

ZONING BOARD OF APPEALS DECISION GRID

September 15, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-023-16-17:</u> To legalize the enclosure of an open front porch.	181 Cottage Street	Approve	5-1-0
<u>V-024-16-17:</u> To waive the distance separation, landscaping, screening, and fencing requirements associated with the legalization of a vehicle repair operation and a contractor's business.	174 Colvin Street	Approve on Condition	6-0-0
<u>V-025-16-17:</u> To change the use of the first floor from a print shop and accessory storage to an office, not meeting the transparency requirements.	645 Norton Street	Approve on Condition	6-0-0
<u>V-026-16-17:</u> To re-establish use of the property as a three-family dwelling that has lost its rights due to a period of vacancy greater than nine months.	294 Clay Avenue	Approve with Lesser Relief and on Condition	6-0-0
<u>V-027-16-17:</u> To legalize the expanded parking area in the rear yard of a mixed-use building, thereby exceeding the lot coverage requirement.	200 Warner Street	Approve on Condition	6-0-0
<u>V-028-16-17:</u> To construct a 50' x 30' warehouse/storage building, not meeting the front or rear yard setback requirement; and to install a 6' tall chain link fence, not meeting the landscape setback requirement.	121 Pool Street	Approve on Condition	6-0-0
<u>V-029-16-17:</u> To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.	14 Vetter Street	Approve	6-0-0
<u>V-046-15-16:</u> To establish use of the property for truck and equipment storage to serve the existing paving and trucking company located at 100-106 Industrial Street.	111 Industrial Street	Default Denial*	3-3-0
<u>V-042-15-16:</u> Rehearing request to legalize the driveway expansion of a two-family dwelling.	320 Castleman Street	Rehearing Request Denied	1-5-0
<u>V-077-15-16:</u> Rehearing request to install four internally illuminated signs for "Perri's Pizzeria at the Brighton Pub".	1881 East Avenue	Rehearing Request Approved	6-0-0

ATTENDANCE:

Zoning Board Members Present: J. Best, J. O'Donnell, M. Tilton
Zoning Board Alternates Present: J. DeMott, L. Jennings, P. O'Neill
Zoning Board Members Absent: L. Boose, D. Carr, M. Morales, E. Van Dusen

DISTRIBUTION:

Mayor Warren	B. Muhammed	K. Washington	City Council Members	A. Guzzetta	H. Washington
NSC Administrators	Zoning Staff	J. Brennan	V. Wehbring	T. Mann	G. Kirkmire

CONDITIONS:

174 Colvin Street (V-024-16-17): The barbed wire along the existing chain link fence must be removed.

645-647 Norton Street (V-025-16-17): The two windows with the sliders on the first floor facing Norton Street must be removed and replaced with a bay window (per the 1995 photo of the building, below), which aligns with the second story bay window.



294 Clay Avenue (V-026-16-17): The property is approved as a two-family, as follows: first floor, one family; second floor, one family; no third floor occupancy. The kitchen and bathroom must be removed from the third floor. The fire escape to the third floor must be removed. The exterior staircase that has been enclosed facing the driveway must be removed. The entrance to the second floor apartment will be from the interior staircase only.

200 Warner Street (V-027-16-17): The tree stump in the middle of the paved area must be removed. The paving area must be reduced and grass restored to the perimeter of the yard, per the attached site plan. Parking may be provided for up to three vehicles. The paving must be done in one, uniform material.

121-127 Pool Street (V-028-16-17): The location of the storage/warehouse is approved on condition that some green space is restored to the property (see attached site plan).

***111 Industrial Street (V-046-15-16):** This variance application failed to reach four concurring votes of the Board, and is therefore deemed a denial pursuant to Zoning Code Section 120-186(D)(1) requiring no further findings of fact.