

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
CITY COUNCIL CHAMBERS 302A

***REVISED**

January 21, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-039-15-16
Case Type: Area Variance
Address: 1168 Dewey Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Waled Alsalahi
Purpose: To legalize the conversion of approximately 600 square feet of Laundromat space to high-impact retail space, an expansion of a nonconforming use.
Code Section: 120-199
SEQR: Unlisted (Lead Agency: Zoning Board)
Enforcement: Yes

Case: 2
File Number: V-040-15-16
Case Type: Area Variance
Address: 715, 731, and 737 West Main Street
Zoning District: C-2 Community Center District
Applicant: Bill Burwood
Purpose: To construct a high impact retail store (Family Dollar) that exceeds the maximum 6,000 square foot permitted for a principal structure in the C-2 zone, and that does not meet the rear yard setback requirement **nor certain city-wide design standards.**
Code Section: 120-45B, 120-44C; **120-159**
SEQR: Unlisted (Lead Agency: Director of Planning & Zoning)
Enforcement: No

January 21, 2016

Page 2

Case: **3**
File Number: V-041-15-16
Case Type: Area Variance
Address: 1661 North Clinton Avenue
Zoning District: M-1 Industrial District
Applicant: Joseph Santacroce
Purpose: To expand the existing driveway of a two family dwelling on a parcel that also contains an auto repair shop in the rear yard, thereby creating front yard parking.
Code Section: 120-173
SEQR: Unlisted (Lead Agency: Zoning Board)
Enforcement: No

Case: **4**
File Number: V-042-15-16
Case Type: Area Variance
Address: 320 Castleman Road
Zoning District: R-1 Low-Density Residential District
Applicant: David Blauth
Purpose: To legalize the driveway expansion of a two-family dwelling, thereby resulting in front yard parking.
Code Section: 120-173
SEQR: Type II
Enforcement: Yes

Case: **5**
File Number: V-043-15-16
Case Type: Area Variance
Address: 37 Eagle Street
Zoning District: R-3 High-Density Residential District
Applicant: Matthew Denker & Laura Beth Lincoln
Purpose: To waive certain lot, area, and yard requirements associated with the construction of a two-family dwelling and a two-car garage with a studio apartment above.
Code Section: 120-28
SEQR: Type II
Enforcement: No

January 21, 2016

Page 3

Case: **6**
File Number: V-044-14-15
Case Type: Area Variance
Address: 114 Field Street
Zoning District: R-1 Low-Density Residential District
Applicant: Daniel P. Green
Purpose: To convert the first floor commercial space into two apartments, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
SEQR: Unlisted (Lead: Director of Planning & Zoning)
Enforcement: No

Case: **7**
File Number: V-045-14-15
Case Type: Area Variance
Address: 10 Prince Street
Zoning District: R-3 High-Density Residential District
Applicant: Ray Trotta
Purpose: To convert a former school building to twelve apartments, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
SEQR: Unlisted (Lead: Zoning Board)
Enforcement: No

CITY OF ROCHESTER
30 CHURCH STREET

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

***REVISED**

Cases 1-9 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

February 18, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-046-15-16
Case Type: Use Variance
Address: 111 Industrial Street
Zoning District: CCD-C Center City – Cascade-Canal District
Applicant: Loretta Spezio
Purpose: To consider the economic hardship associated with the proposal to store trucks and equipment on the vacant lot at 111 Industrial Street to serve the existing paving and trucking company located at 100-106 Industrial Street. Outdoor uses are prohibited in this District.
Code Section: 120-64
Enforcement: Yes

Case: 2
File Number: V-047-15-16
Case Type: Area Variance
Address: 130 White Street
Zoning District: C-3 Regional Destination Center District
Applicant: P. Reffell
Purpose: To legalize a change in use from office to church on the first floor of this building, not meeting the off-street parking requirements.
Code Section: 120-173
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: Yes

Case: 3
File Number: V-048-15-16
Case Type: Area Variance
Address: 430 Mount Read Blvd
Zoning District: R-1 Low-Density Residential District
Applicant: Askar Salem
Purpose: To install a 3' x 5' internally illuminated attached sign for "Chester's" take-out food, which is located in a high-impact retail store with gas sales **and to legalize the existing signs on the gas canopy and pumps**, not meeting certain sign requirements.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 4
File Number: V-049-15-16
Case Type: Area Variances
Address: 771-777 Monroe Avenue and 1849 East Avenue
Zoning District: C-2 Community Center District
Applicant: Speedway, LLC
Purpose: To remove the existing 24' tall pole sign and replace it with a 6' tall monument sign with LED gas pricing for Speedway at each of the above locations, not meeting certain sign requirements.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 5
File Number: V-050-15-16
Case Type: Area Variance
Address: 495 St. Paul Street
Zoning District: CCD-R Center City District – Riverfront District
Applicant: Mark Minunni
Purpose: To demolish a Designated Building of Historic Value as part of a project that includes the construction of a new brewing facility and tank farm for the Genesee Brewery.
Code Section: 120-65
SEQR: Type I
Enforcement: No

Case: 6
File Number: V-051-15-16
Case Type: Area Variance
Address: 490 N. Goodman Street
Zoning District: C-2 Community Center District
Applicant: Razy Kased
Purpose: To renovate the front façade of the existing place of worship, not meeting the **city-wide design standards**.
Code Section: 120-159
SEQR: Type II
Enforcement: No

Case: 7
File Number: V-052-15-16
Case Type: Area Variance
Address: 835 W. Main Street (aka 849 W. Main Street)
Zoning District: C-2 Community Center District
Applicant: Reza Hourmanesh
Purpose: To legalize the combination of two retail spaces in the Bull's Head Plaza resulting in a low-impact retail store of 8,200 sq. ft., thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.
Code Section: 120-45
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: Yes

Case: 8
File Number: V-053-15-16
Case Type: Area Variance
Address: 247 N. Clinton Avenue
Zoning District: CCD-B Center City – Base District
Applicant: Nasser Ahmed
Purpose: To establish use of the property as a high-impact retail store, not meeting the distance separation requirements.
Code Section: 120-63, 120-146.1
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: No

Case: 9
File Number: V-054-15-16
Case Type: Area Variance
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village District
Applicant: Torben Arend
Purpose: To waive certain sign requirements associated with the sign package for the proposed CVS pharmacy with drive-thru.
Code Section: 120-177
SEQR: Type II
Enforcement: No

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

Cases 1-6 Public Hearing Begins: 9:30 AM
Cases 7-11 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

***REVISED**

March 24, 2016

I. Meeting with Staff

II. Public Hearing

Case:	1	*HELD from the 02/18/16 Public Hearing
File Number:	V-050-15-16	
Case Type:	Area Variance	
Address:	495 St. Paul Street	
Zoning District:	CCD-R Center City District – Riverfront District	
Applicant:	Mark Minunni	
Purpose:	To demolish a Designated Building of Historic Value as part of a project that includes the construction of a new brewing facility and tank farm for the Genesee Brewery.	
Code Section:	120-158	
Enforcement:	No	
SEQR:	Type I	
Case:	2	
File Number:	V-055-15-16	
Case Type:	Area Variance	
Address:	371 Averill Avenue	
Zoning District:	C-2 Community Center District	
Applicant:	Lyjha Wilton	
Purpose:	To construct a 7,480 sq. ft. addition to the existing 2,760 sq. ft. building to be used as a meat market, thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.	
Code Section:	120-45	
Enforcement:	No	
SEQR:	Unlisted (Lead: Zoning Board of Appeals)	
Case:	3	
File Number:	V-056-15-16	
Case Type:	Area Variance	
Address:	234 Melville Street	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Burton and Paola Betchart	
Purpose:	To waive the front yard setback associated with the enclosure of the front porch.	
Code Section:	120-11	
Enforcement:	Yes	
SEQR:	Type II	

Case: 4 ***Application withdrawn by the City**
File Number: V-057-15-16
Case Type: Area Variance
Address: 80 Reservoir Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: John McDermott
Purpose: To waive the width of the existing driveway leading to the proposed two-car garage in the rear yard of the single family home.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-058-15-16
Case Type: Area Variance
Address: 824 S. Goodman Street
Zoning District: R-1 Low-Density Residential District
Applicant: Chau Van Le
Purpose: To legalize an unheated, attached storage shed in the rear yard of a single family dwelling that does not meet the side yard setback requirement, and to legalize the paved rear yard that exceeds lot coverage requirements.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-059-15-16
Case Type: Use Variance
Address: 1058 Exchange Street
Zoning District: R-1 Low-Density Residential District
Applicant: Alex White
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 7
File Number: V-060-15-16
Case Type: Use Variance
Address: 68 Clifford Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sarah Howell
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 8
File Number: V-061-15-16
Case Type: Area Variance
Address: 800 Emerson Street
Zoning District: M-1 Industrial District
Applicant: Phil Dotson
Purpose: To legalize two internally illuminated signs for "Elder One" on the front and rear of the building, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 9 ***Application withdrawn by the applicant**
File Number: V-062-15-16
Case Type: Area Variance
Address: 1490 Hudson Avenue
Zoning District: C-3 Regional Destination Center District
Applicant: Kurt Charland
Purpose: To install new signs for the "Walmart" gas station including signs on the canopy, kiosk, and the pumps, not meeting certain sign requirements.
Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

Case: **10**
File Number: V-063-15-16
Case Type: Area Variance
Address: 980 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To legalize the existing 20' tall kiosk sign for "Delta Sonic" which includes a proposed LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: **11**
File Number: V-064-15-16
Case Type: Area Variance
Address: 718 East Main Street, et al.
Zoning District: C-2 Community Center / Marketview Heights Urban Renewal District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To redevelop the existing Delta Sonic vehicle service operation and associated high-impact retail store, not meeting certain city-wide design standards and sign requirements.
Code Section: 120-158; 120-159; 120-177
Enforcement: No
SEQR: Unlisted (Lead Agency: Director of Planning & Zoning)

CITY OF ROCHESTER
30 CHURCH STREET

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

“REVISED”

Cases 1-6 Public Hearing Begins: 9:30 AM

Cases 7-11 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

April 21, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-066-15-16
Case Type: Area Variance (**Rehearing**)
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village District
Applicant: Torben Arend
Purpose: To modify a condition from the previously approved sign package. The proposal is to install a third attached sign on the west elevation in lieu of the proposed monument sign.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 2 ***Held by the Applicant from the 03/24/16 Hearing**
File Number: V-055-15-16
Case Type: Area Variance
Address: 371 Averill Avenue
Zoning District: C-2 Community Center District
Applicant: Lyjha Wilton
Purpose: To construct a 7,480 sq. ft. addition to the existing 2,760 sq. ft. building to be used as a meat market, thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.
Code Section: 120-45
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3 ***Held by the Zoning Board from the 03/24/16 Hearing**
File Number: V-060-15-16
Case Type: Use Variance
Address: 68 Clifford Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sarah Howell
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No

SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 4 *Held by the Applicant from the 03/24/16 Hearing

File Number: V-063-15-16
Case Type: Area Variance
Address: 980 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To legalize the existing 20' tall kiosk sign for "Delta Sonic" which includes a proposed LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-065-15-16
Case Type: Area Variance
Address: 527-531 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Michael Mammano
Purpose: To install three internally illuminated signs that are 3' x 35' each for "Pet Supplies Plus", exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-067-15-16
Case Type: Area Variance
Address: 676 Hudson Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Rev. Robert Rios
Purpose: To expand a place of worship by adding 600 sq. ft. of space and to demolish a single family dwelling at 275 Bernard Street in order to construct additional parking, not meeting the front or side yard setback requirements and exceeding lot coverage.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 7
File Number: V-068-15-16
Case Type: Area Variances
Address: 800 Atlantic Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott L. Fiske
Purpose: To construct a 266 sq. ft. addition to an existing one-bay vehicle repair operation, thereby expanding a nonconforming use, and not meeting the lot coverage, front and rear yard setback requirements.
Code Section: 120-11, 120-199, 120-200
Enforcement: Yes
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 8
File Number: V-069-15-16
Case Type: Use Variance
Address: 1628 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Frank Santonastaso
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

Case: 9
File Number: V-070-15-16
Case Type: Use and Area Variance
Address: 989 S. Clinton Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Destinee Howell
Purpose: To add live entertainment to a bar/restaurant, which is not permitted in the district, and to waive the associated parking requirement.
Code Section: 120-34, 120-173
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **10**
File Number: V-071-15-16
Case Type: Use Variance
Address: 28 Locust Street
Zoning District: R-1 Low Density Residential District
Applicant: Talius James
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **11**
File Number: V-072-15-16
Case Type: Area Variance
Address: 1490 Hudson Avenue
Zoning District: C-3 Regional Destination Center District
Applicant: Kurt Charland
Purpose: To install new signs for the "Walmart" gas station on the existing 30' pole, canopy, kiosk, and pumps, not meeting certain sign requirements.
Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

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

Cases 1-5 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

*REVISED

Thursday, May 19, 2016

I. Meeting with Staff

II. Public Hearing

Case: **1 **Withdrawn by the Applicant**
File Number: V-066-15-16
Case Type: Area Variance **(Rehearing)**
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village District
Applicant: Torben Arend
Purpose: To install a "Collegetown" sign on the south elevation of the CVS building, and to modify a condition from the previously approved sign package by installing a third attached sign for "CVS" on the west elevation in lieu of the proposed monument sign.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: **2 *Held by the Applicant from the 04/21/16 Hearing**
File Number: V-063-15-16
Case Type: Area Variance
Address: 980 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To legalize and renovate the existing 20' tall kiosk sign for "Delta Sonic" which also includes the installation of an LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: **3** ***Held by the Applicant from the 04/21/16 Hearing**
File Number: V-068-15-16
Case Type: Area Variances
Address: 800 Atlantic Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott L. Fiske
Purpose: To construct a 266 sq. ft. addition to an existing one-bay vehicle repair operation, thereby expanding a nonconforming use, and not meeting the lot coverage, front and rear yard setback requirements.
Code Section: 120-11, 120-199, 120-200
Enforcement: Yes
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **4**
File Number: V-073-15-16
Case Type: Area Variances
Address: 1176, 1182, 1186-188 Mt. Hope Avenue, 16, 24 Gold Street and 17 Langslow Street
Zoning District: C-1 Neighborhood Center District, R-1 Low Density Residential District
Applicant: 10 Gold Street Properties, LLC
Purpose: To construct a 5-story mixed use building not meeting the rear yard setback, and to construct a 4-story residential building not meeting certain Citywide Design Standards.
Code Section: 120-36, 120-157
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **5**
File Number: V-074-15-16
Case Type: Area Variance
Address: 28 Sodus Street
Zoning District: R-1 Low Density Residential District
Applicant: Mark Caramanna
Purpose: To expand an existing two-family dwelling into the third floor, thereby expanding a nonconforming use.
Code Section: 120-199
Enforcement: No
SEQR: Type II

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-6 Public Hearing Begins: 9:30 AM
Cases 7-9 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, June 16, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the Applicant from the 05/19/16 Hearing
File Number: V-063-15-16
Case Type: Area Variance
Address: 980 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To legalize and renovate the existing 20' tall kiosk sign for "Delta Sonic" which also includes the installation of an LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-075-15-16
Case Type: Area Variance
Address: 312-314 S. Goodman Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Michael R. Mumm
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 16-18 Harper Street, below).
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-076-15-16
Case Type: Area Variance
Address: 16-18 Harper Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Phillip Ranalletti
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 312-314 S. Goodman Street, above).
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: V-077-15-16
Case Type: Area Variance
Address: 1881 East Avenue
Zoning District: C-2 Community Center District
Applicant: Michael Cimino
Purpose: To install four internally illuminated signs that are 7.5' x 5.5' each for "Perri's Pizzeria at the Brighton Pub", thereby exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-078-15-16
Case Type: Area Variance
Address: 529 Child Street
Zoning District: M-1 Industrial District
Applicant: Amanda Pontarella
Purpose: To install a 6' tall chainlink fence along the entire length of the Brayer Street lot line of an auto body and collision shop, not meeting certain landscaping requirements.
Code Section: 120-167
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-079-15-16
Case Type: Area Variance
Address: 84 Boardman Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Raymond Czwerwinski
Purpose: To install a 20' x 12' attached deck in the rear yard of a single family dwelling, thereby exceeding the lot coverage limitations.
Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-080-15-16
Case Type: Area Variance
Address: 237 S. Fitzhugh Street
Zoning District: R-3 High-Density Residential District
Applicant: Donald Curelier
Purpose: To install an attached patio in the side yard of a single family dwelling, not meeting the side yard setback requirement.
Code Section: 120-28
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-081-15-16
Case Type: Area Variance
Address: 1307-1337 E. Main St. and 48 Breck St.
Zoning District: R-2 Medium-Density Residential District
Applicant: Kimberly Russell
Purpose: To convert an existing office building into 26 apartments with support offices and a small café, not meeting certain dwelling unit conversion standards; and to construct a three-story, 50-unit apartment building and a parking lot, not meeting certain bulk or citywide design standards.
Code Section: 120-21, 120-158, 120-166
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case:	9
File Number:	V-082-15-16
Case Type:	Use Variance
Address:	200 Parkway
Zoning District:	R-1 Low-Density Residential District
Applicant:	Juan Baute
Purpose:	To re-establish use of the property as a three-family dwelling that has lost its rights due to a period of vacancy of greater than nine months.
Code Section:	120-199
Enforcement:	Yes
SEQR:	Unlisted

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-6 Public Hearing Begins: 9:30 AM
Cases 7-12 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, July 14, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-001-16-17
Case Type: Area Variance
Address: 22 Fleming Street
Zoning District: H-V Harbortown Village District
Applicant: Ihor Korda
Purpose: To legalize the parking in front of a single family dwelling on a parcel that also contains a two family dwelling.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-002-16-17
Case Type: Use Variance
Address: 53 Van Stallen Street
Zoning District: R-1 Low-Density Residential District
Applicant: Tiffany Angelo
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-003-16-17
Case Type: Area Variance
Address: 96 Rossiter Road
Zoning District: R-1 Low-Density Residential District
Applicant: Gregory Guy
Purpose: To expand the existing driveway of a single family dwelling located on a corner parcel, thereby creating front yard parking and exceeding the lot coverage requirement.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-004-16-17
Case Type: Area Variance
Address: 296 Genesee Park Boulevard
Zoning District: R-1 Low Density Residential District
Applicant: Anesheia Gray
Purpose: To install a 6' tall white vinyl fence in the front yard of a single family dwelling located on a corner parcel, not meeting certain fence requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-005-16-17
Case Type: Area Variance
Address: 1118 Garson Avenue
Zoning District: R-1 Low Density Residential District
Applicant: Paul R. Boehm
Purpose: To legalize the installation of solar panels in the storefront windows of a proposed office use, not meeting the transparency requirement.
Code Section: 120-159
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-006-16-17
Case Type: Area Variance
Address: 81 Lake Avenue
Zoning District: C-2 Community Center District
Applicant: Phil Dotson
Purpose: To remove and replace an existing detached monument sign for "Rochester Regional Health" that is 5.6' tall and has a 29 sq. ft. sign face, thereby exceeding the height and size requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-007-16-17
Case Type: Area Variance
Address: 460 Lake Avenue
Zoning District: C-3 Regional Destination Center District
Applicant: Jack Dinaburg
Purpose: To maintain an existing 24' tall attached pole sign for "LA Mini Mart", thereby exceeding certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-008-16-17
Case Type: Area Variance
Address: 174 South Winton Road
Zoning District: R-1 Low Density Residential District
Applicant: Harold Solomon
Purpose: To widen the existing driveway of a single family home, thereby creating front yard parking.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-009-16-17
Case Type: Area Variance
Address: 85 Stonewood Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Laura Baranes
Purpose: To install a new sign and LED gas pricing on the canopy of "Kwik Fill", not meeting certain city-wide design standards and sign requirements.
Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

Case: **10**
File Number: V-010-16-17
Case Type: Area Variance
Address: 1153 Hudson Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Laura Baranes
Purpose: To install an attached, internally illuminated sign on the building, and a new sign and LED gas pricing on the canopy for “Kwik Fill”, not meeting certain city-wide design standards and sign requirements.
Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

Case: **11**
File Number: V-011-16-17
Case Type: Area Variance
Address: 111 Adams Street
Zoning District: R-3 High Density Residential District
Applicant: Craig Ianazzi
Purpose: To construct a detached, 3-car garage and install a 7’ tall brick fence in the rear yard of a single family home, not meeting certain bulk, fence, and parking requirements.
Code Section: 120-29, 120-167, 120-173
Enforcement: No
SEQR: Type II

Case: **12**
File Number: V-073-15-16
Case Type: Area Variance
Address: 1176, 1182, 1186-1188 Mt. Hope Avenue, 10, 16, 24 Gold Street and 17 Langslow Street
Zoning District: C-1 Neighborhood Center District, R-1 Low Density Residential District
Applicant: 10 Gold Street Properties, LLC
Purpose: To construct a 5-story mixed use building not meeting the rear yard setback requirement.
Code Section: 120-36
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-6 Public Hearing Begins: 9:30 AM
Cases 7-12 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, August 11, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-012-16-17
Case Type: Area Variance
Address: 1490 Hudson Avenue
Zoning District: C-3 Community Center District
Applicant: Kurt Charland
Purpose: To legalize the existing digital price signs on two sides of the Walmart gas canopy, not meeting certain city-wide design standards and sign requirements.
Code Section: 120-159; 120-177
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-013-16-17
Case Type: Area Variance
Address: 873 Merchants Road
Zoning District: C-2 Community Center District
Applicant: Gary Stubbings, Jr.
Purpose: To legalize an existing, non-illuminated pole sign for "L&M Lanes" that is 5' x 8' x 14'-3" tall, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-014-16-17
Case Type: Area Variance
Address: 45 Sunset Street
Zoning District: R-1 Low Density Residential District
Applicant: Omar Subirat
Purpose: To legalize a 6' tall stockade fence in the front yard of a single family dwelling, exceeding height and opacity requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-015-16-17
Case Type: Area Variance
Address: 239 Westminster Road
Zoning District: R-1 Low Density Residential District
Applicant: Jon & Kelly Davis
Purpose: To expand a 2-family dwelling into the 3rd floor, thereby expanding a nonconforming use in the R-1 District and to legalize the paving in the rear yard exceeding the lot coverage requirement.
Code Section: 120-199, 120-11
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-016-16-17
Case Type: Area Variance
Address: 99 Denise Road
Zoning District: R-1 Low Density Residential District
Applicant: Gary Inzana
Purpose: To widen the existing driveway of a single family dwelling from 9' to 19', not meeting the off-street parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-017-16-17
Case Type: Area Variance
Address: 298 Westfield Street
Zoning District: R-1 Low Density Residential District
Applicant: John Schultz
Purpose: To legalize the driveway expansion in the front yard of a two-family dwelling, not meeting the off-street parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-018-16-17
Case Type: Area Variance
Address: 118-124, 132, 134, 136, and 144 Reynolds Street
Zoning District: R-1 Low Density Residential District
Applicant: Rev. Charles G. Simmons Sr.
Purpose: To waive the lot coverage, fence requirements, and certain city-wide design standards associated with the construction of an addition to the church located at 144 Reynolds Street and the expansion of the existing parking lot at 118-124 Reynolds Street.
Code Section: 120-11, 120-158, 120-167
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-019-16-17
Case Type: Area Variance
Address: 28 Edmonds Street
Zoning District: R-1 Low Density Residential District
Applicant: John Klein
Purpose: To install a deck and a gravel parking area in the rear yard of a two-family dwelling, thereby exceeding the lot coverage requirements.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-020-16-17
Case Type: Area Variance
Address: 137 Linden Street
Zoning District: R-1 Low Density Residential District
Applicant: Louis DiVincenti Jr.
Purpose: To install a 5' tall solid wood fence along the Poplar Street frontage of a single family dwelling, not meeting the height and opacity requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: **10**
File Number: V-021-16-17
Case Type: Use Variance
Address: 301 Remington Street
Zoning District: R-1 Low Density Residential District
Applicant: Madeline Perry
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No
SEQR: Type II

Case: **11**
File Number: V-022-16-17
Case Type: Area Variance
Address: 1737 Mount Hope Avenue
Zoning District: C-2 Community Center District
Applicant: Richard Rowe
Purpose: To repair the sign for “Rowe Photography” located on the store’s awning, thereby extending the life of this nonconforming sign.
Code Section: 120-177, 120-202
Enforcement: No
SEQR: Type II

Case: **12**
File Number: V-068-15-16
Case Type: Area Variance
Address: 800 Atlantic Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott Fiske
Purpose: To construct an addition to an existing one-bay vehicle repair operation, thereby expanding a nonconforming use; and not meeting certain city-wide design standards, lot coverage, setback, and parking requirements.
Code Section: 120-199, 120-11, 120-173, 120-159
Enforcement: No
SEQR: Type II

**CITY OF ROCHESTER
30 CHURCH STREET**

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

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

Thursday, September 15, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-023-16-17
Case Type: Area Variance
Address: 181 Cottage Street
Zoning District: R-1 Low-Density Residential District
Applicant: Vernis Fletcher
Purpose: To legalize the enclosure of an open front porch on a single family dwelling.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-024-16-17
Case Type: Area Variances
Address: 174-176 Colvin Street, 25 and 43-57 Syke Street
Zoning District: M-1 Industrial District
Applicant: Scott Spring
Purpose: To waive the distance separation, landscaping, screening, and fencing requirements associated with the legalization of a vehicle repair operation and a contractor's business.
Code Section: 120-152, 120-154.1, 120-167
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-025-16-17
Case Type: Area Variance
Address: 645-647 Norton Street
Zoning District: R-1 Low-Density Residential District
Applicant: Frank Cornier
Purpose: To change the use of the first floor from a print shop and accessory storage to an office, not meeting the transparency requirements.
Code Section: 120-159
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-026-16-17
Case Type: Use Variance
Address: 294 Clay Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Patti Billard
Purpose: To re-establish use of the property as a three-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 5
File Number: V-027-16-17
Case Type: Area Variance
Address: 200 Warner Street
Zoning District: R-1 Low-Density Residential District
Applicant: Amina Ibrahim
Purpose: To legalize the expanded parking area in the rear yard of a mixed-use building, thereby exceeding the lot coverage requirement.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-028-16-17
Case Type: Area Variance
Address: 121-127 Pool Street
Zoning District: M-1 Industrial District
Applicant: Dominic Cimino
Purpose: To construct a 50' x 30' warehouse/storage building, not meeting the front or rear yard setback requirement; and to install a 6' tall chain link fence, not meeting the landscape setback requirement.
Code Section: 120-84, 120-167
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-029-16-17
Case Type: Use Variance
Address: 14 Vetter Street
Zoning District: R-1 Low-Density Residential District
Applicant: Saba Gebreamlak
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-046-15-16
Case Type: Use Variance – Part 2
Address: 111 Industrial Street
Zoning District: CCD-C Center City – Cascade-Canal District
Applicant: Loretta Spezio
Purpose: To establish use of the property for truck and equipment storage to serve the existing paving and trucking company located at 100-106 Industrial Street. Outdoor uses are prohibited in this District.
Code Section: 120-64
Enforcement: Yes

III Rehearing Requests

- 1) **320 Castleman Street (V-042-15-16):** Rehearing request regarding the variance to legalize the driveway expansion of a two-family dwelling, thereby resulting in front yard parking. This request was denied by the Zoning Board on January 21, 2016.
- 2) **1881 East Avenue (V-077-15-16):** Rehearing request regarding the variance to install four internally illuminated signs that are 7.5' x 5.5' each for "Perri's Pizzeria at the Brighton Pub". This request was denied by the Zoning Board on June 16, 2016.

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

Thursday, October 20, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the Zoning Board from the 06/20/16 Hearing
File Number: V-075-15-16
Case Type: Area Variance
Address: 312-314 S. Goodman Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Michael R. Mumm
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 16-18 Harper Street, below).
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 2 *Held by the Zoning Board from the 06/20/16 Hearing
File Number: V-076-15-16
Case Type: Area Variance
Address: 16-18 Harper Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Phillip Ranalletti
Purpose: To legalize the expanded gravel parking area in the rear yard of a two-family dwelling, which exceeds the lot coverage limitations (in conjunction with 312-314 S. Goodman Street, above).
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-030-16-17
Case Type: Use Variance
Address: 33 Mead Street
Zoning District: R-1 Low-Density Residential District
Applicant: Eusebio Pleitaz
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: V-031-16-17
Case Type: Area Variance
Address: 16 Lawndale Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Patrick Leader
Purpose: To install a 4' tall picket fence along the Lawndale Terrace and Rocket Street frontage of a single family dwelling, not meeting the height requirement.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-032-16-17
Case Type: Area Variance
Address: 527 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Jeremy Wassel, on behalf of Ellicott Development
Purpose: To install new sign faces for "Pet Supplies Plus" in the vacant spaces of the existing pole signs, thereby exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-033-16-17
Case Type: Area Variance
Address: 216 S. Goodman Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Joe Thon
Purpose: To expand two of the three existing apartments into the third floor of this three-family dwelling, thereby expanding a nonconforming use.
Code Section: 120-199
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-034-16-17
Case Type: Area Variance
Address: 93 Weston Road
Zoning District: R-1 Low-Density Residential District
Applicant: Jose Ramos
Purpose: To legalize the deck and pool in the rear yard of a single family dwelling, thereby exceeding the lot coverage requirements.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-035-16-17
Case Type: Area Variance
Address: 983 Glide Street
Zoning District: R-1 Low-Density Residential District
Applicant: Gregory Holmes
Purpose: To widen the existing driveway of a single family home from 10' to 16', thereby creating front yard parking.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-036-16-17
Case Type: Area Variance
Address: 1279 Park Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Brandon Waas
Purpose: To legalize the expansion of the second floor apartment into the third floor of this three-family dwelling, thereby expanding a nonconforming use.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 10
File Number: V-037-16-17
Case Type: Area Variance (Rehearing)
Address: 1881 East Avenue
Zoning District: C-2 Community Center District
On Applicant: Jim Colombo, on behalf of Perri's Pizzeria
Purpose: To install four internally illuminated signs on the third floor dormers and one non-illuminated pendant sign for "Perri's Pizzeria" that are 3' x 5' each, thereby exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

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

Cases 1-6 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

Thursday, November 17, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the applicant from the 10/20/16 Public Hearing
File Number: V-032-16-17
Case Type: Area Variance
Address: 527 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Jeremy Wassel, on behalf of Ellicott Development
Purpose: To modify the existing pole signs by installing new sign faces for "Pet Supplies Plus" in the vacant spaces and by lowering them from 26' to 17' in height, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 2
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: 3
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: 4
File Number: V-040-16-17
Case Type: Area Variance
Address: 38 Priscilla Street
Zoning District: R-1 Low-Density Residential District
Applicant: Sabrina Gause
Purpose: To enclose an open front porch on a single family dwelling.
Code Section: 120-160
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-041-16-17
Case Type: Area Variance
Address: 512 Mt. Hope Avenue
Zoning District: R-1 Low-Density Residential District &
Mt. Hope / Highland Park Preservation District
Applicant: Anthony Trovato
Purpose: 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).
Code Section: 120-11; 120-173
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-042-16-17
Case Type: Area Variance
Address: 264 Humboldt Street
Zoning District: R-1 Low-Density Residential District
Applicant: Brian Van Etten
Purpose: To install a 5' tall solid wood fence along the Van Bergh Avenue frontage of a single family dwelling, not meeting the height and opacity requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

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 Prestigiacommo
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)