ZONING BOARD OF APPEALS DECISION GRID
JANUARY 16, 2014

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-047-13-14 To legalize a parking area in the rear yard.	80 East Ridge Road	**5-0-0**	**APPROVE with lesser relief**
V-048-13-14 To legalize the enclosure of an open front porch.	188 Alameda Street	**0-5-0**	**DENY**
V-049-13-14 To legalize the radio antenna in the side yard and to legalize the 4' chain link fence on three frontages.	258 Adams Street	**5-0-0**	**APPROVE on condition**
		5-0-0	**APPROVE on condition**
V-050-13-14 To add live entertainment and to waive the associated off-street parking requirements.	1104 Monroe Avenue	**WITHDRAWN by applicant**	
V-051-13-14 To remove and replace the sign faces on an existing detached nonconforming sign.	1848 Lyell Avenue	**5-0-0**	**APPROVE on condition**
V-033-13-14 To remove and replace the existing triple track windows in an existing enclosed porch and replace with slider windows.	225 Summit Grove Park	**5-0-0**	**APPROVE on condition**
V-045-13-14 To waive certain requirements for landscaping and parking associated with a change of use from vehicle repair to high-impact retail.	98 Lyell Avenue	**5-0-0**	**APPROVE on condition**

Zoning Board Members Present: R. Khaleel, D. O'Brien, J. O'Donnell, M. Tilton, D. Turner
Absent: P. Tobin, E. Van Dusen

DISTRIBUTION:

L. Warren D. Smith D. Algarin B. Christopher A. Guzzetta Zoning Staff
G. Kirkmire V. Wehbring T. Mann J. Brennan NSC Administrators

CONDITIONS:

80 East Ridge Road (V-047-13-14):
The driveway in the front yard must be reduced so that the asphalt does not extend in front of the house. The pavement in the rear yard must be reduced to accommodate a maximum of three parked cars or two parked cars with a turnaround area. The areas where the asphalt has been removed must be restored to grass. The final design is to be approved by the Director of Planning and Zoning. The drainage issues resulting from repaving the driveway must be addressed.

258 Adams Street (V-049-13-14):
Antenna: The location of the antenna is permitted on condition that it meets all other physical conditions of the City Code (e.g. an antenna must be limited to one meter or less in diameter, including the span across the top of the structure).
Fence: The chain link fence in front of the detached garage facing Adams Street must be replaced with vinyl coated fencing (see attached site plan).

<u>1848 Lyell Avenue</u> (V-051-13-14):
No attached signs are permitted on the building face fronting Lyell Avenue. The landscaping around the base of the sign must be improved and brought into scale with the sign, the plan for which is to be approved by the Director of Planning and Zoning.

<u>225 Summit Grove Park</u> (V-033-13-14):
The porch must include two end posts and a center post. The knee wall and the header must remain. The windows facing Summit Grove Park must span from the knee wall to the header. There must be a total of six windows with three on either side of the center post. The windows must be of equal size and at least two must be operable. The same constraints apply to the window panes on the side of the porch, of which there must be two on either end. A final scaled drawing must be submitted for review and approval by the Director of Planning and Zoning.

<u>98 Lyell Avenue</u> (V-045-13-14):
The grass or landscaped area at the southeast corner of the parcel must be expanded in size (see attached site plan).