

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM - 9:30 AM
CONFERENCE ROOM 223B

Cases 1-7 Public Hearing Begins: 9:30 AM
Cases 8-10 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

***REVISED**

WEDNESDAY, December 14, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1 ***Postponed by the Board from the 11/17/16 Hearing**
File Number: V-038-16-17
Case Type: Use Variance
Address: 318 Smith Street
Zoning District: M-1 Industrial District
Applicant: Joseph Prestigiacomo
Purpose: To legalize the third floor apartment in an existing two-family dwelling, not meeting the dwelling unit conversion standards.
Code Section: 120-81; 120-166
Enforcement: Yes
SEQR: Type II

Case: 2 ***Held by the Applicant from the 11/17/16 Hearing**
File Number: V-039-16-17
Case Type: Use Variance
Address: 1628 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Cavallaro
Purpose: To consider the economic hardship associated with the legalization of an existing three-bay vehicle repair operation, a use not permitted in the district.
Code Section: 120-42
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-043-16-17
Case Type: Area Variance
Address: 1925 South Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Shaina Sidoti
Purpose: To legalize an internally illuminated attached sign for "Effortless Healthy" not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-044-16-17
Case Type: Area Variance
Address: 316 Meigs Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Blake Gianniny
Purpose: To legalize the parking area in the rear yard of a four-family dwelling that exceeds the lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 5
File Number: V-045-16-17
Case Type: Area Variance
Address: 320 Meigs Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Blake Gianniny
Purpose: To legalize the parking area in the rear yard of a four-family dwelling that exceeds the lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-046-16-17
Case Type: Area Variance
Address: 464 Grand Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Brandon Boyer
Purpose: To legalize an 18' x 14' gravel parking area in the front yard of a single family dwelling.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 7
File Number: V-047-16-17
Case Type: Area Variance
Address: 461 Linden Street
Zoning District: **R-1 Residential District**
Applicant: Cookie Rodriguez
Purpose: To install a 9' x 20' parking area in the front yard of a two-family dwelling.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-048-16-17
Case Type: Area Variance
Address: 90 Prince Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Charles Longchamps
Purpose: To legalize the parking area in the front yard of a three-family dwelling.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-049-16-17
Case Type: Area Variance
Address: 151 Hollenbeck Street
Zoning District: R-1 Low-Density Residential District
Applicant: Eddie Harris
Purpose: To install a 6' tall wood fence along the Bleile Terrace frontage and a 4' tall decorative aluminum fence along the Hollenbeck Terrace frontage of a vacant corner parcel.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 10
File Number: V-050-16-17
Case Type: Area Variance
Address: 1307-1337 E. Main St. and 48 Breck St.
Zoning District: R-3 High-Density Residential District
Applicant: Kimberly Russell
Purpose: To convert an existing office building into 26 apartments, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)