

ZONING BOARD OF APPEALS DECISION GRID

***REVISED**

October 20, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
V-075-15-16: To legalize the expanded gravel parking area in the rear yard of a two-family.	312-314 S. Goodman Street	Approve with Lesser Relief and on Condition	5-0-0
V-076-15-16: To legalize the expanded gravel parking area in the rear yard of a two-family.	16-18 Harper Street	Approve with Lesser Relief and on Condition	5-0-0
V-030-16-17: 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.	33 Mead Street	Default Denial*	2-3-0
V-031-16-17: To install a 4' tall picket fence along the Lawndale Terrace and Rocket Street frontage of a single family dwelling.	16 Lawndale Terrace	Approve with Lesser Relief and on Condition	5-0-0
V-032-16-17: To install new sign faces for "Pet Supplies Plus" in the vacant spaces of the existing pole signs.	527 Monroe Avenue	Held at the Request of the Applicant	
V-033-16-17: To expand two of the three existing apartments into the third floor of a three-family, thereby expanding a nonconforming use.	216 S. Goodman Street	Deny	0-5-0
V-034-16-17: To legalize the deck and pool in the rear yard of a single family.	93 Weston Road	Approve	5-0-0
V-035-16-17: To widen the existing driveway of a single family from 10' to 16'.	983 Glide Street	Approve on Condition	5-0-0
V-036-16-17: To legalize the expansion of the second floor apartment into the third floor of a three family.	1279 Park Avenue	Approve	4-1-0
V-037-16-17: To install four internally illuminated signs on the third floor dormers and one non-illuminated pendant sign for "Perri's Pizzeria".	1881 East Avenue	Approve with Lesser Relief	5-0-0

ATTENDANCE:

Zoning Board Members Present: J. Best, L. Boose, J. O'Donnell, M. Tilton

Zoning Board Alternates Present: J. DeMott

Zoning Board Members Absent: 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:

312-314 S. Goodman Street (V-075-15-16) and 16-18 Harper Street (V-076-15-16):

- 1) Four parking spaces are approved in the rear yards; two at 312-314 S. Goodman Street and two at 16-18 Harper Street.
- 2) The garage at 312-314 S. Goodman Street cannot be removed.
- 3) The expanded parking area must be paved with asphalt and striped.
- 4) The aisle between the parking spaces on the two parcels must be 20'.
- 5) Additional landscaping is required, per the attached site plan.
- 6) The applicants must submit drawings prepared by a certified engineer, which address drainage.

***33 Mead Street (V-030-16-17):** 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.

16 Lawndale Terrace (V-031-16-17): The fence must be a white, picket fence, which is to be approved by the Director of Planning and Zoning. The location of the fence is approved in accordance with the attached site plan.

983 Glide Street (V-035-15-16): The driveway expansion must be asphalt and the sidewalk leading from the dwelling to the public sidewalk must be concrete.

1881 East Avenue (V-037-15-16): The pendant sign facing East Avenue is approved. A sign on the shed facing 490 is approved. A sign on the second floor of the building on the East and West facades is approved. Final design and location of all signs to be approved by the Director of Planning and Zoning.