

ZONING BOARD OF APPEALS DECISION GRID
July 25, 2024

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-052-23-24</u> : To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	1105 Lake Avenue	0-6-0	Denied
<u>V-070-23-24</u> : To legalize a side yard parking area of a multi-family dwelling, exceeding the maximum lot coverage limit in the district.	105 Comfort Street	0-6-0	Denied
<u>V-001-24-25</u> : To replace an existing 6' tall fence (~87 linear feet) in the same design (4' solid lower with 2' lattice crown) in the front yard of a single-family dwelling, which is located on a corner lot, not meeting certain requirements applying to all districts.	143 Dartmouth Street	6-0-0	Approved
<u>V-002-24-25</u> : To replace an existing chain link fence on a corner lot with 4' tall, black vinyl-coated chain link fencing, not meeting certain requirements applying to all districts.	243 Fernwood Avenue	6-0-0	Approved
<u>V-003-24-25</u> : To install an in ground pool in the rear yard of a single-family dwelling. Work includes removing approximately 120sf of paved driveway, which will result in parking driveway not leading to legal parking, exceeding the lot coverage limit in the district and not meeting certain requirements applying to all districts.	55 Amsterdam Road	6-0-0	Approved
<u>V-004-24-25</u> : To legalize the placement of a commercial fence in an ancillary parking lot thereby reducing the parking spaces by half, not meeting certain requirements applying to all districts.	480 Monroe Avenue	6-0-0	^Approved on condition
<u>V-005-24-25</u> : To install approximately 385 linear feet of 5' tall aluminum, ornamental fencing around a parking lot of the Episcopal Senior Life Community, not meeting certain requirements applying to all districts	505 Mt Hope Avenue	5-1-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
and requiring the approval of the Preservation Board.			
<p><u>V-006-24-25:</u> To construct an 11,000sf, two-story building to expand a commercial use and parking lot, thereby enlarging a nonconforming use, not meeting and exceeding certain yard and bulk requirements in the district, certain requirements for specified uses, certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	2485 Dewey Avenue	6-0-0	^Approved on condition
<p><u>V-007-24-25:</u> To install a sign package for 'Take Five'; includes illuminated, attached signs to east and north facades (15.96sf and 11.67sf, respectively), not meeting certain requirements applying to all districts.</p>	1471 Mt Hope Avenue	6-0-0	Approved
<p><u>V-008-24-25:</u> To expand a nonconforming use and legalize work without a permit including front yard paving, fencing, accessory uses and structures and not meeting certain City-wide design guidelines and standards.</p>	302-310 Fernwood Avenue	6-0-0	^Approved on condition
<p><u>V-009-24-25:</u> To maintain the existing property frontage on Collage Avenue for a corner lot project involved in Site Plan Review where certain aspects exceed the bulk requirement in the district and do not meet certain requirements applying to all districts.</p>	50 Prince Street	6-0-0	Approved
<p><u>V-089-23-24:</u> To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, exceeding certain requirements in the district, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	675, 676, 720, 744 North Clinton Avenue	6-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, H. Wheeler, M. Chiarenza, H. Boice-Pardee, J. Miller

Zoning Board Members Absent: E. Navarro

^V-004-24-25: The dumpster and refuse collection area shall conform to the requirements applying to all districts in accordance with §120-165, and be relocated behind the fence.

^V-006-24-25: The approval is conditioned upon obtaining a Special Permit for the use by the City Planning Commission.

^V-008-24-25: The approval is conditioned upon obtaining a Special Permit for the use by the City Planning Commission.