review to determine if a retaining wall is required and, if not, then a landscaping plan for the area shall be submitted for review and approval by the Manager of Zoning.

1653-1691 Mt. Hope Avenue (V-042-20-21): The application is approved on the following conditions:

1. The location of the grease container enclosure shall be set back far enough from the sidewalk so that when the gates of the enclosure are open, they do not encroach on the right-of-way.
2. Landscaping in the form of Arborvitae shall be installed on the southern and eastern side to shield the grease container enclosure.