

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-039-16-17

512 Mt. Hope Avenue

Applicant: Anthony Trovato

Zoning District: R-2 Medium-Density Residential District
Mt. Hope-Highland Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To legalize the expansion of parking in the rear yard.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

At its hearing of November 17, 2016, the Zoning Board of Appeals determined that the parking area must be reduced to allow for only three parking spaces, and that the drainage must be resolved. That decision is attached.

Staff suggests requiring removal of a 15' x 25' patch of asphalt at the northeast side, and replacement with lawn.

This is a single-family residence, but can be legally occupied by up to four unrelated people, under the state's definition of a family.



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Planning
and Zoning

November 21, 2016

Anthony Trovato
c/o A.T. Property Solutions LLC
1711 N. Clinton Avenue
Rochester, NY 14621

Location: 512 Mt. Hope Avenue
Zoning District: R-1 Low-Density Residential District & Mt. Hope / Highland Park
Preservation District
File Number: V-041-16-17
Vote: 7-0-0

NOTICE OF DECISION

In the matter of the request for an Area Variance to legalize the parking area in the rear yard which exceeds the lot coverage limitations and the number of spaces permitted for a single family dwelling (*this request is also subject to Rochester Preservation Board approval), please take notice that at the Zoning Board of Appeals meeting held on November 17, 2016, said application was **APPROVED with lesser relief and on condition:**

The rear yard parking area must be reduced to allow for only three parking spaces. The drainage on the property must be resolved. A revised site plan, prepared by a licensed professional must be submitted for approval by the Director of Planning and Zoning. This variance request is subject to Rochester Preservation Board approval.

Pursuant to Section 120-195B(9) of the City Code, a variance shall become null and void one (1) year after the date on which it was issued, unless a Building Permit for each property is obtained and maintained. Since the parking area has already been installed, you must obtain a Building Permit immediately or enforcement will continue. Pending Rochester Preservation Board approval, please contact Jill Symonds at 585-428-7364 or Jill.Symonds@cityofrochester.gov to complete that process.

Zina Lagonegro, AICP, EIT
Secretary to the Zoning Board of Appeals

60:2 HB 12 NOV 21 PM 2:09
RECEIVED
CITY OF ROCHESTER
CLERK/COUNCIL OFFICE



Resolution and Findings of Fact:

1. Do the benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community? Yes No

Finding: The subject property is a single family dwelling with a two-car garage and a five-space parking area in the rear yard. The variance approval with lesser relief reduces the amount of yard that is occupied by parking and increases the amount of green space. The condition to have the site plan prepared by a licensed professional who can ensure that drainage is addressed, protects all properties in the immediate area from related flooding.

2. Will the proposal produce an undesirable change in the character of neighborhood or be a detriment to nearby properties? Yes No

Finding: The subject property is located on Mount Hope Avenue, which is a busy corridor. The Zoning Board agreed with the applicant's claim that reversing out of the driveway was unsafe. However, this does not necessitate the need for so much paving in the rear yard. Eliminating the use of the rear yard for anything other than parking is inconsistent with the neighborhood and would be a detriment to nearby properties. As a result, the Zoning Board approved a parking design that would provide up to three parking spaces, in addition to the two that are available in the garage.

3. Can the benefit sought by the applicant be achieved by a feasible alternative to the variance? Yes No

Finding: The variance approval with lesser relief and on condition mitigates the request while meeting the need of the applicant for additional parking and a safe way to turn around. As a result, there is no feasible alternative.

4. Is the requested variance substantial? Yes No

Finding: The variance approval with lesser relief and on condition will reduce the lot coverage and improve the drainage of the property. As a result, the request is not substantial.

5. Will the variance create an adverse impact on the physical or environmental conditions in the neighborhood? Yes No

Finding: The variance approval with condition will have a positive impact on the physical conditions of the property as it will result in more green space being installed in the rear yard. In addition, the condition to address the drainage will ensure that runoff does not impact adjacent properties.

6. Is the alleged difficulty self-created?

Yes X No

Finding: Although the parking area was already installed when the applicant purchased the property, there was no permit for it from the City. Consequently, the variance request is a self-created difficulty, but is not of sufficient concern to merit overriding this request with lesser relief and on condition.

Record of Vote:

J. Best	Approve with Lesser Relief and on Condition
L. Boose	Approve with Lesser Relief and on Condition
D. Carr	Approve with Lesser Relief and on Condition
M. Morales	Approve with Lesser Relief and on Condition
J. O'Donnell	Approve with Lesser Relief and on Condition
P. O'Neill (alternate)	Approve with Lesser Relief and on Condition
M. Tilton	Absent
E. Van Dusen	Approve with Lesser Relief and on Condition

This decision was based on the following testimony and evidence:

Supporting Testimony:

Anthony Trovato

Opposing Testimony:

Michael Orman

Abigail McHugh-Grifa

Evidence:

Staff Report

Area Variance Application and Statement of Difficulty

City Property Information

Project Description and Background

Property Location Description

Survey Map

Site Plan

Google Map

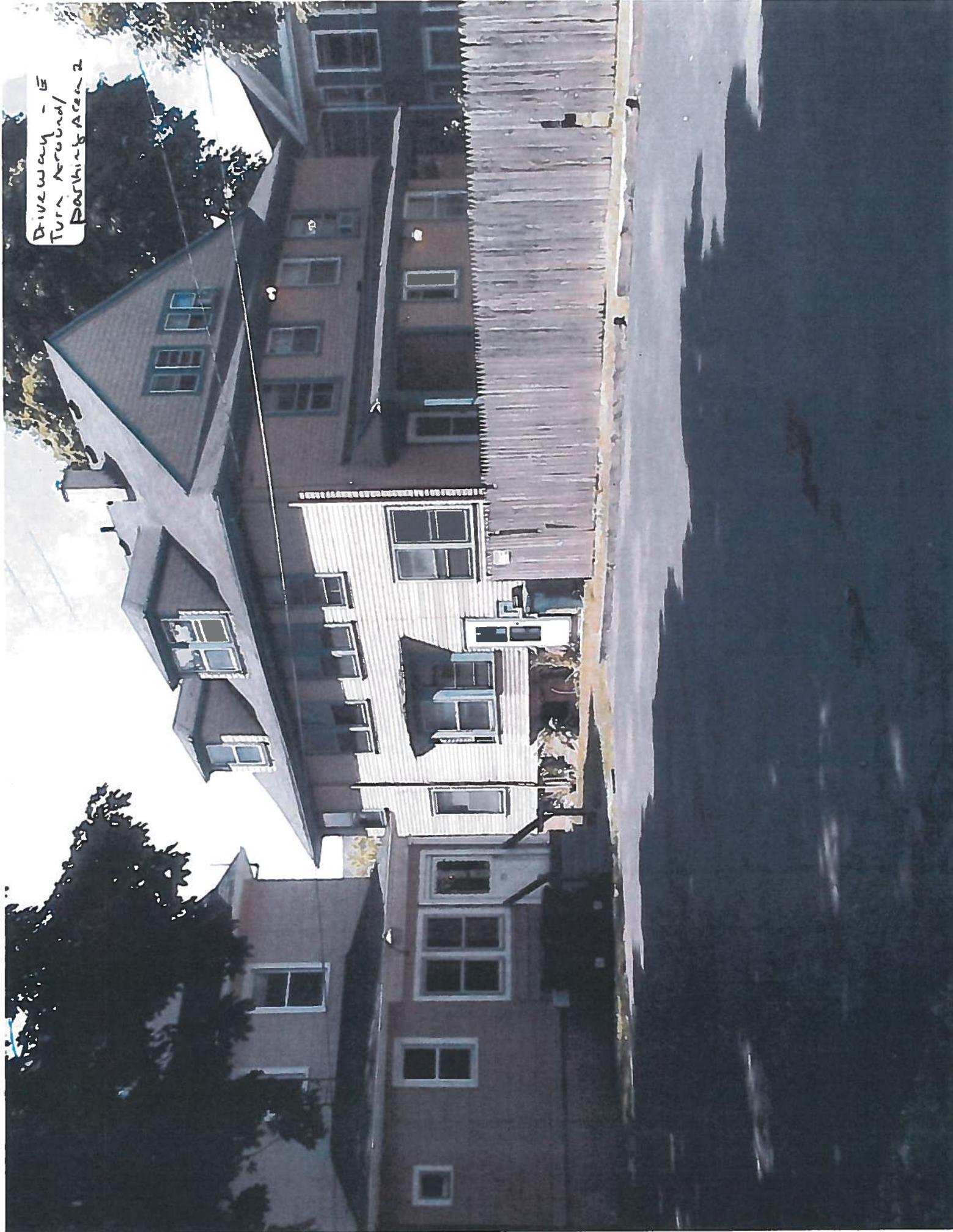
Floor Plans

Photographs

Letter, photos, video from Abigail McHugh-Grifa, dated 11/16/16

Personal Appearance Notice, Affidavit of Notification and Speakers' List

Driveway - E
Turn Around/
Parking Area 2



Street View - A - West

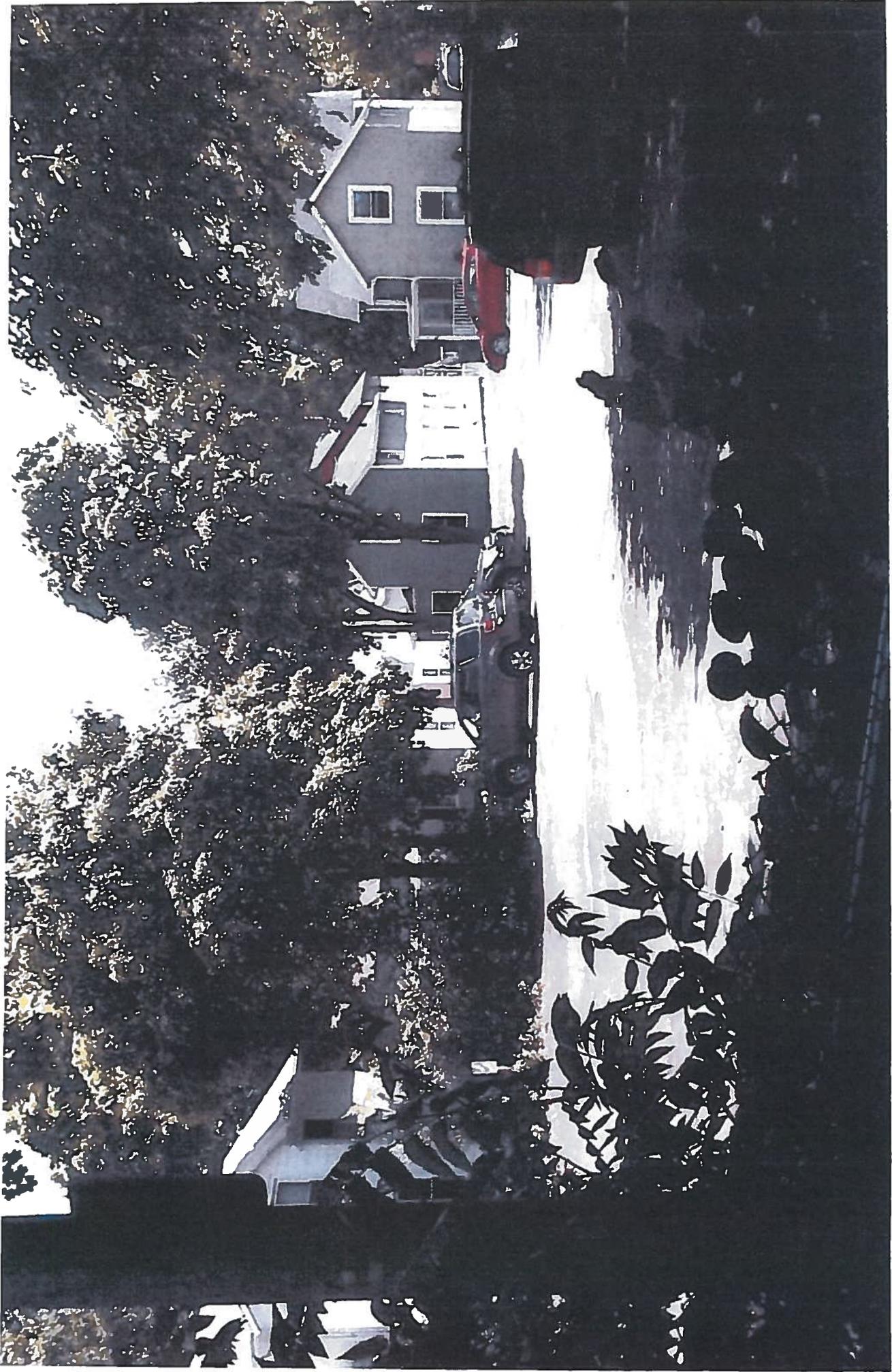


Driveway - F
Turn Around/
Pushing Area 3



Driveway ->
TURN AROUND/
PARKING AREA





South Neighbor - (C) Parking Area



North Neighbor © - Parking Area

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-040-16-17

11 Upton Park

Applicant: Roland Salmi

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To replace the front and side steps and the front door.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The new owner replaced the front door and the steps on the front and the south side, without a building permit or approval by the Board. He proposes to replace all again, per the enclosed drawings and photo.

The vinyl siding was installed in 1977 with the Board's approval.

REVISED

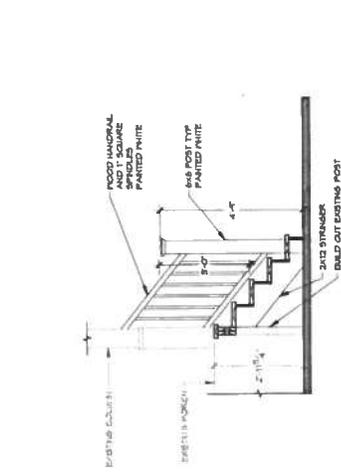
DRAWING TITLE
PLAN & ELEVATION
PROJECT TITLE
11 UPTON PARK
11 UPTON PARK
ROCHESTER, NY 14607

IT IS A VIOLATION OF THE LAW FOR ANY
PERSON TO REPRODUCE OR TRANSMIT
THIS DRAWING IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF
THE ARCHITECT.
ALL RIGHTS RESERVED.

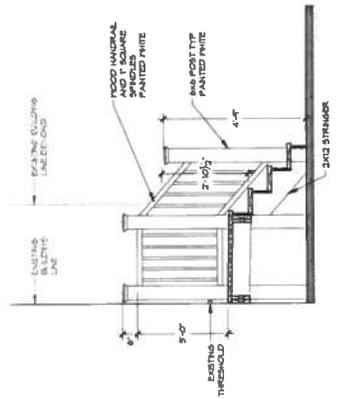
DESIGN-BUILD • ARCHITECTURE • CONSTRUCTION
MITCHELL
7607 Courtnor Blvd., West, NY 14564 585-385-8500 www.mitchellarch.com

DRAWN BY
DATE
SCALE
PROJECT
10/20/11

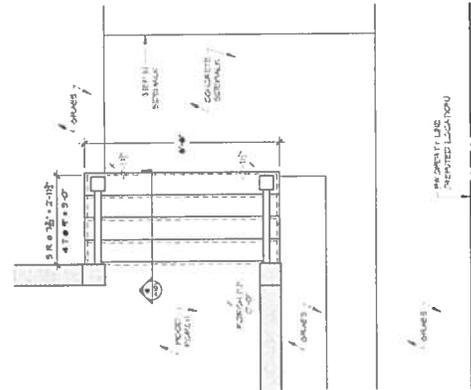
SHEET
A101



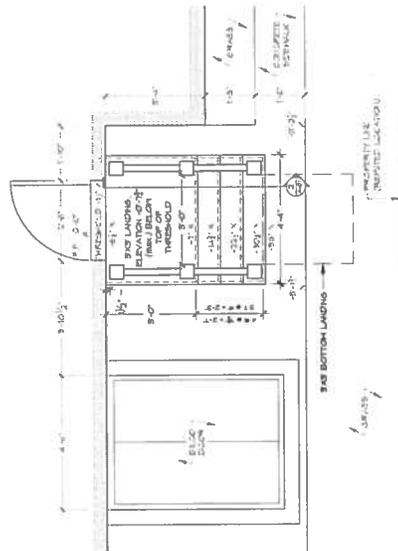
4. PROPOSED FRONT STEPS SECTION
SCALE: 1/2" = 1'-0"



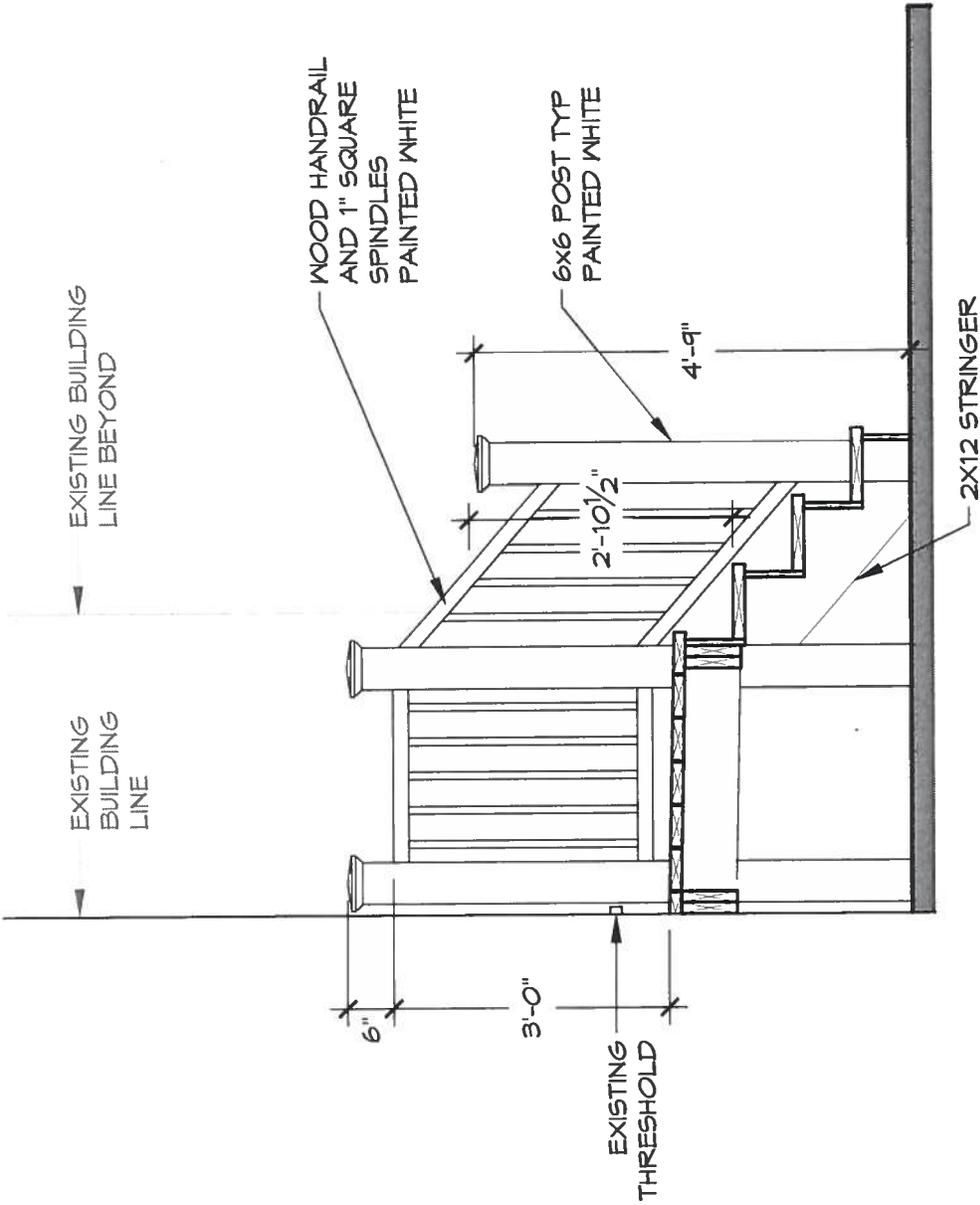
2. PROPOSED SIDE STEPS SECTION
SCALE: 1/2" = 1'-0"



3. PROPOSED FRONT STEPS PLAN
SCALE: 1/2" = 1'-0"



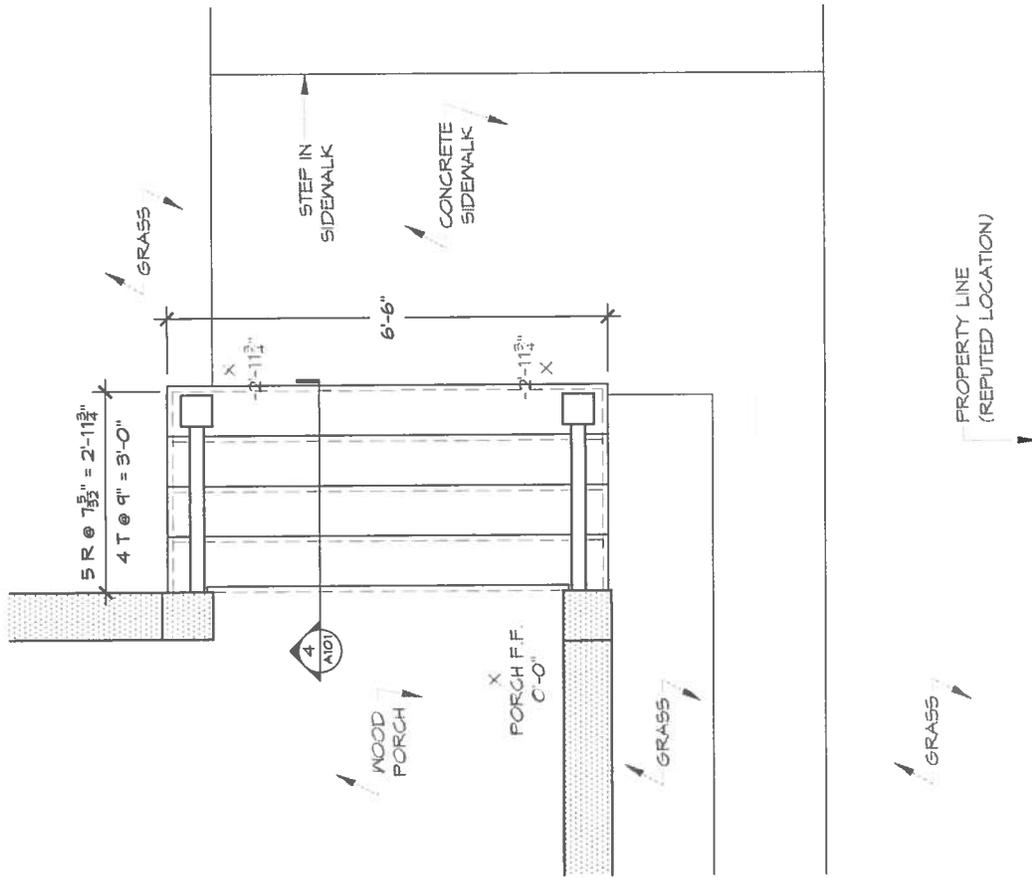
1. PROPOSED SIDE STEPS PLAN
SCALE: 1/2" = 1'-0"



2 PROPOSED SIDE STEPS SECTION

SCALE: 1/2" = 1' - 0"

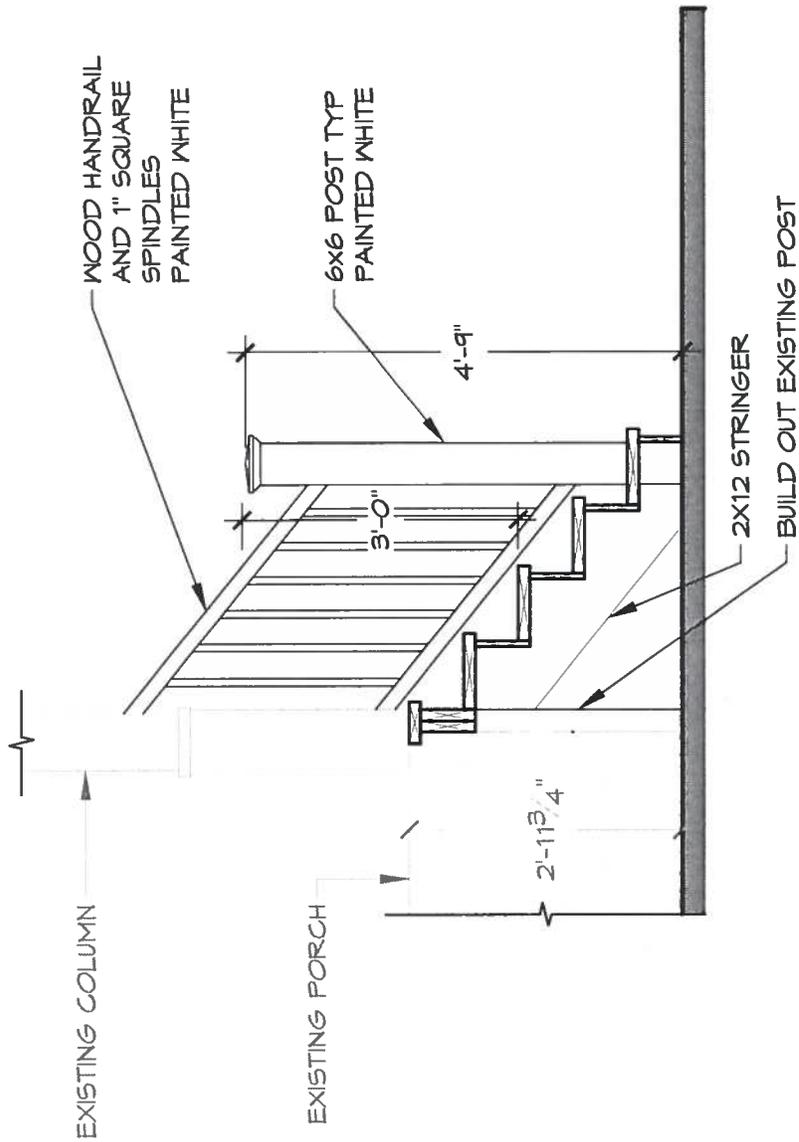
2
A101



3 PROPOSED FRONT STEPS PLAN

SCALE: 1/2" = 1'-0"

A101



4 PROPOSED FRONT STEPS SECTION

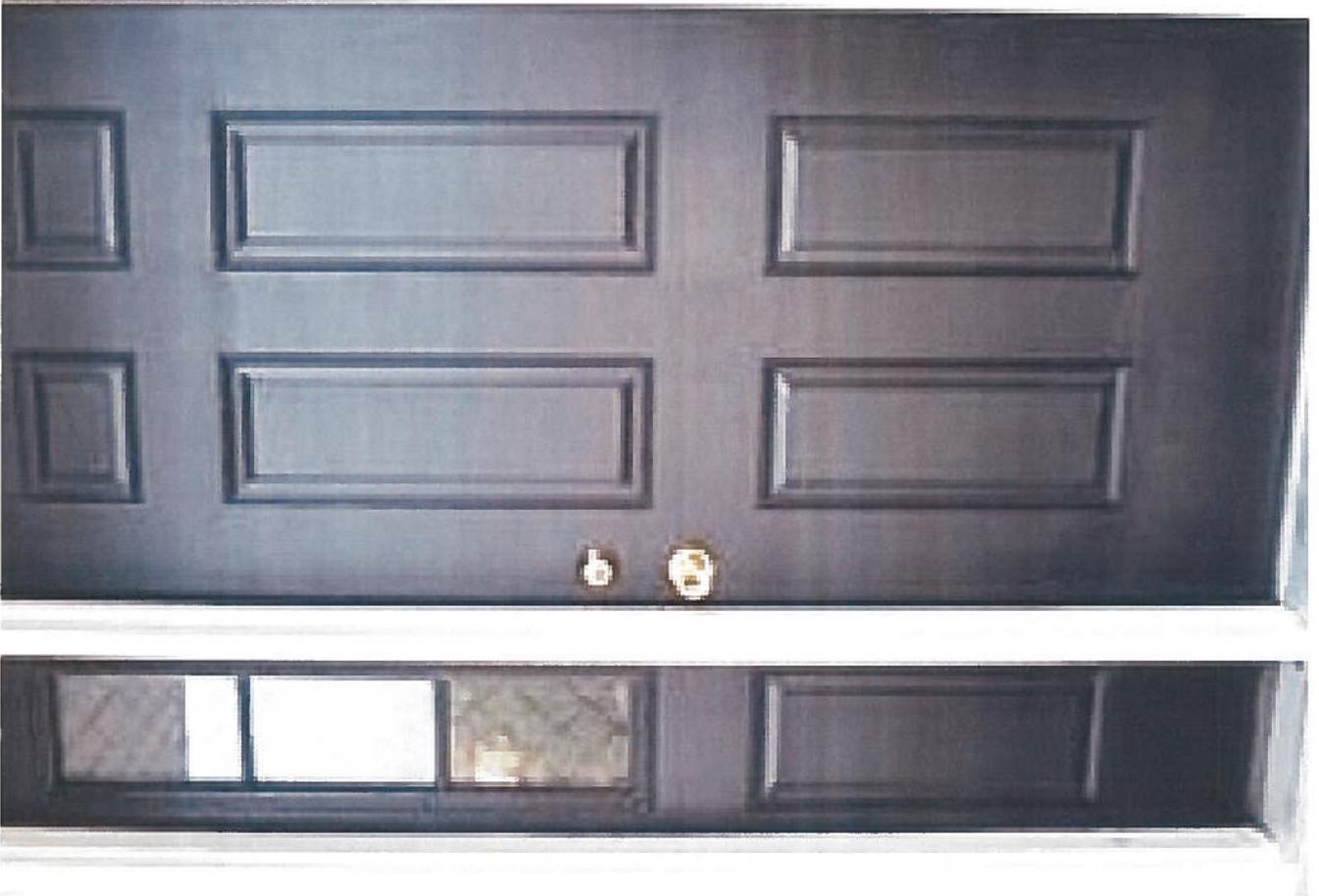
SCALE: 1/2" = 1' - 0"

4
A101





EXISTING



PROPOSED

ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-041-16-17

647 Park Avenue

Applicant: Cathy Fricano

Zoning District: C-2 Community-Center Commercial District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

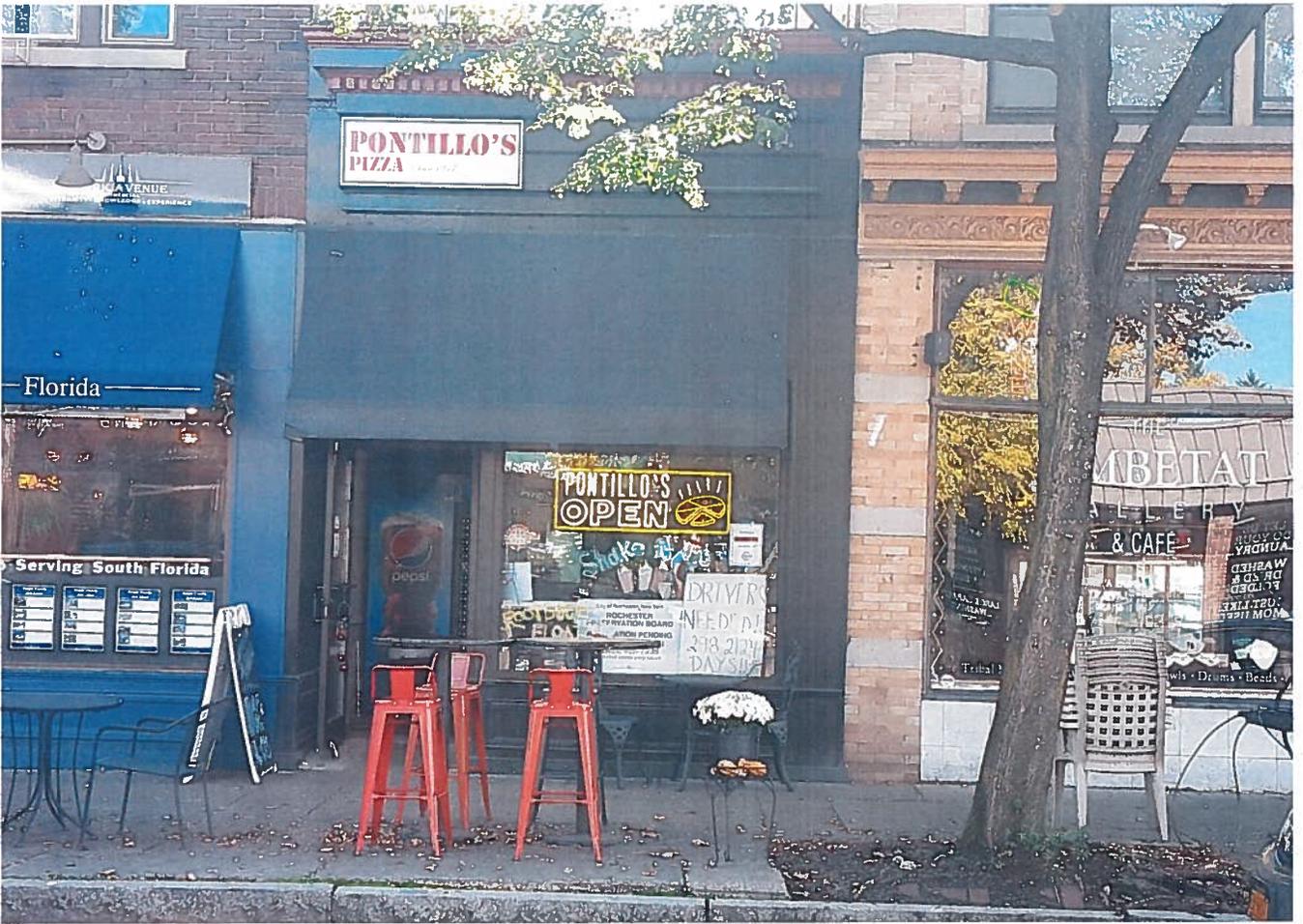
Project Description: To legalize signage for 'Pontillo's' .

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

We consider the 'Pontillo's Open' sign to be permissible without a Certificate of Appropriateness because it is inside the building, similar to a beer sign. Therefore, the Board is responsible only for the sign on the parapet.

g:\planning&zoning\bdgzng\zoning\rpb\2017 rpb\staff reports\november 2, 2016\A-041-16-17.docx



ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-042-16-17

22 Rundel Park

Applicant: Mark Mosher

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To construct a rear porch, close a door opening, and install a new window.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

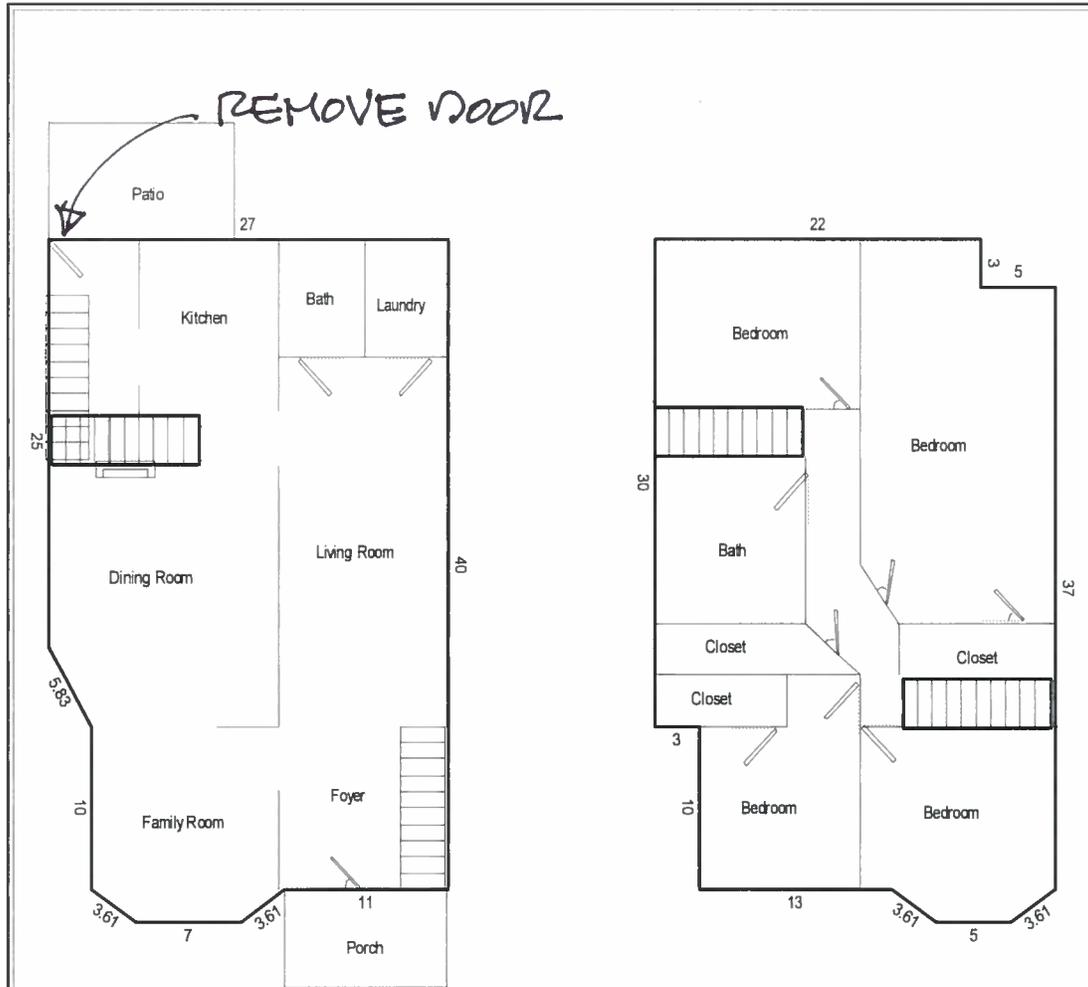
The applicant is reconfiguring the kitchen, and would like to close the door and install a window. The window would be a Marvin Integrity casement, with a wood interior and fiberglass exterior. The porch would be done in a later phase, and would use Azek for the porch floor and stair treads, Azek or pressure treated wood for the posts and railings, and a concrete block base with a wood screen.

Borrower Mark Mosher

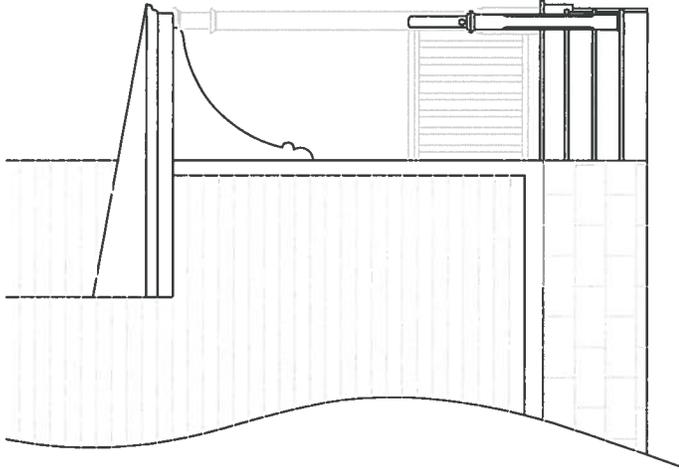
Property Address 22 Rundel Park

City Rochester County Monroe State NY Zip Code 14607

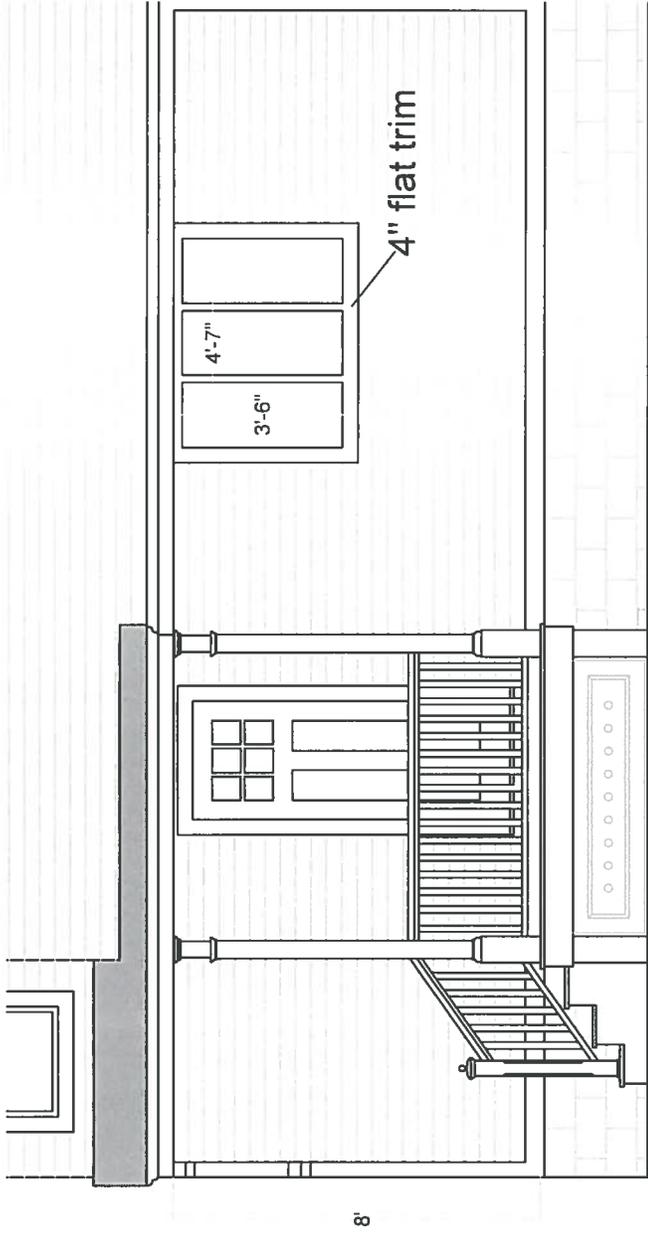
Lender/Client Nothnagle Home Securities Address 217 W Main Street Suite 200, Rochester, NY 14614



Calculation		
	Summary	Detail
	Living Area	Living Area
	First Floor 10625	First Floor 10625
	Second Floor 1051.0	Second Floor 1051.0
	Total Living Area 2113.5	Total Living Area 2113.5
Grand Total		
Living Area	2113.5	
Garage Area		
Porch Area		
Patio/Deck Area		
Misc. Area		
Basement Area		
Storage Area		
Lot Area		



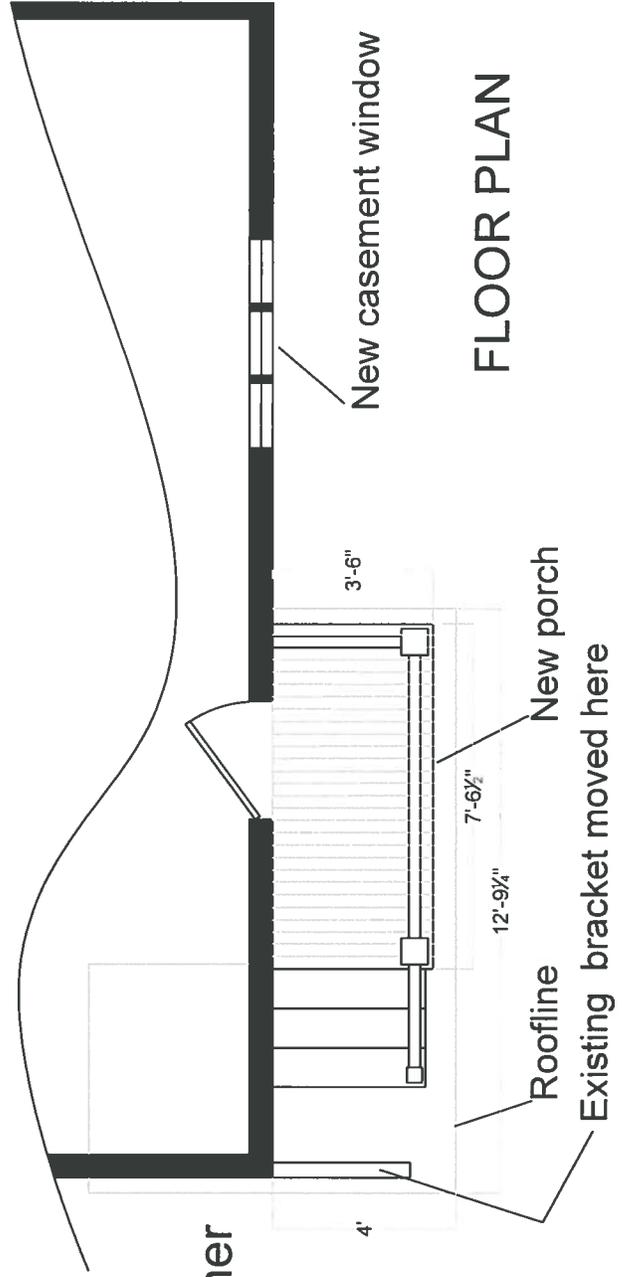
SOUTH elevation
(driveway side)



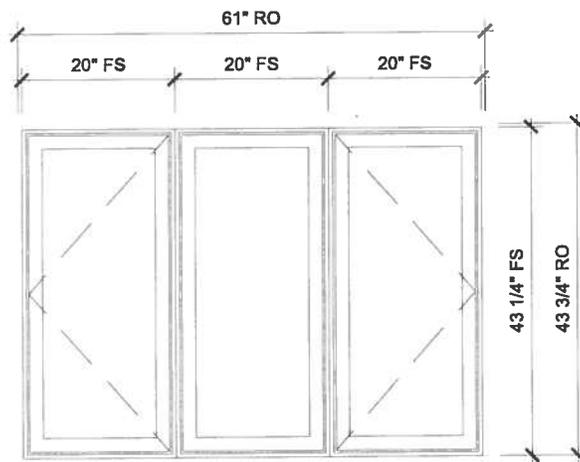
EAST elevation (back wall)

PORCH ADDITION
 Marc & Andrea Mosher
 22 Rundel Pk

Scale $\frac{1}{4}'' = 1'$



FLOOR PLAN



01
 SCALE: 1/2" = 1'-0"

- | | |
|--------------------|--------------------------------|
| $\frac{1}{2}$ Head | $\frac{2}{2}$ Head |
| $\frac{3}{2}$ Jamb | $\frac{4}{2}$ Vertical Mullion |
| $\frac{1}{3}$ Sill | $\frac{2}{3}$ Sill |

SPECIFICATIONS
Qty: 1
Mark Unit: None
Brand: Integrity
Series: Wood-Ultrex
Frame Size: 60" X 43 1/4"
Product: Casement
Unit Type: [A1] Casement, Left Hand, [A2] Casement, Stationary, [A3] Casement, Right Hand
FOR DESIGN INTENT ONLY, NOT FOR MANUFACTURE.

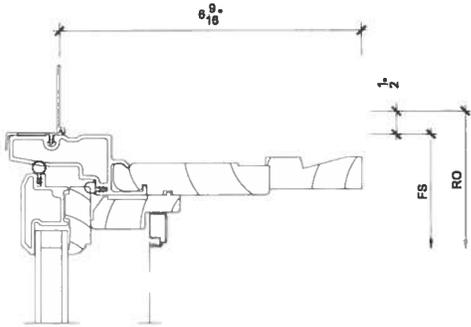


PROJ/JOB: Mosher Residence / 22 Randall Park
 DIST/DEALER: ROCHESTER COLONIAL MFG. CORP
 DRAWN: CHRIS BROWN
 QUOTE#: D6D2B45

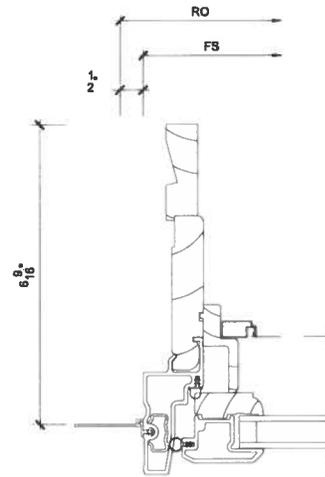
PK VER: 0002.11.00

CREATED: 11/10/2016 REVISION:

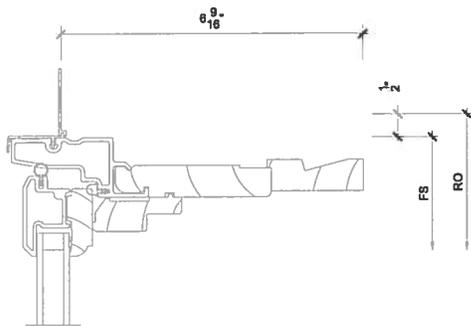
SHEET
 1
 OF 3



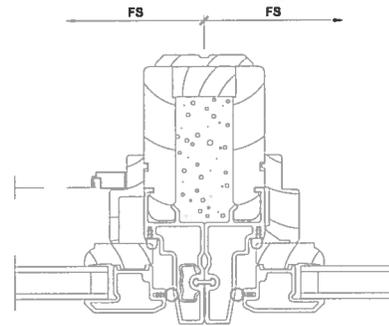
1 Head
2 SCALE: 3" = 1'-0"



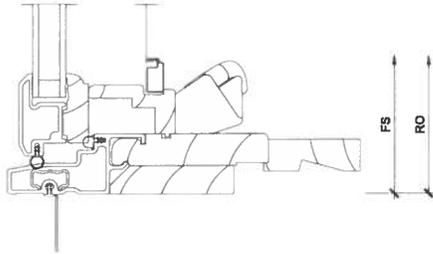
3 Jamb
2 SCALE: 3" = 1'-0"



2 Head
2 SCALE: 3" = 1'-0"

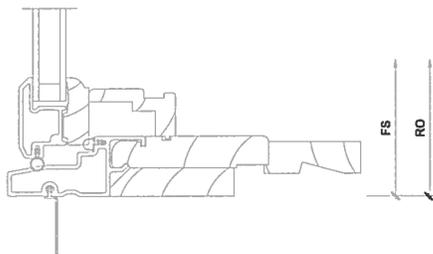


4 Vertical Mullion
2 SCALE: 3" = 1'-0"



1 Sill
3 SCALE: 3" = 1'-0"

3 NOT USED
3 SCALE: 3" = 1'-0"



2 Sill
3 SCALE: 3" = 1'-0"

4 NOT USED
3 SCALE: 3" = 1'-0"





ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-043-16-17

236, 242, and 248 Oxford Street

Applicant: Andrew Tickle

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To legalize repaving of rear parking areas, and to remove a tree in the front yard of #248.

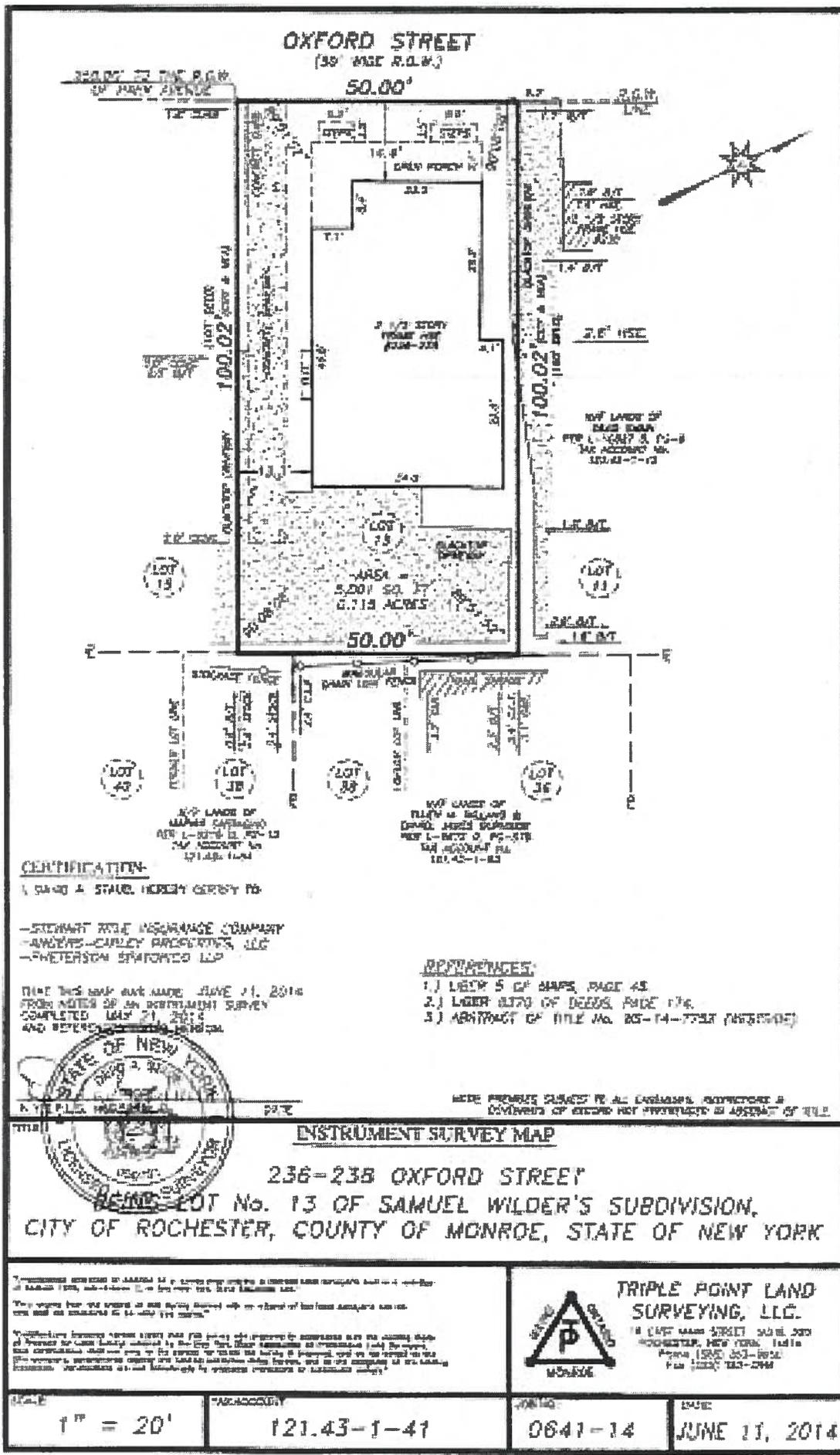
Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

Staff Planner: Peter Siegrist, AIA

The rear yards and driveways of these three commonly-owned properties were paved this fall. To the best of our knowledge, the yards have been a shared parking lot for years, even though we have no permit record. The properties have been multifamily for at least 70 years, and today hold 19 apartments. We suspect that the yards were converted to parking early on, before zoning regulations came in to being.

Nonetheless, we require a permit for paving, which allows us to check existing conditions. No permit was obtained in this case. Our two concerns are drainage and headlights affecting properties on Vick Park A. There may not be options for the former, but the latter could be solved with a solid wood fence.

The tree is barely alive, as shown in the attached photo, and



CERTIFICATION:

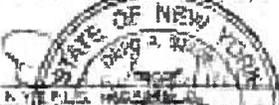
I, SAND A. STUBB, HEREBY CERTIFY TO:

- STEWART TITLE INSURANCE COMPANY
- ANDREWS-CARLEY PROPERTIES, LLC
- PETERSON SPANFORD LLP

THAT THIS MAP WAS MADE JUNE 11, 2014 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 21, 2014 AND REFERRED TO AS LISTED.

REFERENCES:

- 1.) LAYER 5 OF MAPS, PAGE 45.
- 2.) LAYER 5170 OF DEEDS, PAGE 176.
- 3.) ABSTRACT OF TITLE No. 85-14-7751 (PETERSON)



WE HEREBY SUBMIT TO ALL EXISTING INSTRUMENTS & INSTRUMENTS OF RECORD NOT WITHSTANDING IN ACCORDANCE WITH THE

INSTRUMENT SURVEY MAP

236-238 OXFORD STREET
 BEING LOT No. 13 OF SAMUEL WILDER'S SUBDIVISION,
 CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

I, STATEMENT HEREIN IS MADE BY A LICENSED SURVEYOR AND IS SUBJECT TO THE PROVISIONS OF THE SURVEYING AND MAPPING LAW OF THE STATE OF NEW YORK, AND I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



TRIPLE POINT LAND SURVEYING, LLC.
 18 CANTON STREET SUITE 200
 ROCHESTER, NEW YORK 14618
 Phone: (585) 553-8852
 Fax: (585) 553-2994

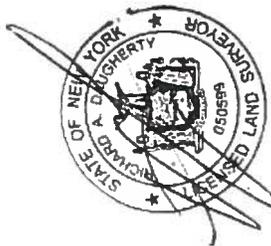
SCALE: 1" = 20'	*ABSTRACT: 121.43-1-41	JOB NO.:0641-14	DATE: JUNE 11, 2014
--------------------	---------------------------	-----------------	------------------------

236 Oxford St.

REFERENCES

- [A.] - WARRANTY DEED - PATRIOT PARTNERS PARK AVE LLC TO: (JULY 12, 2006) L. 10168, PG. 119 FROM PROPERTIES LLC
- [B.] - SUBDIVISION MAP - "CORRECTED MAP OF THE WILDER TRACT" FILED JAN. 6, 1883 IN L. 5 OF MAPS, PG. 45 PREPARED BY R. J. SMITH
- [C.] - ABSTRACT OF TITLE - SEARCH 10/20/08 LAST DATED JAN. 6, 2018 PREPARED BY PREMIER ABSTRACT & TITLE

OXFORD STREET (50.00' WIDE)



I HEREBY CERTIFY TO:

- [A.] GB AJ PROPERTIES IV, LLC
- [B.] STEWART TITLE INSURANCE COMPANY
- [C.] WOODS OVIATT GILMAN, LLP
- [D.] THE UPSTATE NATIONAL BANK, IS1404
- [E.] DERRICK SPATORCO, ESQ.

I AM A LICENSED LAND SURVEYOR AND THIS MAP DATED JANUARY 15, 2018 IS BASED ON AN INSTRUMENT SURVEY COMPLETED ON JANUARY 11, 2018 BY ME PER THE STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

COPYRIGHT 2018 RICHARD A. DAUGHELE (ALL RIGHTS RESERVED)

LEGEND

- Δ -- CORNER NO MARKER
- σ -- UTILITY POLE
- OVERHEAD UTILITY LINE
- * - CHAIN LINK FENCE
- □ - WOOD PRIVACY FENCE
- ● - DECORATIVE METAL FENCE

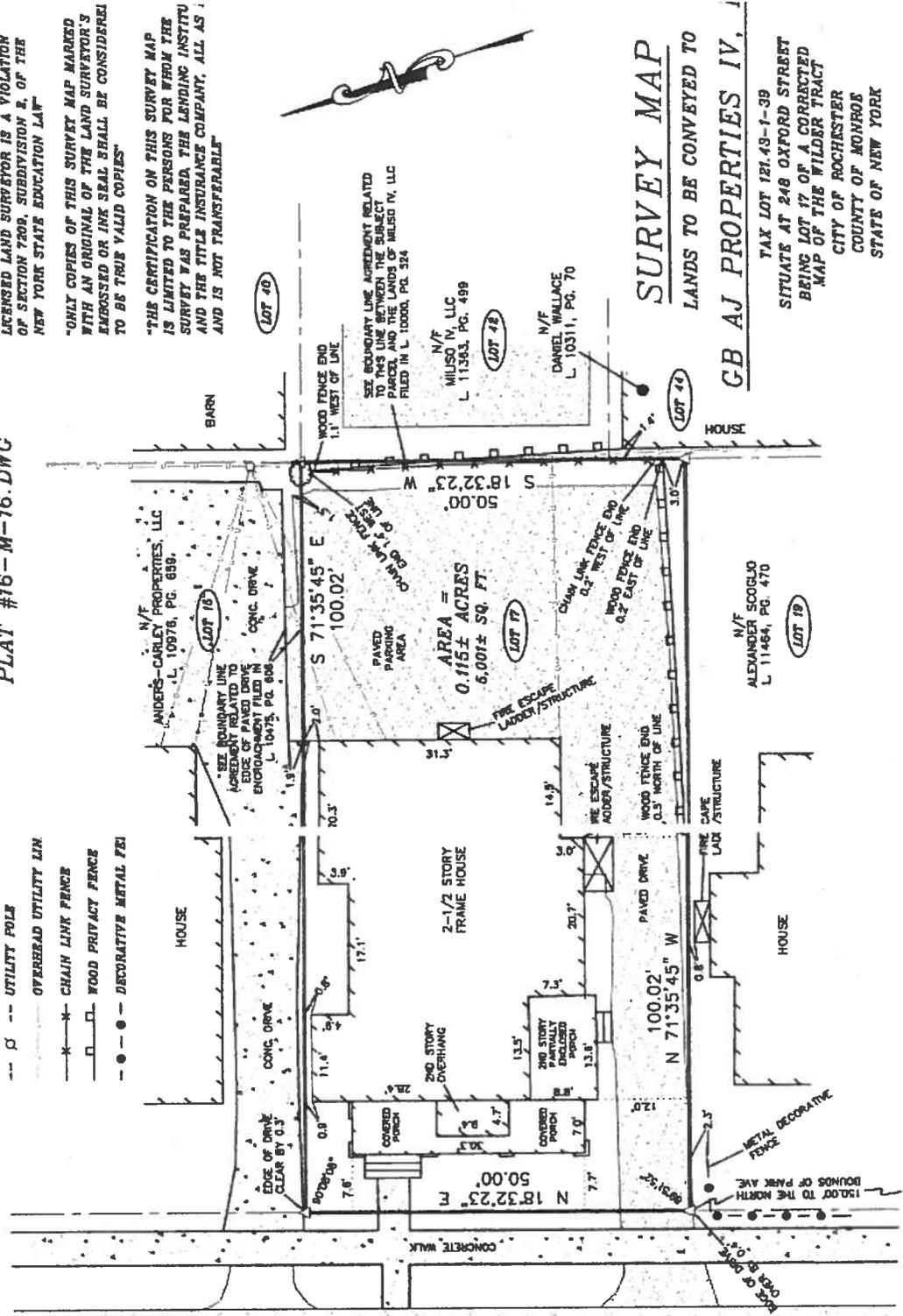
0 15 30 45



PLAT #16-M-16.DWG

NOTES

- "UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"
- "ONLY COPIES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES"
- "THE CERTIFICATION ON THIS SURVEY MAP IS LIMITED TO THE PERSONS FOR WHOM THE SURVEY WAS PREPARED, THE LENDING INSTITUTION AND THE TITLE INSURANCE COMPANY, ALL AS TO AND IS NOT TRANSFERABLE"



SURVEY MAP
LANDS TO BE CONVEYED TO
GB AJ PROPERTIES IV, LLC

TAX LOT 121.49-1-39
SITUATE AT 248 OXFORD STREET
BEING LOT 17 OF A CORRECTED
MAP OF THE WILDER TRACT
CITY OF ROCHESTER
COUNTY OF MONROG
STATE OF NEW YORK

RICHARD DAUGHELE
PROFESSIONAL LAND SURVEYOR
4671 BELKNAP HILL ROAD
BRANFORD, NEW YORK 14415
PHONE 607-622-4172

248 Oxford St.



← 242 Oxford St
Rochester, New York







ROCHESTER PRESERVATION BOARD
STAFF REPORT
For hearing scheduled for December 7, 2016

A-044-16-17

77 Atkinson Street

Applicant: Scott Elder

Zoning District: R-3 High-Density Residential District
Corn Hill Preservation District

Section of Code: 120-194 Procedures Approved by the Preservation Board

Project Description: To replace 6 windows on the side and rear of the house.

Environmental Action: The proposal is a Type II action under the State Environmental Quality Review Act, requiring no further environmental review.

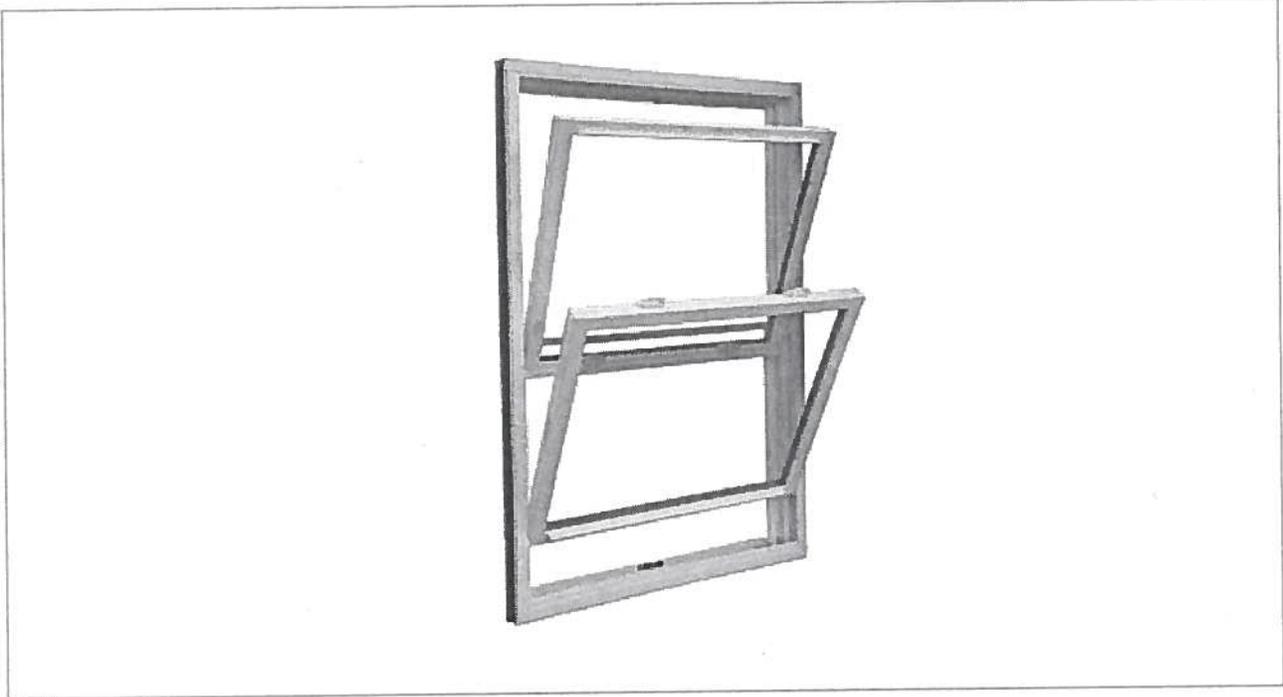
Staff Planner: Peter Siegrist, AIA

The owner is proposing to install vinyl, double-hung windows, and understands the Board's opposition to vinyl. He has been asked to address the conditions of the existing windows.

The rear deck and roof, along with the rear fence, were approved by the Board in 2012.

g:\planning&zoning\bdgzng\zoning\rpb\2017 rpb\staff reports\december 7, 2016\A-044-16-17.docx

DOUBLE HUNG: PRECISION WELD



View Energy Performance (/core/fileparse.php/106748/urlt/400_dh.pdf)

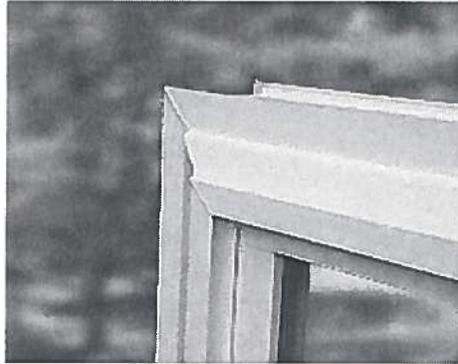
- Fusion welded beveled frame & sash for strength and durability.
- Heatseal® warm edge spacer system for excellent thermal efficiency and drastic reduction in the possibility of condensation on the inside of the window.
- Heavy gauge fully extruded handles on both sashes.
- Fiberglass mesh half screens standard on all windows.
- Full integral interlock with double weatherstripping.

WARRANTY

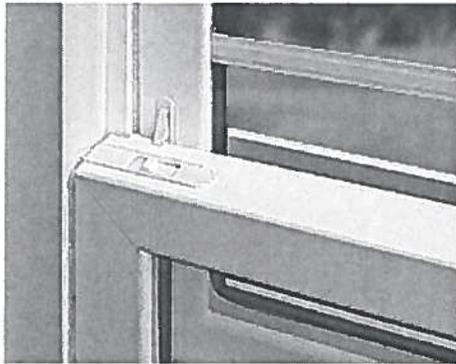
All of our windows and doors are manufactured from high quality materials and are backed by a Transferable Lifetime Limited Warranty.



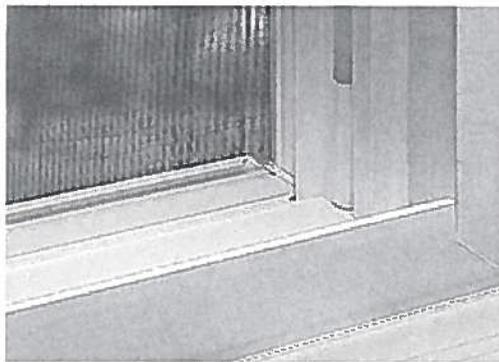
OVERVIEW



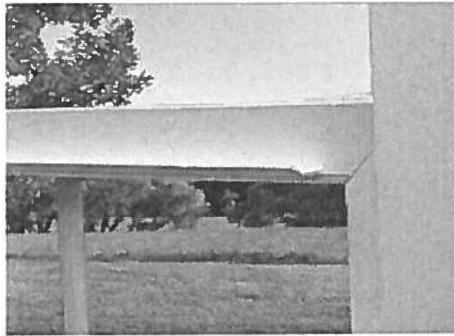
Full 3¼" Depth Welded Mainframe that features beveled exterior curves that not only have a modern day look, but also allow for maximum weld surface resulting in superior strength and years of long lasting performance.



Push Button Spring-Loaded Vent Latches allow both window sashes to remain partially open for ventilation.



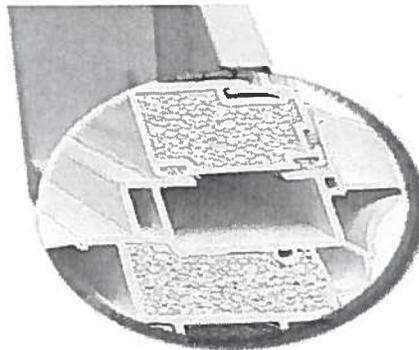
The standard screen is equipped with a heavy duty lift handle running the width of the screen. This gives the screen a clean aesthetic as well as additional strength.



The 400 Series offers a fully integrated lift rail giving the window a nice, contemporary look.



A one piece sloped sill allows for proper water drainage without leaks.



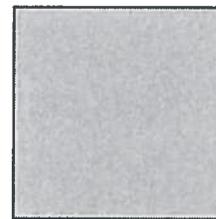
Optional foam-filled insulated extrusions add energy efficiency - Deluxe version only.
(Insulation type may vary during the manufacturing process)

INTERIOR OPTIONS

We offer three interior color selections in addition to the standard Euro- White option to give your home a distinct look and enhance its Curb appeal. You can also special order custom exterior colors from a virtually unlimited selection of paints. Our paints are environmentally safe and durable, giving your exterior a vibrant and long-lasting color finish.



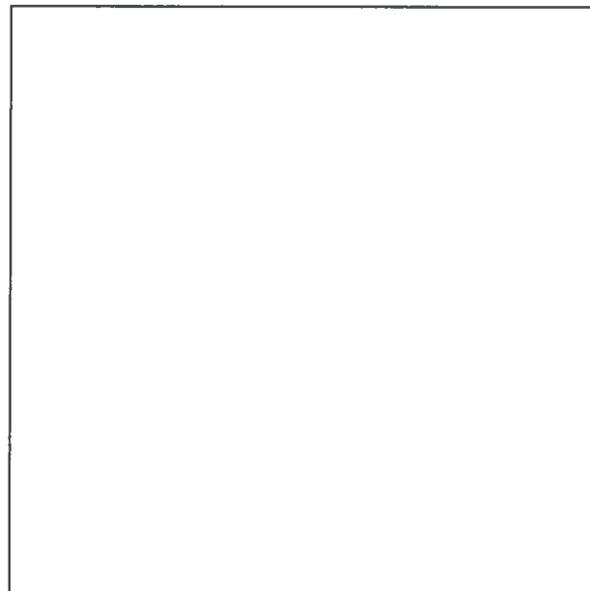
Euro White



Almond



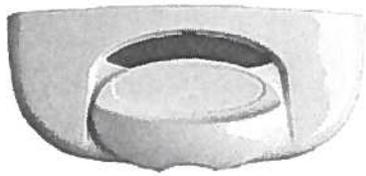
Cocoa



Euro White

EXTERIOR OPTIONS

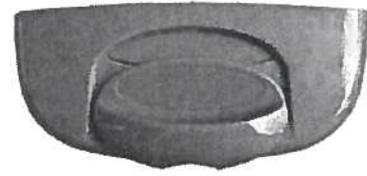
OKNA Windows offers six exterior stock color selections in addition to the standard Euro-White option to give your house a distinct look and enhance its Curb appeal. You can also select custom exterior colors from a virtually unlimited selection of paints. Our paints are environmentally safe and durable, giving your exterior a vibrant and long-lasting color finish.



Euro White



Almond



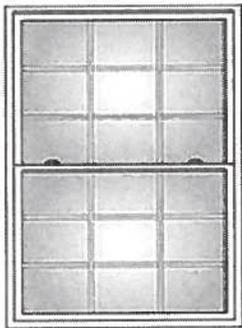
Cocoa

All colors except Euro-White are available at an additional charge. Colors on your monitor may not match the product's actual color. Please visit a local dealer to view actual color samples.

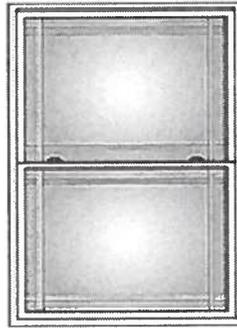
You can also special order custom exterior colors from a virtually unlimited selection of paints. Our paints are environmentally safe and durable, giving your exterior a vibrant and long-lasting color finish.

GRID PATTERNS

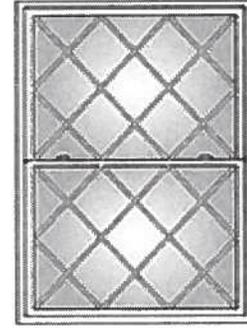
Are you looking for a stunning design detail to instantly set your home apart both inside and out? A choice of decorative grilles for your OKNA Windows & Doors can highlight the architectural style that speaks to you.



Colonial



Prairie



Diamond

GRID PROFILES

GBG grilles consist of aluminum bars sealed in the insulating airspace between the two panes of glass. Because the interior and exterior glass surfaces are not affected, cleaning your windows is a much easier task.

