

**ZONING BOARD OF APPEALS  
MINUTES OF MEETING  
April 26, 2004**

**Board Members Attending:** John Barbale  
Thomas Hannigan  
John Reynolds  
Jerry R. Horton  
Matthew Armendo  
Lenny Ciuffredo

**Staff Attending:** Joanne Valade, Division of Land Use  
David F. Holden, Code Enforcement

John Barbale, Chairman, opened the meeting at 5:30 P.M. The following actions were taken:

**97 Webster Street – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to continue the requested hearing to May 10, 2004. (Special Permit for expansion or change of a non-conforming use: *to expand residential area of structure*).

**10 Midgley Lane – Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the Leave to Withdraw Without Prejudice at the request of the applicant (Variance necessary to: *construct a single-family dwelling*).

**71 Pullman Street – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to take the matter under advisement until the May 10, 2004 meeting. The Board also requested discussion with the City Planner regarding this business. (Special Permit to allow retail sales with incidental fabrication in a MG-0.5 district: *to construct another structure on the lot to be used for retail/restaurant/take-out*).

**Tatnuck Ridge (Airport Drive)– Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to continue the requested hearing to May 24, 2004 (Special Permit to allow single-family attached dwellings in a RL-7 district: *to construct single-family attached dwelling units – 6 clusters*). The Board also requested discussion with the City Planner regarding this matter to transpire at the May 10, 2004 meeting.

**3 Coppage Drive – Special Permit:** Upon a motion made by John Reynolds and seconded by Jerry Horton the Board voted 5-0 to approve the requested Special Permit (*to construct a truck trailer parking facility*) as listed below:

Special Permit:

1. To allow truck/trailer/bus storage or servicing in an A-1 district.

**115-117 Pilgrim Avenue – Variance:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to construct four single-family attached dwelling units; each containing 3 ½ stories with a garage as the first story*) as listed below with the following conditions:

Variance:

1. Relief of from limitation on number of stories requirement.

Conditions:

1. Petition to construct fence in rear of property;
2. Plans for infiltration system to be submitted to Department of Public Works.

**612 Mill Street – Special Permit:** Upon a motion duly made by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to demolish garage and convert first floor of two-family dwelling into car sales office space -- display of two vehicles only*) as listed below:

Special Permit:

1. To allow motor vehicle sales in a BL-1.0 district.

**1 Schussler Road – Special Permit:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Special Permit (*to convert existing structure to sorority house*) as listed below:

Special Permit:

1. To allow sorority house in RG-5 district.

**446 Lincoln Street – Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Special Permit (*to construct small addition to existing convenience store*) as listed below:

Special Permit:

1. To allow addition to pre-existing non-conforming structure in BL-1.0 district.

**Palace Gardens Road – Variance:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 1-4 to deny the requested Variance (*to divide said lot into three separate parcels*) as listed below:

Variance:

1. Relief from Frontage requirement as follows:
  1. Lot A: six feet
  2. Lot B: eight feet
  3. Lot C: eight feet

**6 Billow Street – Variance & Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance and Special Permit (*to construct addition in order to convert said structure to a single-family semi-detached dwelling*) as listed below:

Variance:

1. Relief of 500 square feet from Gross Dimensional requirement.

Special Permit:

1. To allow single-family semi-detached dwelling in a RS-7 district.

**10 Accommodation Street – Variance & Special Permit:** Upon a motion by John Reynolds and seconded by Jerry Horton, the Board voted 5-0 to approve the requested Variance and Special Permit (*to rehabilitate garage and convert to commercial use – nail salon*) as listed below:

Variance

1. Relief of nine feet from Rear Yard setback requirement.

Special Permit:

1. Expansion or change of a non-conforming use.

**158 Eastern Avenue – Variances:** Upon a motion by John Reynolds and seconded by Matthew Armendo, the Board voted 5-0 to approve the requested Variance (*to construct a single-family semi-detached dwelling*) as listed below:

Variances

1. Relief of 934 square feet from Gross Dimensional requirement.
2. Relief of seven feet from Rear Yard setback requirement.

**OTHER BUSINESS:**

**10 Inverness Avenue – Extension of Time:** Upon a motion duly made and seconded it was voted by the Board to approve a six-month extension of time for construction commencement to begin.

**Approval of Minutes:** Upon a motion duly made and seconded it was voted to approve the minutes of the April 12, 2004 meeting.

The meeting adjourned at 8:15 p.m.