

ZONING BOARD OF APPEALS MINUTES
March 24, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-050-15-16:</u> To demolish a DBHV as part of an expansion project at the Genesee Brewery.	495 St. Paul Street	Approved on Condition	4-0-0
<u>V-055-15-16:</u> To construct a 7,480 sq. ft. addition to the existing building, to be used as a meat market, thereby exceeding the 6,000 sq. ft. size limitation.	371 Averill Avenue	Postponed at the Request of the Applicant to the 04/21/16 Hearing	
<u>V-056-15-16:</u> To waive the front yard setback associated with the front porch enclosure.	234 Melville Street	Approved	4-0-0
<u>V-057-15-16:</u> To waive the width of the existing driveway.	80 Reservoir Avenue	Withdrawn by the City	
<u>V-058-15-16:</u> To legalize an attached storage shed in the rear yard of a single family dwelling and to legalize the paved rear yard.	824 S. Goodman Avenue	Approved on Condition	4-0-0
<u>V-059-15-16:</u> To establish the use of the property as a two-family dwelling that has lost its rights due to a period of vacancy of greater than nine months.	1058 Exchange Street	Approved	4-0-0
<u>V-060-15-16:</u> To establish the use of the property as a two-family dwelling that has lost its rights due to a period of vacancy of greater than nine months.	68 Clifford Avenue	Held by the Zoning Board to the 04/21/16 Hearing	
<u>V-061-15-16:</u> To legalize two internally illuminated signs for "Elder One".	800 Emerson Street	Approved on Condition	4-0-0
<u>V-062-15-16:</u> To install new signs for the "Walmart" gas station.	1490 Hudson Avenue	Withdrawn by the Applicant	
<u>V-063-15-16:</u> To legalize the existing 20' tall kiosk sign for "Delta Sonic" which includes a proposed LED display.	980 West Ridge Road	Postponed at the Request of the Applicant to the 04/21/16 Hearing	
<u>V-064-15-16:</u> To redevelop the existing Delta Sonic vehicle service operation and associated high-impact retail store.	718 East Main Street	Approved on Condition	4-0-0
<u>V-054-15-16:</u> Rehearing request regarding the sign package for the CVS pharmacy.	1431 Mount Hope Avenue	Re-hearing Request Granted	4-0-0

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

DISTRIBUTION:

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

CONDITIONS:

V-050-15-16 (495 St. Paul Street):

The Designated Building of Historic Value located at 495 St. Paul Street must be commemorated on site in a manner to be approved by the Director of Planning and Zoning. The demolition permit and the building permit must be issued simultaneously (i.e. the building cannot be demolished until the new building is ready to be constructed in its place).

V-058-15-16 (824 S. Goodman Street):

The shed roof must be removed and replaced with a gable end roof. The shed and vestibule facing the driveway must be sided to match the house.

V-061-15-16 (800 Emerson Street):

The signs can only be illuminated from 7:00 am to 6:00 pm.

V-064-15-16 (718 E. Main Street):

The LED sign displays can only be changed once every 10 minutes. The LED signs must comply with the following sections of the City Code:

- 120-177(F)(6): No sign shall consist of strings of lights or contain blinking, flashing, intermittent, rotating, glaring, or moving lights or other attention-attracting devices.
- 120-177(F)(7): Any illuminated sign shall employ only lights emitting a light of constant intensity.