

ZONING BOARD OF APPEALS DECISION GRID
January 20, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-029-21-22: To change the use of (3) existing first floor nonresidential spaces to three dwelling units, not meeting residential building standards and certain dwelling unit conversion standards.	1573-1577 Dewey Avenue	HELD at the request of the applicant	
V-030-21-22: To construct an addition to the rear of a single family dwelling, not meeting certain lot, area and yard requirements.	67 Stanton Street	4-0-0	Approved

Attendance:

Zoning Board Members Present: C. Murphy, J. O'Donnell (alternate), H. Wheeler, L. Jennings

Zoning Board Members Absent: T. Bryant, D. Carr

ZONING BOARD OF APPEALS DECISION GRID
February 24, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-031-21-22: To construct a memory care garden with accessory seating area and shed in the Highland Avenue front yard of a nursing home, not meeting the location requirement for detaches accessory uses and structures.	150 Highland Avenue	5-0-0	Approved
V-032-21-22: To legalize the installation of a parking area in the front yard of a single family dwelling, not meeting the location requirements for detached accessory uses and structures.	98 Croydon Road	2-3-0	Default Denial
V-033-21-22: To install a series of signs on an existing gas station canopy, not meeting certain City-wide Design Guidelines and Standards.	1662 St. Paul Street	5-0-0	Approved with Lesser Relief*
P-001-21-22: To appeal the denial of the Certificate of Zoning Compliance to demolish the building at 304-306 South Goodman Street and to expand its parking lot from 4 to 7 spaces to provide accessory off-street parking for the property at 99-105 Harvard Street.	304-306 South Goodman Street	0-5-0	Denied (Manager's Decision Upheld)
V-034-21-22: To install a detached 12' T sign for "Aerosafe Global," exceeding certain sign limitations.	460 Buffalo Road	5-0-0	Approved with Lesser Relief*
V-035-21-22: To install a detached 20' T sign for "Bob Johnson Resale Center" with LED message board component, exceeding certain sign limitations.	2611 Mt. Read Boulevard	HELD pending the submission of additional information	
V-036-21-22: To change the sign faces on an existing detached 20' T sign for "Energy Transfer Rochester Terminal," exceeding certain sign limitations.	1840 Lyell Avenue	0-5-0	Denied

Attendance:

Zoning Board Members Present: T. Bryant, D. Carr, C. Murphy, H. Wheeler, L. Jennings

***V-033-21-22:** The applicant may install one sign on the west canopy fascia and one sign on the north canopy fascia but neither sign can be lit and both signs shall be flush with the canopy.

***V-034-21-22:** The applicant may install a sign that shall not exceed 8' in height.

ZONING BOARD OF APPEALS DECISION GRID
March 24, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-035-21-22: To install a detached 17' T sign for "Bob Johnson Resale Center" with LED message board component, exceeding certain sign limitations.	2611 Mt. Read Boulevard	4-1-0	Approved on Condition*
V-038-21-22: To legalize the conversion from a two-family dwelling to a three-family dwelling, not meeting certain dwelling unit conversion standards.	1099 Park Avenue	1-4-0	Denied
V-039-21-22: To review the financial information for the legalization of auto sales, a use not permitted in the district.	370 South Avenue	5-0-0	Approved^
V-040-21-22: To install a series of signs for a proposed restaurant with drive through (Taco Bell), exceeding certain sign limitations.	358 Lake Avenue	5-0-0	Approved with Lesser Relief*
V-041-21-22: To establish the use of auto repair inside a portion of an existing building, not meeting certain additional requirements for specified uses.	40 Donald Street	5-0-0	Approved
V-042-21-22: To legalize the expansion of the first floor retail store into a dwelling unit, thereby expanding a nonconforming use.	75 Thomas Street	5-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, L. Jennings, J. O'Donnell (alternate), T. Tompkins, H. Wheeler,

Zoning Board Members Absent: D. Carr, C. Murphy

***V-035-21-22:** The sign shall comply with the following:

- 1) The sign shall not consist of strings of lights or contain blinking, flashing, intermittent, rotating, glaring, or moving lights or other attention-attracting devices.
- 2) The sign shall employ only lights emitting a light of constant intensity.
- 3) The message on the sign cannot change more than once every 10 seconds.

^V-039-21-22: This approval was only to determine if a financial hardship on the property exists. The applicant will be required to submit a Site Plan Review application for the addition of auto sales.

***V-040-21-22:** The applicant may install the attached signs and the detached pylon sign as submitted; however, directional signage shall not contain any "Taco Bell" branding.

ZONING BOARD OF APPEALS DECISION GRID
April 21, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-043-21-22: To install a detached, 6'T monument-style sign for Kwik Fill, exceeding certain sign limitations.	1835 Mt. Hope Avenue	4-0-0	Approved
V-044-21-22: To construct an approximate 200 square foot addition to the rear of a single family dwelling, not meeting certain lot, area and yard requirements.	313 Mulberry Street	4-0-0	Approved
V-045-21-22: To construct a series of refuse collection areas and corresponding fencing along the Atlantic Avenue street frontage, not meeting certain requirements applying to all districts.	117 Atlantic Avenue	4-0-0	Approved
V-046-21-22: To establish a bottle and can redemption center in a portion of an existing building, not meeting certain additional requirements for specified uses.	130 Stenson Street	4-0-0	Approved on Condition

Attendance:

Zoning Board Members Present: L. Jennings, C. Murphy, T. Tompkins, H. Wheeler

Zoning Board Members Absent: T. Bryant, D. Carr

V-035-21-22: The use shall comply with the following:

- 1) The access point to the operation shall be the Mt. Read Blvd. entrance.
- 2) There shall be no retail component to the operation (i.e. no walk-in customer traffic).
- 3) There shall be no outdoor storage.
- 4) There shall be no signage located at the Stenson Street entrance.

ZONING BOARD OF APPEALS DECISION GRID
May 19, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-047-21-22: To install one attached, illuminated channel box sign for “D” and one detached, illuminated monument sign for “Destiny Preparation Church”, exceeding certain limitations for business signs in the district.	1405 Lyell Avenue	4-0-0	Approved
V-048-21-22: To replace the existing attached wall sign with a new sign for “Wendy’s”, and replace the (2) faces of the existing 10’ tall pole sign with new faces, exceeding certain sign limitations for business signs in the district.	1550 Mt. Hope Avenue	Attached Signs: 4-0-0 Detached Sign: 0-4-0	Attached Signs: Approved Detached Sign: Denied
V-049-21-22: To legalize the installation of a 36” x 36” x 28” air conditioning condenser in the front yard, not meeting the location requirement for accessory uses and structures and screening requirements for HVAC systems in the district.	22 Winston Place	0-4-0	Denied
V-050-21-22: To install a parking area in the front yard to the left of the existing attached garage, not meeting the location requirement for accessory uses.	109 Drexmore Road	4-0-0	Approved
V-051-21-22: To subdivide an existing parcel and construct two single family dwellings, not meeting certain lot, area, and yard requirements, city-wide design guidelines and standards, and requirements applying to all districts.	332 Beach Avenue	4-0-0	*HELD pending the submission of additional information
V-052-21-22: To erect a new 23’ tall double-sided (300sf per side) static and digital advertising sign in the front yard of a commercial office building, exceeding certain sign limitations for advertising signs in the district.	687 Lee Road	4-0-0	Approved
V-053-21-22: To erect a new 55’ tall double-sided (672sf per side) digital advertising sign in the front yard of a commercial building, exceeding certain sign limitations for advertising signs in the district.	1374 Hudson Avenue	4-0-0	*Approved on condition

Attendance:

Zoning Board Members Present: T. Bryant, L. Jennings, C. Murphy, H. Wheeler

Zoning Board Members Absent: D. Carr, T. Tompkins

V-051-21-22: The Board held the application in order to provide the applicant time to address potential Coastal Erosion impacts on the variances being sought.

V-053-21-22: The approval is conditioned upon removal of the following advertising signs:

1. 300sf, wall mounted static advertising sign: **1004 Lyell Avenue,**
2. 600sf, roof mounted static advertising sign: **1120 E. Main Street,**
3. 300sf, wall mounted static advertising sign: **581-587 Jefferson Avenue,**
4. 300sf, roof mounted static advertising sign: **840-860 University Avenue,**
5. 300sf, wall mounted static advertising sign: **4472 Lake Avenue,**
6. 672sf, roof mounted static advertising sign: **1449 Hudson Avenue**

ZONING BOARD OF APPEALS DECISION GRID
July 14, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
<p><u>V-054-21-22:</u> To install a driveway on the south side of the primary structure leading to an existing parking area in the rear yard of a multi-family dwelling, exceeding certain lot, area and yard requirements in the district and not meeting the definition for driveways.</p>	<p>173 Meigs Street</p>	<p>Rear Parking Area: 5-0-0 Driveway: 0-5-0</p>	<p>*Approved in part; Denied in part</p>
<p><u>V-055-21-22:</u> To install 15.5' x 16' stamped concrete driveway with radiant heat in the front yard of a two-family dwelling, exceeding certain lot, area and yard requirements, creating front yard parking and not meeting Design Standards for Off Street Parking spaces in the district.</p>	<p>28-30 Canfield Place</p>	<p>0-5-0</p>	<p>Denied</p>
<p><u>V-056-21-22:</u> To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain City-wide design standards, and exceeding certain lot, area and yard requirements.</p>	<p>99-105 Harvard Street</p>	<p>5-0-0</p>	<p>ADJOURNED to the September 15, 2022 Hearing</p>
<p><u>V-057-21-22:</u> To construct a 90' x 80' cold storage warehouse, not meeting certain lot, area and yard requirements or certain nonresidential and mixed-use building standards. Project includes combining 106 and 112 White Street.</p>	<p>112 White Street</p>	<p>5-0-0</p>	<p>*Approved on condition</p>
<p><u>V-058-21-22:</u> To install 28 linear feet of 7' tall fence in the rear yard of a single family dwelling, exceeding certain requirements applying to all districts.</p>	<p>389 North Lemoyne Avenue</p>	<p>5-0-0</p>	<p>*Approved on condition</p>
<p><u>V-059-21-22:</u> To enlarge an existing nonconforming vehicle service/repair station from two bays to four bays by the construction of a 1,885sf addition with three bays and a new vestibule onto vacant parcels at 222 and 226 Merchants Road; reconfigure the existing repair station at 218 Merchants Road; add additional parking; add accessory auto sales; and new signs.</p>	<p>218, 222, 226 Merchants Road</p>	<p>5-0-0</p>	<p>*Approved on condition</p>
<p><u>V-060-21-22:</u> To construct a single-story, 5,600sf ESL Credit Union (bank) building, exceeding certain lot, area and yard requirements, not meeting certain city-wide design guidelines and standards for nonresidential buildings in the district.</p>	<p>786 North Goodman Street</p>	<p>5-0-0</p>	<p>Approved</p>

CASE	ADDRESS	RECORD OF VOTE	DECISION
<p>V-001-22-23: To construct a 6' tall, detached monument sign for "Wendy's". Proposed sign is 32 sf per side (64sf total), illuminated and is located in the front yard of a restaurant, exceeding certain requirements applying to all districts</p>	<p>1550 Mt Hope Avenue</p>	<p>1-4-0</p>	<p>Denied</p>
<p>V-002-22-23: To demolish a 4,500sf Rowe Photo and Video facility and construct a one-story, 2,598sf restaurant (Taco Bell) with two accessory drive-throughs. Proposed project includes associated drive-through elements, a 24 space parking lot, exceeding certain lot, area and yard requirements in the district; not meeting certain City-wide design guidelines and standards.</p>	<p>1737 Mt Hope Avenue</p>	<p>5-0-0</p>	<p>*Approved on condition</p>
<p>V-003-22-23: To demolish an existing fuel station and construct a new 2,123sf fuel station. Proposed project includes relocate fuel dispensers and canopy, not meeting certain lot, area and yard requirements in the district and certain City-wide design guidelines and standards.</p>	<p>927-941 South Clinton Avenue</p>	<p>5-0-0</p>	<p>*Approved on condition</p>
<p>V-004-22-23: To install 7 attached internally illuminated ("Siren" insignia-(4), "drive-thru" -(3)) signs for "Starbucks", three (3) detached directional signs; one 6' tall internally illuminated (6.5sf) monument sign and one (9.62sf) digital order board under a 10' tall floodlit canopy, exceeding certain requirements applying to all districts.</p>	<p>668 Blossom Road</p>	<p>5-0-0</p>	<p>*Approved with Lesser relief</p>
<p>V-005-22-23: To establish a bottle redemption center; not meeting additional requirements for specified uses.</p>	<p>1467 East Main Street</p>	<p>5-0-0</p>	<p>*Approved on condition</p>

Attendance:

Zoning Board Members Present: Tyrese Bryant, T. Tompkins, H. Wheeler, Ed Navarro, J. O'Donnell

Zoning Board Members Absent: C. Murphy

***V-054-21-22**: The parking lot in the rear may be legalized.

***V-057-21-22**: The applicant shall comply with the following:

- 1) Replace the chain link fence on the north side (rear of lot) with a solid 6' tall solid fence.
- 2) There shall be no outdoor storage of vehicles.

* **V-058-21-22**: The applicant shall install the new fence a minimum of 3" from the property line.

***V-059-21-22**: Approval conditioned upon a final Landscaping Plan to be approved by the Manager of Zoning.

***V-002-22-23**: The applicant shall increase the transparency (reduce tinting) of the dining room windows on the south elevation proximate to the Taco Bell tower; visible from traffic traveling north.

***V-003-22-23**: The applicant shall install the stamped concrete as provided on the site plan drawings.

***V-004-22-23**: The applicant shall comply with the following:

- 1) The two attached type "A" signs located on the north and west elevations shall not be installed.
- 2) No Internal illumination is permitted on the southern and eastern facing type "A" signs.
- 3) No attached type "B" signs shall be installed.
- 4) No internal illumination is permitted on detached type "C" and "D" signs.
- 5) The detached monument type "E" sign shall not be installed.

***V-005-22-23**: The applicant shall ensure refuse and recycling pickup occurs only during regular business hours.

ZONING BOARD OF APPEALS DECISION GRID
August 18, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-006-22-23: To re-activate the use of a drive-up window in conjunction with a sit down restaurant, not a permitted use in the district.	420 Mt Hope Avenue	4-0-0	* HELD for additional information
V-007-22-23: To install 57lf of 6' tall vinyl privacy fence in the front yard of a two-family dwelling located on a corner lot, exceeding certain requirements applying to all districts.	951 South Goodman Street	4-0-0	* Approved with lesser relief
V-008-22-23: To install 80lf of 6" tall wood privacy fence in the front yard of a single-family dwelling located on a corner lot, exceeding certain requirements applying to all districts.	247 Weldon Street	4-0-0	* Approved with lesser relief
V-009-22-23: To legalize 119lf of 6' tall wood privacy fence in the front yard of a single-family dwelling located on the corner lot, exceeding certain requirements applying to all districts.	415 Bay Street	4-0-0	*Approved on condition
V-010-22-23: To legalize a driveway expansion in the front yard of a single-family dwelling, not meeting the requirements for accessory uses and structures in the district.	1889 South Avenue	0-4-0	Denied
V-011-22-23: To legalize a driveway expansion in the rear yard of a single-family dwelling, exceeding certain lot, area and yard requirements in the district.	117 Rossiter Road	0-4-0	Denied
V-012-22-23: To install 295lf of 6' tall privacy fence along the perimeter of a single-family dwelling, and corner property exceeding certain requirements applying to all districts.	14 Marsden Road	4-0-0	*Approved with lesser relief
V-013-22-23: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.	14 Railroad Street	4-0-0	ADJOURNED to the October 20, 2022 Hearing
V-014-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot, area and yard requirements and city-wide design guidelines and standards.	639 Bay Street	4-0-0	ADJOURNED to the October 20, 2022 Hearing

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-015-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot, area and yard requirements in the district.	430 Garson Avenue	4-0-0	ADJOURNED to the October 20, 2022 Hearing
V-016-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot, area and yard requirements in the district.	263 Grand Avenue	4-0-0	ADJOURNED to the October 20, 2022 Hearing
V-017-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot, area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.	12 and 16 Lampson Street	4-0-0	ADJOURNED to the October 20, 2022 Hearing
V-018-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot, area and yard requirements in the district.	299-303 Webster Avenue	4-0-0	ADJOURNED to the October 20, 2022 Hearing

Attendance:

Zoning Board Members Present: Tyrese Bryant, C. Murphy, H. Wheeler, Ed Navarro
 Zoning Board Members Absent: T. Tompkins

***V-006-22-23:** The applicant will provide documentation to verify profits and losses for 2019-2020 and 2021-2022 and return to the October 20, 2022 Zoning Board of Appeals Hearing.

***V-007-22-23:** The applicant shall comply with the following:

- 1) The fence shall align with the side wall of the house and extend west to the driveway and pivot north to the garage.
- 2) The lower portion of the fence shall be 4' tall solid with a 2' tall lattice crown.

*** V-008-22-23:** The applicant shall comply with the following:

- 1) The fence shall align with the west side wall of the house and detached garage; extending north to meet the air conditioning unit where it may bump out around the condenser providing two feet of clearance around the south, west and north side of the equipment.
- 2) The lower portion of the fence shall be 4' tall solid with a 2' tall lattice crown.

***V-009-22-23:** The applicant shall comply with the following:

- 1) The posts shall be cut down to match the height of the fence.

***V-012-22-23**: The applicant shall comply with the following:

- 1) The lower portion of the fence shall be 4' tall solid with a 2' tall lattice crown.

ZONING BOARD OF APPEALS DECISION GRID
September 15, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-056-21-22:</u> To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain City-wide design standards, and exceeding certain lot, area and yard requirements .	99-105 Harvard Street	5-0-0	Adjourned by the applicant to October; rescheduled to November by NBD
<u>V-019-22-23:</u> To install a 14'x26' asphalt parking area in the front yard of a single-family dwelling; not meeting certain requirements applying to all districts.	29 Ruggles Street	5-0-0	^ Approved on condition
<u>V-020-22-23:</u> To relocate and expand the height of a detached, 21 square foot monument sign from 4ft tall to 7' tall in the front yard of a commercial use, exceeding certain requirements applying to all districts.	2485 Dewey Avenue	5-0-0	^ Approved with lesser relief
<u>V-021-22-23:</u> To construct a single-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	88 Sidney Street	5-0-0	Approved
<u>V-022-22-23:</u> To construct a single-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	150 Ackerman Street	5-0-0	Approved
<u>V-023-22-23:</u> To construct two single-family dwellings as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	107-109 Chamberlain Street	5-0-0	^ HELD for more information
<u>V-024-22-23:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	19-21 Chamberlain Street	5-0-0	Approved
<u>V-025-22-23:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	25 Chamberlain Street	5-0-0	Approved
<u>V-026-22-23:</u> To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	421 Garson Avenue	5-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-027-22-23: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	425 Garson Avenue	5-0-0	Approved
V-028-22-23: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.	435-437 Garson Avenue	5-0-0	^ HELD for more information
V-029-22-23: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.	378 Hayward Avenue	5-0-0	^ HELD for more information

Attendance:

Zoning Board Members Present: Tyrese Bryant, C. Murphy, H. Wheeler, T. Tompkins, J. O'Donnell

Zoning Board Members Absent: E. Navarro

^V-019-22-23: The applicant shall have the option to:

- 1) Extend the length of the parking area up to 30' x 10'-6".

^V-020-22-23: The applicant shall comply with:

- 1) The maximum height of the detached sign shall be 6' tall.

^ V-023-22-23: The applicant shall return to the October 20th Zoning Board Hearing and submit for review:

- 1) Financial analysis of (1) single-family detached dwelling at said address compared to two (2) single family dwellings,
- 2) Additional information to demonstrate the requested relief is not substantial.

^V-028-22-23: The applicant shall return to the October 20th Zoning Board Hearing and submit for review:

- 1) Financial analysis of (1) single-family detached dwelling at said address compared to two (2) single family dwellings,
- 2) Additional information to demonstrate the requested relief is not substantial.

^V-029-22-23: The applicant shall return to the October 20th Zoning Board Hearing and submit for review:

- 1) Financial analysis of (1) single-family detached dwelling at said address compared to two (2) single family dwellings,
- 2) Additional information to demonstrate the requested relief is not substantial.

ZONING BOARD OF APPEALS DECISION GRID
October 20, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-049-22-23: To expand an existing driveway creating front yard parking for a single-family dwelling; not meeting certain requirements applying to all districts.	49 Stanford Road	6-0-0	Approved
V-031-22-23: To install 72lf of 6' tall solid fence in the front yard of a single family dwelling located on a corner property, exceeding certain requirements applying to all districts.	1363 Dewey Avenue	6-0-0	^ Approved with lesser relief
V-032-22-23: To construct a 10' x 16' attached carport to the west side of a single-family dwelling, not meeting certain lot area and yard requirements and city-wide design guidelines and standards.	45 Hickory Street	6-0-0	Approved
V-006-22-23: To re-activate the use of a drive-up window in conjunction with a sit down restaurant; not a permitted use in the district.	420 Mt Hope Avenue	6-0-0	Approved
V-034-22-23: To construct a single-family dwelling, not meeting certain lot area and yard requirements, city-wide design guidelines, and certain requirements applying to all districts.	437 Waring Road	6-0-0	Adjourned by the ZBA to December 15, 2022 Hearing
V-013-22-23: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.	14 Railroad Street	6-0-0	^ HELD for more information
V-035-22-23: To construct a detached garage in the side yard of a single family dwelling as part of the Beechwood Family Apartments project, not meeting certain requirements applying to all districts.	156 Ackerman Street	6-0-0	Approved
V-023-22-23: To construct a two single-family dwellings as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	107-109 Chamberlain Street Building A & B	5-1-0	Approved
V-028-22-23: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.	435-437 Garson Avenue	6-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-029-22-23: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.	378 Hayward Avenue	6-0-0	Approved
V-014-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards.	639 Bay Street	5-1-0	Approved
V-015-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	430 Garson Avenue	4-2-0	Approved
V-017622-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	263 Grand Avenue	3-3-0	Denial
V-017-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.	12 and 16 Lampson Street	3-3-0	Denial
V-018-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	299-303 Webster Avenue	3-3-0	Denial

Attendance:

Zoning Board Members Present: H. Boice-Pardee, J. Miller, C. Murphy, H. Wheeler, T. Tompkins, E. Navarro,
 Zoning Board Members Absent: T. Bryant

^V-031-22-23: The applicant shall comply with the following:

- 1) The lower portion of the fence shall be 4' tall and solid with a 2' tall minimum 60% lattice crown.
- 2) The fence shall originate at the northwest corner of the house and extend three (3) feet north towards the sidewalk and turn west to meet the driveway and pivot south to meet the northeast corner of the detached garage with a gate.

^V-013-22-23: The applicant shall return with a viable, comprehensive and permanent plan to resolve:

- 1) Security issues
- 2) Refuse storage and pickup
- 3) On-site staffing

ZONING BOARD OF APPEALS DECISION GRID
November 17, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-036-22-23:</u> To establish a 30 space ancillary parking lot for visitors at 54 Jefferson Avenue to service the Susan B. Anthony Interpretive Center located at 33 Jefferson Avenue; not meeting lot, area and yard requirements in the district.	33 Jefferson Avenue	7-0-0	Approved
<u>V-037-22-23:</u> To construct a 9' x 14' three season room addition to the front of a single-family dwelling; exceeding certain lot, area and yard requirements in the district and not meeting certain requirements applying to all districts.	105 Northampton Street	7-0-0	Approved
<u>V-038-22-23:</u> To install an 8' x 17' parking space in the front yard; not meeting certain requirements applying to all districts for accessory uses and off-street parking.	9 Arlington Street	0-7-0	Denied
<u>V-039-22-23:</u> To construct a 900sf addition to an existing office building; not meeting certain lot, area and yard requirements in the district and certain city-wide design guidelines and standards.	179 Lake Avenue	7-0-0	Approved
<u>V-040-22-23:</u> To construct a 1,560sf building addition to an existing nonresidential mixed use; exceeding bulk requirements for new construction in the district.	1443 East Main Street	7-0-0	Approved
<u>V-041-22-23:</u> To construct an ancillary parking lot at 1419, 1429 East Main Street and 15-17 Barnum Street to service the proposed restaurant and lounge located at 1443 East Main Street; not meeting certain requirements applying to all districts. A resubdivision is proposed for the named lots.	1429 East Main Street	7-0-0	^ Approved on condition
<u>V-042-22-23:</u> To legalize the use of a third dwelling unit in an existing mixed use building; not meeting certain requirements applying to all districts.	1051 South Clinton Avenue	1-6-0	Denied
<u>V-013-22-23:</u> To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.	14 Railroad Street	6-0-0	^ Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-056-21-22: To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain city-wide design standards and exceeding certain lot, area and yard requirements.	99-105 Harvard Street	6-1-0	Approved
V-043-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	263 Grand Avenue	3-4-0	Denied
V-044-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.	12 and 16 Lampson Street	3-4-0	Denied
V-045-22-23: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	299-303 Webster Avenue	3-4-0	Denied

Attendance:

Zoning Board Members Present: T. Bryant, C. Murphy, H. Boice-Pardee, J. Miller, H. Wheeler, T. Tompkins, E. Navarro.

Zoning Board Members Absent: none

^V-041-22-23: The applicant shall submit a lighting plan to be approved by the Manager of Zoning that includes additional light poles.

^V-013-22-23: The applicant returned with a viable, comprehensive and permanent plan to resolve:

- 1) Security issues
- 2) Refuse storage and pickup
- 3) On-site staffing

The vote included the six attending Board members at the 10/20/22 Hearing. The absent member, T. Bryant did not participate in the deliberations or vote.

ZONING BOARD OF APPEALS DECISION GRID
December 15, 2022

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-046-22-23: To legalize the use of a three-family to a four-family dwelling; not meeting dwelling unit conversion standards.	46 Hickory Street	6-0-0	Approved
V-047-22-23: To legalize an 849sf parking area in the side yard of a multifamily dwelling; not meeting certain requirements applying to all districts and the requirements for off-street parking.	46 Hickory Street	6-0-0	Approved
V-048-22-23: To establish a 750sf motorcycle and bicycle service station in an existing building in a district where it is not permitted or specially permitted.	120 Denise Road	6-0-0	^ Approved on condition
V-049-22-23: To legalize the conversion of an attached garage into habitable space and create front yard parking thereby, not meeting certain requirements applying to all districts and the requirements for off-street parking.	1100 Genesee Street	6-0-0	^Approved on condition
V-050-22-23: To legalized a driveway expansion where front yard parking is created, not meeting certain requirements applying to all districts and the requirements for off-street parking.	127 Redfern Drive	5-0-1*	^Approved with lesser relief
V-051-22-23: To change the use to a multifamily dwelling which does not meet dwelling unit conversion standards.	30 Merriman Street	1-4-0*	Denied
V-052-22-23: To repave an existing driveway and expand the footprint onto an existing pervious brick surface in the rear yard of a two-family dwelling that is within a Preservation District; exceeding certain lot, area and yard requirements in the district. The project involves an application for a Certificate of Appropriateness.	39 Vick Park A	1-6-0	Approved
V-053-22-23: To legalize the tear off of a clay tile roof and the installation of an asphalt roof on a Designated Building of Historic Value, not meeting certain city-wide design guidelines and standards.	29 Lake View Park	6-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
V-055-22-23: To construct a 26' x 32' storage workshop in the front yard of a single-family dwelling; not meeting certain requirements applying to all districts.	851 Fernwood Park	6-0-0	Approved

Attendance:

Zoning Board Members Present: T. Bryant, H. Boice-Pardee, J. Miller, H. Wheeler, T. Tompkins, E. Navarro.
Zoning Board Members Absent: C. Murphy

***V-051-22-23:** Board Member, T. Tomkins was recused from the Hearing, Deliberations and Vote.

^V-048-22-23: The applicant shall:

- Post the hours of operation,
- Apply for a Certificate of Occupancy indicating the permitted hours of operation: Monday thru Saturday, 8am – 6pm and the use shall be limited to service of motorcycles and bicycles only.

^V-049-22-23: The applicant shall:

- Remove the garage door and install exterior finishing that matches the rest of the home.

^V-050-22-23: The applicant shall remove the expanded portion of the driveway and return the area to green space; except, the applicant may retain the amount of asphalt necessary to “square off” the original driveway.

***Board Member, T. Tomkins, abstained from this vote.**