

ZONING BOARD OF APPEALS DECISION GRID
September 26, 2024

| CASE | ADDRESS | RECORD OF VOTE | DECISION |
|--|----------------------|----------------|--|
| <u>V-022-24-25</u> : To construct a 10'x36', double-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts. | 1999 Mr. Read Blvd. | 6-0-0 | Approved |
| <u>V-023-24-25</u> : To replace an existing driveway; a parking area in the front yard of a single family dwelling not meeting certain requirements applying to all districts. | 52 Coburg Street | 6-0-0 | Approved |
| <u>V-024-24-25</u> : To replace an existing driveway; a parking area in the front yard of a single family dwelling located on a corner lot, not meeting certain requirements applying to all districts. | 70 Berry Street | 6-0-0 | ^Held for more information to the November Hearing |
| <u>V-025-24-25</u> : To install approximately 300 linear feet of 6' tall, solid fence in the front yard of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts. | 171 Crossfield Road | 6-0-0 | ^Approved with Lesser Relief |
| <u>V-026-24-25</u> : To legalize approximately 115 linear feet of wood, stockade fence of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts. | 11 Price Lane | 6-0-0 | Approved |
| <u>V-027-24-25</u> : To change the use of a mixed use building converting the first floor retail space to a sit-down restaurant, not meeting the off-street parking requirement applying to all districts | 39 S. Goodman Street | 6-0-0 | Approved |
| <u>V-028-24-25</u> : To reconfigure off street parking in the front and rear yard of a mixed use building to meet a higher demand resulting from an addition to the first floor commercial space, exceeding certain requirements applying to all districts. | 1046 Dewey Avenue | 6-0-0 | ^Approved on Condition |
| <u>V-029-24-25</u> : To establish live entertainment in an existing bar/restaurant, '809 Bar', on the second floor for karaoke, DJ and bands from 9 | 160 Lyell Avenue | 6-0-0 | Approved |

| CASE | ADDRESS | RECORD OF VOTE | DECISION |
|--|----------------------|----------------|--|
| pm to 2 am daily, not meeting the off-street parking requirement for specified uses. | | | |
| V-030-24-25: To change the use of a first floor front and rear, distribution/warehouse and office to an entertainment venue for public entertainment not meeting the off-street parking requirements for specified uses. | 634 South Avenue | 6-0-0 | ^Held for more information to the November Hearing |
| V-031-24-25: To change the use from a substance abuse clinic to a place of worship, not meeting the off-street parking requirement applying to all districts. | 727 St. Paul Street | 6-0-0 | Approved |
| V-020-23-24: To legalize the installation of a parking area in the front yard of a single-family dwelling, exceeding the lot coverage limits in the district, and not meeting the location requirements for detached accessory uses and structures. | 197 Longview Terrace | 6-0-0 | ^Approved on Condition |

Attendance:

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

Zoning Board Members Absent: T. Bryant

^V-024-24-25: The applicant shall provide a revised proposal, depicted on an Instrument Survey Map, to show measurements of the existing curb opening and driveway conditions and the proposed expansion area and the proposed, new curb opening.

^V-025-24-25: The Zoning Board approved a five-foot tall solid fence with a one-foot Lattice or Victorian crown.

^V-028-24-25: The applicant shall abandon the front yard parking proposal of two parallel spaces between the building and the street and the ADA parking space and instead, they shall maintain the existing parking configuration of perpendicular vehicles parked in front of the building with proper sealing, striping and wheel stops to protect the building. In addition, the alley gate between the buildings is to remain closed when not in use.

^V-030-24-25: The applicant shall submit a detailed description of services and events in the approximately 2,340sf front, commercial area, provide a reduced interior layout plan to reduce the occupancy load and demand for off-street parking, provide a comparable analysis of local area, event venues' on-street parking impacts during events, a sound mitigation plan and more public outreach.

^V-020-24-25: The applicant shall correct the crevice separating the adjacent property to the south and obtain a permit from the Department of Environmental Services for a new curb opening to match the new pavement width.