

ZONING BOARD OF APPEALS DECISION GRID
December 16, 2021

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-024-21-22: To install 3 attached (each-113sf) internally illuminated channel letter signs for “WellNow Urgent Care” located on the east, south and west elevations, exceeding certain sign limitations.	235 North Winton Road	4-0-0 [^]	Approved with Lesser Relief*
V-020-21-22: To legalize front yard parking on the northeastern portion of the parcel located on a corner lot, not meeting certain lot, area, and yard requirements, and certain off-street parking requirements for single family dwellings.	51 Cady Street	5-0-0	Approved with Lesser Relief*
V-026-21-22: To expand an existing second floor unit into the third floor and to expand the driveway in the rear yard, expanding a nonconforming use and exceeding certain lot, area and yard requirements.	59 Langslow Street	HELD at the request of the applicant*	
V-027-21-22: To convert 1511 square feet of existing non-residential floor area of a mixed-use building to a dwelling unit, not meeting certain dwelling unit conversion standards.	1375 Culver Road	4-1-0	Approved
V-028-21-22: To change the use of a portion of exiting non-residential floor area to two dwelling units, not meeting certain non-residential and mixed-use building standards and certain dwelling unit conversion standards.	855-861 Jay Street	5-0-0	Approved on condition*
V-029-21-22: To change the use of (3) existing first floor non-residential spaces to three dwelling units, not meeting residential building standards and certain dwelling unit conversion standards.	1573-1577 Dewey Avenue	HELD at the request of the applicant*	

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, J. O’Donnell (alternate), H. Wheeler, L. Jennings

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

[^] L. Jennings did not hear or deliberate these cases.

***V-024-21-22 (235 North Winton Road):**

The applicant may install one sign on the North Winton Road (front) elevation and one sign on the parking lot (rear) elevation. Each sign shall not exceed 54.22 sf. Internal illumination is not permitted.

***V-020-21-22 (51 Cady Street):**

The applicant shall remove a portion of asphalt so that the new driveway does not at any point exceed 12 feet in width. The area where the asphalt is to be removed shall be topsoiled and seeded and the applicant shall obtain a permit for a curb cut from the Department of Environmental Services.

***V-028-21-22 (588-861 Jay Street):**

The applicant shall replace the existing first floor residential windows on the Jay Street and Ames Street elevation to match the size of the windows in the application for the newly proposed units.

***V026-21-22 (59 Langslow Street) HELD for:**

The applicant requested the case be held until the next meeting on January 20, 2022 so that a Zoning Board notification sign could be posted. In addition, the applicant shall review the plans for compliance with Building Code as it relates to changes in the floor area.

V-029-21-22 (1573-1577 Dewey Avenue) HELD for:

The applicant requested the case be held until the next meeting on January 20, 2022 so that they can prepare a response to the public comment.