

ZONING BOARD OF APPEALS DECISION GRID
February 23, 2023

CASE	ADDRESS	RECORD OF VOTE	DECISION
P-001-22-23: To appeal the denial of a Certificate of Zoning Compliance to install a 48sf digital display sign to replace the "Morton's Steakhouse" sign and have changing messages "Hyatt-Weather-Time-Welcome".	125 East Main Street	7-0-0	Approved to uphold the MOZ denial of the AA
V-061-22-23: To replace the fascia of a fuel canopy with signs for "Sunoco", not meeting certain city-wide design guidelines and standards.	1369 Hudson Avenue	6-1-0	^Approved with lesser relief
V-062-22-23: To legalize a 4,500sf place of worship (a nonresidential use), exceeding the bulk requirements in the district and does not meet certain requirements for off-street parking.	1203 Jay Street	7-0-0	^Approved on condition in part and Denied in part
V-054-22-23: To legalize the tear off of a clay tile roof on a Designated Building of Historic Value; replacing it with fiberglass shingles, not meeting certain city-wide design guidelines and standards.	906 Meigs Street	5-1-1	*Approved
V-063-22-23: To establish auto repair in an existing building originally designed and used as an auto repair shop but is no longer a permitted or specially permitted use in the district.	47 Thurston Road	6-1-0	^Approved on condition
V-064-21-22: To legalize the enclosure of an open front porch, not meeting certain city-wide design guidelines and standards.	496 Lake View Park	7-0-0	Approved
V-065-22-23: To replace an attached, 48sf illuminated sign for "NAPA Auto Parts"; exceeding certain requirements applying to all districts.	1430 Lyell Avenue	7-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, H. Boice-Pardee, J. Miller, H. Wheeler, E. Navarro T. Tompkins, J. O'Donnell

Zoning Board Members Absent: C. Murphy

*E. Navarro was recused from pre-meeting, Hearing, Deliberations and Voting on this case

AV-061-22-23: Illumination of the canopy fascia is limited to only the "Sunoco" sign and the "Sunoco diamond" brand/logo.

AV-062-22-23: The Board denied the area variance for 120-173F(1)(d) and (g) – parking between the building and the street and parking within 10 feet of street frontage without a fence or landscaping.

February 23, 2023 ZBA Hearing

ZBA Grid

Page 2

The Board approved 120-37, 120-173F(4)(a) and 120-173C on Condition:

- Place (3) planter beds (potted garden is acceptable) in front of the east-west "L" portion of the building to deter parking and enhance the streetscape.
- As a result of the denied variances, 120-173 is approved for 7 parking spaces.

Commented [KR1]: I don't think this is necessary

^V-063-22-23: The applicant shall:

- Have no overnight storage of vehicles in the front yard
- Post the hours of operation – Monday through Friday 7am – 5pm, Saturday 8am – 1pm
- Install code compliant fencing along the south property line that extends the full length from west to east to protect the neighboring, residential use. Fencing may be omitted where there is existing, kempt fencing in place.