

City Planning Commission
Decision Grid
August 26, 2024

Case # / File #	Address	Vote	Decision
<p><u>Case 1 – ZMA-001-24-25</u> To amend the Zoning Map of the subject property from the R-1 Low-Density Residential District to the R-3 High-Density Residential District.</p>	1369 East Avenue	7-0-0	Recommend Approval to City Council
<p><u>Case 2 – E-006-24-25</u> To demolish two existing buildings and construct an approximately 12,000 SF vehicle collision center including a 6,500 SF repair center and 5,500 SF warehouse and office space for “Fetzner Collision Center” with parking lot and site improvements.</p>	2485-2487 Dewey Avenue	7-0-0	Approved on Condition*
<p><u>Case 3 – E-007-24-25</u> To re-establish the use of the vacant first floor as one sit-down restaurant and one barbershop, two nonconforming uses in the district, with minor parking lot and site improvements.</p>	184 Otis Street	7-0-0	Temporary Approval on Condition for one year until August 2025*
<p><u>Case 4 – E-008-24-25</u> To modify a previous special permit to expand an existing ancillary parking lot servicing 389-395 Gregory Street from 16 spaces to 34 spaces with landscaping and site improvements.</p>	399-409 Gregory Street	7-0-0	Approved
<p><u>Case 5 – E-005-24-25</u> To construct a 1,650 SF building on 135 Nichols Street to be used in conjunction with the existing “Friendship Children's Center” day-care at 301-310 Fernwood Avenue, a specially permitted use in the district.</p>	302-310 Fernwood Avenue	7-0-0	Approved on Condition*

City Planning Commission Members

Present:

David Watson, Chair
Eugenio Marlin, Vice Chair
Nicholas Carleton
Bradley Flower
Milton Pichardo
Erin Enright
Steven Rebholz, Alternate

Absent:

Jacob Hall

Decision Information:

Case 2 – E-006-24-25:

1. The application has been approved on condition that all partially dismantled, wrecked or unlicensed vehicles stored for more than 72 hours outside of a completely enclosed building shall be stored under the proposed fenced-in carport.

Case 3 – E-007-24-25:

1. The temporary approval for one year includes the condition that the hours of operation for the sit-down restaurant use shall be limited to 6AM-3PM, seven days a week, and the hours of operation for the barbershop shall be limited to 9AM-5PM, seven days a week.

Case 5 – E-009-24-25

1. The application has been approved on condition that the number of accessory storage structures (sheds) located on the property shall be reduced to six total upon completion of construction.