

ZONING BOARD OF APPEALS DECISION GRID

July 14, 2016

CASE #	ADDRESS	DECISION	RECORD OF VOTE
<u>V-001-16-17:</u> To legalize the parking in front of a single family dwelling on a parcel that also contains a two family dwelling.	22 Fleming Street	Approve with Lesser Relief	5-0-0
<u>V-002-16-17:</u> To establish use of the property as a two-family that has lost its rights due to a period of vacancy greater than nine months.	53 Van Stallen Street	Deny	0-5-0
<u>V-003-16-17:</u> To expand the existing driveway of a single family dwelling located on a corner parcel.	96 Rossiter Road	Deny	0-5-0
<u>V-004-16-17:</u> To install a 6' tall fence in the front yard of a single family dwelling on a corner parcel.	296 Genesee Park Boulevard	Approve on Condition	4-1-0
<u>V-005-16-17:</u> To legalize the installation of solar panels in the storefront windows of a proposed office use.	1118 Garson Avenue	Deny	0-5-0
<u>V-006-6-17:</u> To remove and replace an existing detached monument sign for "Rochester Regional Health".	81 Lake Avenue	Approve	4-1-0
<u>V-007-16-17:</u> To maintain an existing 24' tall attached pole sign for "LA Mini Mart".	460 Lake Avenue	Deny	0-5-0
<u>V-008-16-17:</u> To widen the existing driveway of a single family home, thereby creating front yard parking.	174 South Winton Road	Approve on Condition	4-1-0
<u>V-009-16-17:</u> To install a new sign and LED gas pricing on the canopy of "Kwik Fill".	85 Stonewood Avenue	"Kwik Fill" sign: Approve Gas price signs: Deny	5-0-0 0-5-0
<u>V-010-16-17:</u> To install an attached, illuminated sign on the building and a new sign and LED gas pricing on the canopy for "Kwik Fill".	1153 Hudson Avenue	"Kwik Fill" sign on building and canopy: Approve Gas price signs: Deny	5-0-0 0-5-0
<u>V-011-16-17:</u> To install new signs for "Walmart" gas station on the existing pole sign, canopy, kiosk, and pumps.	111 Adams Street	Deny	0-5-0
<u>V-073-15-16:</u> To construct a 5-story mixed use building not meeting the rear yard setback requirement.	1176 Mount Hope Avenue	Withdrawn as a result of the Denial of the Ancillary Parking Lot by the City Planning Commission on 07/11/16	

Zoning Board Members Present: L. Boose, M. Morales, J. O'Donnell, E. Van Dusen
Zoning Board Alternates Present: L. Jennings
Absent: D. Carr, M. Tilton, J. Best

DISTRIBUTION:

L. Warren	B. Muhammed	D. Algarin	H. Washington	A. Guzzetta	Zoning Staff
G. Kirkmire	V. Wehbring	T. Mann	J. Brennan	NSC Administrators	

CONDITIONS:

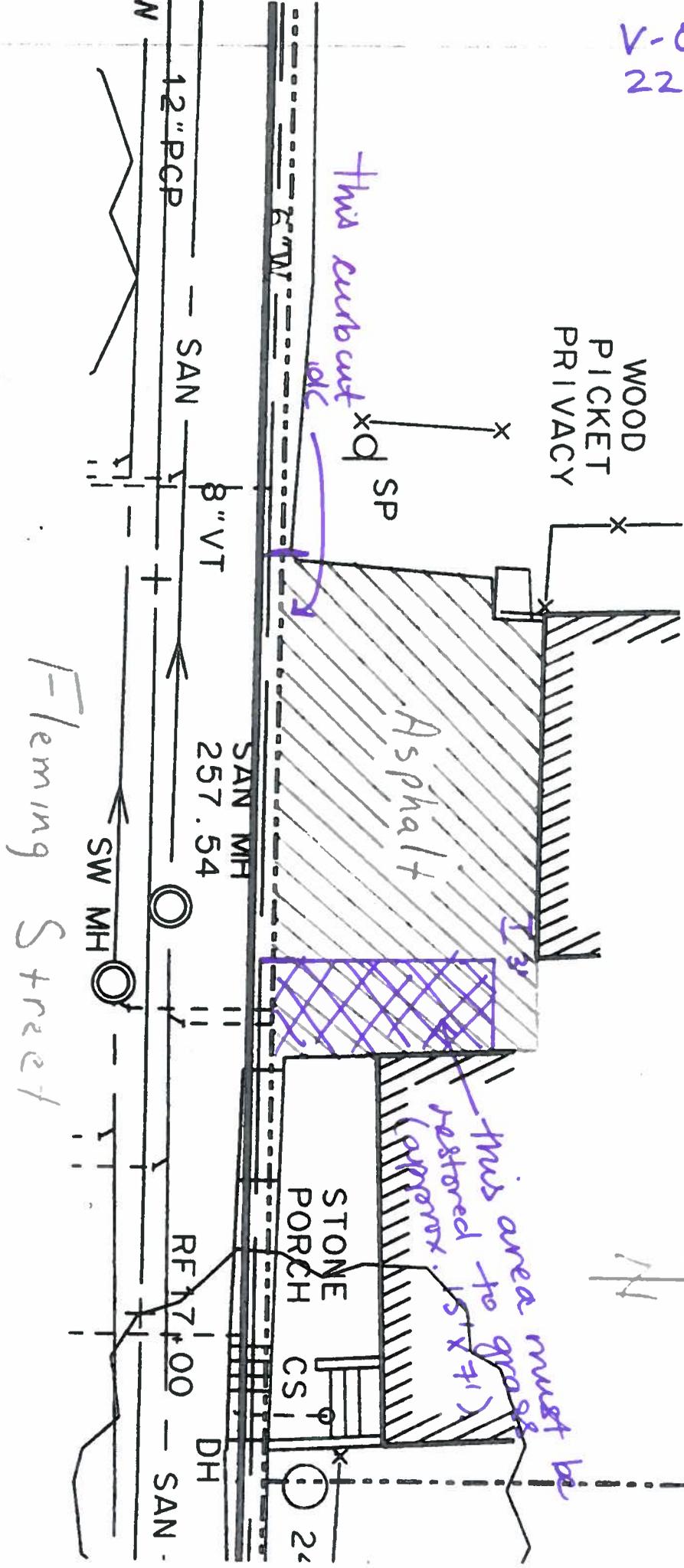
V-001-16-17 (22 Fleming Street): The front yard parking in front of the single family dwelling can remain. The paved area to the north of the single family dwelling (i.e. the area in front of the breezeway between the two structures) must be removed and restored to grass (area approximately 15' x 7'). See attached drawing.

V-004-16-17 (296 Genesee Park Boulevard): The fence must be one of the styles that were proposed at the hearing (see attached).

V-008-16-17 (174 S. Winton Road): The south edge of the driveway must be tapered from 16' wide down to 11' wide at the sidewalk (see attached drawing).

V-001-16-17
22 Fleming St.

N/F
IHOR
KORDA
22 FLEMING



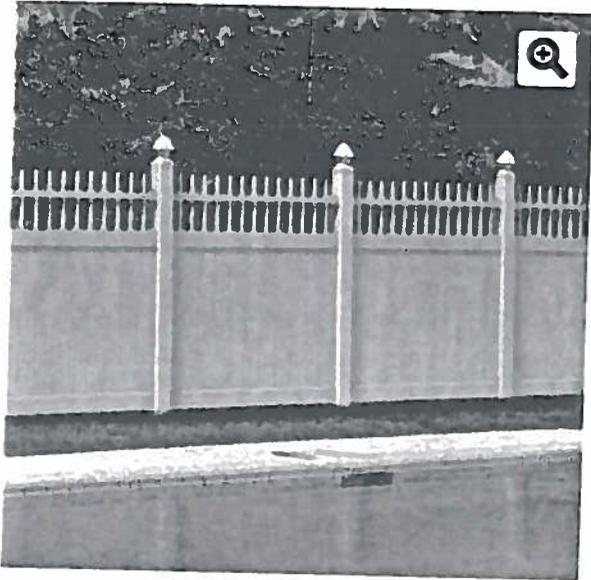
Fleming Street



Your Store Henrietta
Open Until 10:00 pm



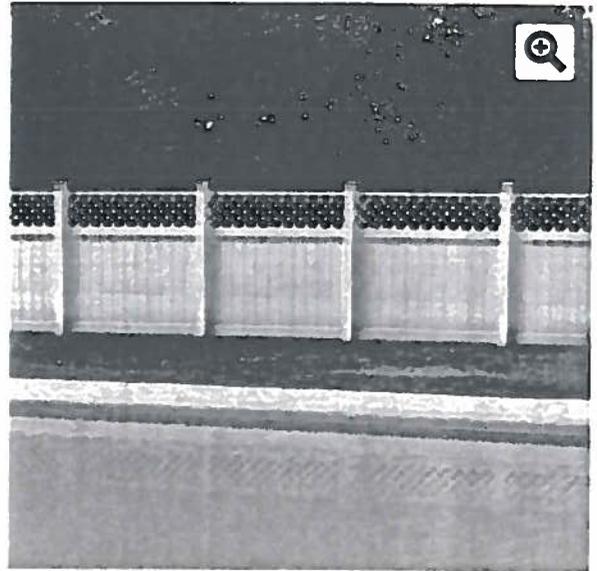
What can we help you find?



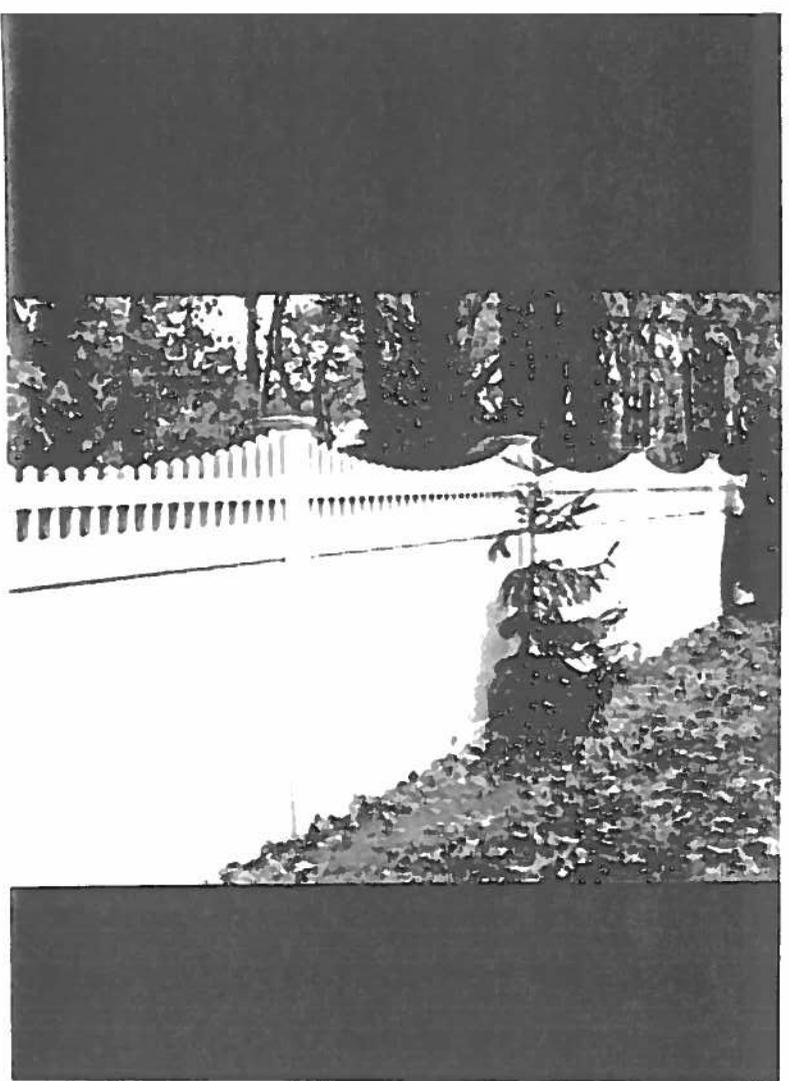
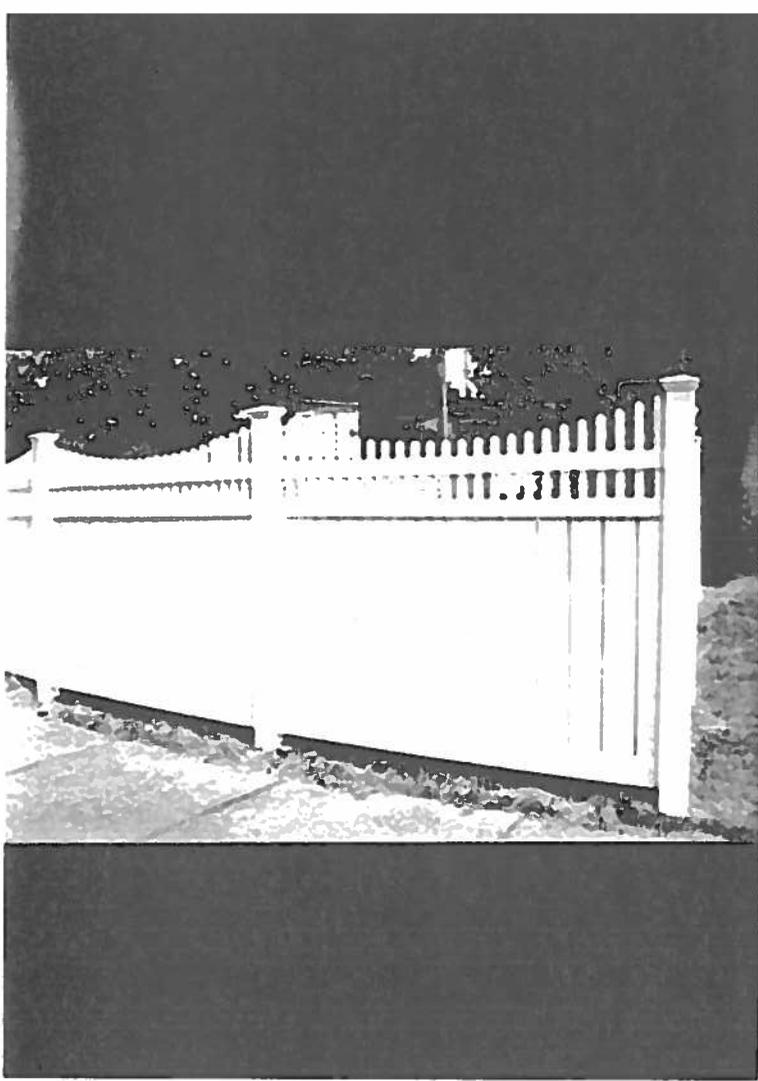
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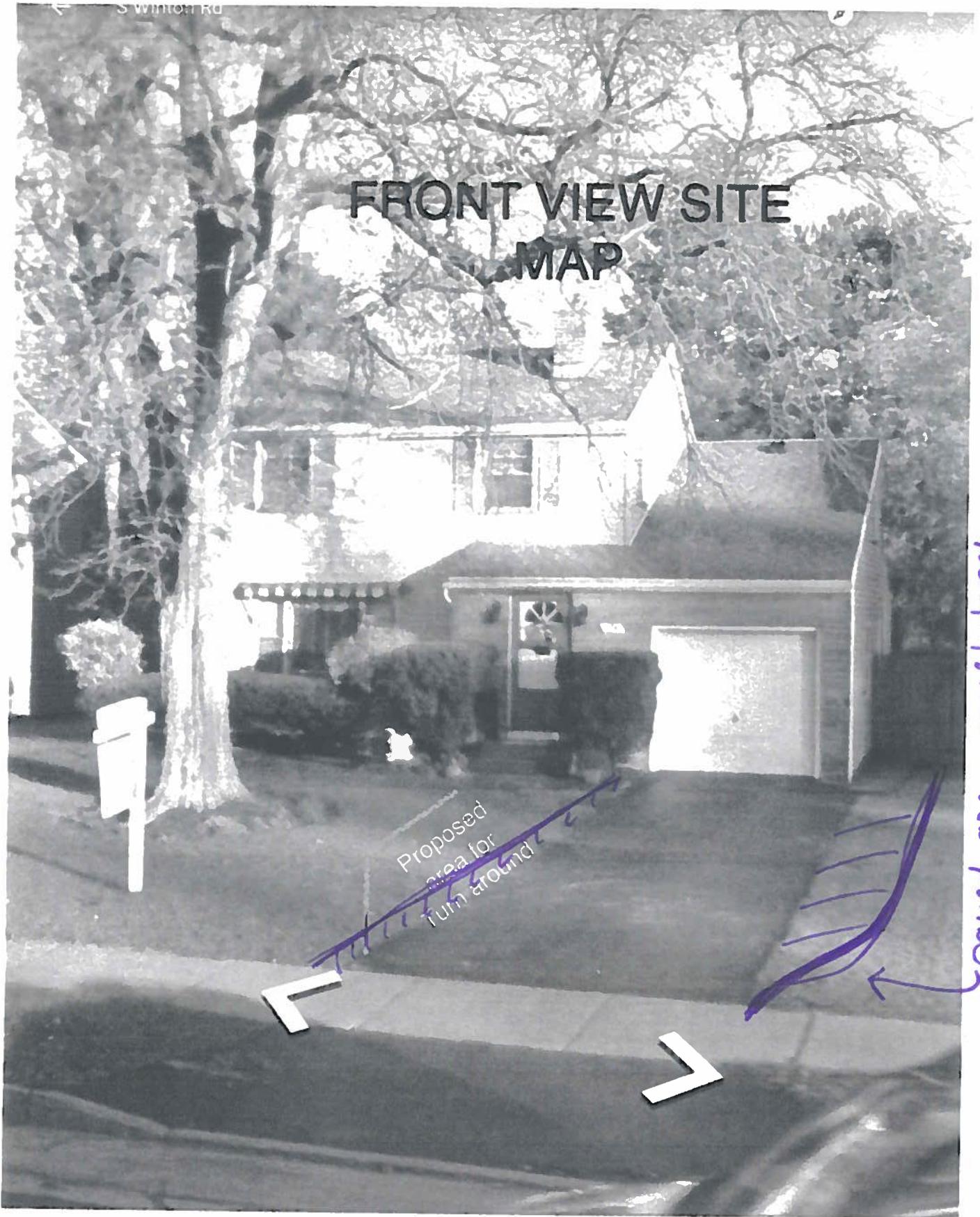
What can we help you find?



V-004-16-17
296 Genesee Park Blvd
Pg 1/2



Pg 2/2



FRONT VIEW SITE
MAP

Proposed
area for
turn around

paved area must taper
from 15'

V-008-16-17
174 S. Winton Rd