

ZONING BOARD OF APPEALS DECISION GRID
September 23, 2021

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-051-20-21: To install three heat pumps and corresponding screening on the east side of the property, not meeting the location requirements for detached accessory uses and structures and the opacity requirements for front yard fencing.	951 Park Avenue	4-0-0	Approved
V-006-21-22: To add auto sales to an existing auto repair facility, a use not permitted in the district.	541 Bay Street	HELD at the request of the Board	
V-007-21-22: To change the use of existing nonresidential floor area to a dwelling unit, not meeting certain dwelling unit conversion standards.	420 Northland Avenue	4-0-0	Approved
V-008-21-22: To widen an existing driveway to allow for the parking of a motorcycle trailer, not leading to a legal parking space and not meeting certain accessory use and structures standards.	165 Traver Circle	HELD at the request of the Board	
V-009-21-22: To install three attached signs for "Liberty Resources Behavioral Health," exceeding certain sign requirements.	175 North Winton Road	Approved with Lesser Relief*	4-0-0
V-010-21-22: To install one attached sign for "Rent-A-Center," exceeding certain sign requirements.	923 South Clinton Avenue	Approved	4-0-0
V-011-21-22: To convert an existing detached structure located in the rear yard to a single family residence, not meeting certain lot, area and yard requirements.	9 Hickory Street	Approved on Condition*	4-0-0
V-012-21-22: To legalize the conversion of an attached garage to living space, thereby resulting in front yard parking.	36 Oak Hill View	Default Denial	1-3-0
V-013-21-22: To install three internally illuminated channel letter signs for "Donuts Delite," exceeding certain sign requirements.	674 West Ridge Road	Approved on Condition*	4-0-0
V-014-21-22: To install two detached, externally illuminated monument-style signs for a multi-tenant parcel, exceeding certain sign requirements.	235 North Winton Road	Approved on Condition*	4-0-0

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-015-21-22: To install one parking space in front of the structure not leading to legal parking, resulting in front yard parking, and exceeding the maximum lot coverage requirement.	120-122 Wellington Avenue	Approved on Condition*	4-0-0

Attendance:

Zoning Board Members Present: L. Jennings, C. Murphy, J. O'Donnell (alternate), H. Wheeler

Zoning Board Members Absent: M. Bain, T. Bryant, D. Carr

***V-009-21-22 (172 North Winton Road)**: the sign facing the parking lot shall not exceed 35 square feet.

***V-011-21-22 (9 Hickory Street)**: the front structure shall not be converted from its current use as a single family dwelling.

***V-013-21-22 (674 West Ridge Road)**: the applicant shall remove the existing signs/coverings in the windows.

***V-014-21-22 (235 North Winton Road)**: the applicant shall replace the stone veneer at the base of the sign with the brick veneer to match the rest of the sign.

***V-015-21-22 (120-122 Wellington Avenue)**: the applicant shall locate the driveway so that the northern edge of the driveway is aligned with the northern wall of the house. In addition, the driveway shall not exceed 11 feet in width.