

City Planning Commission  
Decision Grid  
May 20, 2024

Case # / File #	Address	Vote	Decision
<p><b><u>Case 1/ E-025-23-24</u></b> To establish use of the property as retail sales and service, a non-conforming use in the district.</p>	771-775 Hudson Ave.	5-0-0	<b>Approved</b>
<p><b><u>Case 2/ E-026-23-24</u></b> To establish an ancillary parking lot at 266-268 Lyell Ave to be used in conjunction with 280 Lyell Avenue, the Gardner Lofts redevelopment project.</p>	280-286 Lyell Ave.	5-0-0	<b>Approved on Condition</b>
<p><b><u>Case 3/ E-027-23-24</u></b> To expand the use of the existing Innova Girls Academy Charter School to the basement and third floor.</p>	546 Oxford St.	5-0-0	<b>Approved on Condition</b>
<p><b><u>Case 4/ E-028-23-24</u></b> To establish the use as a take-out/retail coffee shop with no more than six indoor accessory seats on the first floor facing Colby Street, a non-conforming use in the district.</p>	1243-1245 Park Ave.	4-1-0	<b>Approved</b>

City Planning Commission Members

**Present:**

Eugenio Marlin, Vice Chair  
Nicholas Carleton  
Bradley Flower  
Milton Pichardo  
Kimberly Harding

**Absent:**

David Watson, Chair  
Jacob Hall

**Approval conditions:**

Case 2/E-026-23-24

1. The 10% bicycle parking requirement for the ancillary parking lot will be provided on the principle site. The amount and location shall be approved by the Manager of Zoning.

Case 3/E-027-23-24

1. There shall be no more than 364 total students.