

ZONING BOARD OF APPEALS DECISION GRID
August 22, 2024

CASE	ADDRESS	RECORD OF VOTE	DECISION
<p><u>V-010-24-25</u>: To convert a detached, nonresidential garage into a dwelling unit in the rear yard of a single-family dwelling, not meeting the lot area requirement, not meeting front and rear yard setback requirements, in the district; not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	<p style="text-align: center;">256 River Street</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>V-011-24-25</u>: To reroof two front porches of a Designated Building of Historic Value by replacing cedar shingles with asphalt shingles, not meeting certain City-wide design guidelines and standards.</p>	<p style="text-align: center;">75-77 Averill Avenue</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>V-012-24-25</u>: To replace the exterior siding of a Designated Building of Historic Value, where the original siding is wood and the replacement material is vinyl made to replicate the original, not meeting certain City-wide design guidelines and standards.</p>	<p style="text-align: center;">236 Linden Street</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>V-013-24-25</u>: To renovate the exterior of a place of worship, which includes locating HVAC equipment in the front yard screened from view by a 6' tall vinyl enclosure and additional attached signs, not meeting certain requirements applying to all districts.</p>	<p style="text-align: center;">880 St Paul Street</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>V-014-24-25</u>: To legalize a driveway expansion to 16'w x 20'd in the front yard thereby creating a front yard parking area of a single-family dwelling, exceeding certain requirements applying to all districts.</p>	<p style="text-align: center;">41 Larch Street</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>
<p><u>V-015-24-25</u>: To install an additional, 16' x 10', storage structure in the rear yard of a noncommercial use, which serves the church on the Lyell Avenue frontage, exceeding certain requirements applying to all districts.</p>	<p style="text-align: center;">1405 Lyell Avenue</p>	<p style="text-align: center;">4-0-0</p>	<p style="text-align: center;">Approved</p>

CASE	ADDRESS	RECORD OF VOTE	DECISION
<u>V-016-24-25</u> : To install a hot tub in the side yard of a single-family dwelling, not meeting certain requirements applying to all districts. This case requires the approval of the Rochester Preservation Board.	642 Beach Avenue	4-0-0	Approved
<u>V-017-24-25</u> : To legalize the existing attached, non-illuminated business signs for 'FOMO' (24sf), 'Julianna' (20sf), 'Seven Sages' (28sf) and 'Craft Button' (24sf), exceeding certain requirements applying to all districts.	650-658 South Avenue	4-0-0	Approved
<u>V-018-24-25</u> : To pave approximately 500sf of greenspace in the front yard of a corner, two-family dwelling, exceeding the lot coverage limits in the district and not meeting certain City-wide design guidelines and standards.	224 Hamilton Street	0-4-0	Denied
<u>V-019-24-25</u> : To legalize the infill of five windows on the south façade of a Designated Building of Historic Value, facing White Street and adding a fence to enclose a refuse collection area and a generator, not meeting certain City-wide design guidelines and standards, and certain requirements applying to all districts.	74 Lake Avenue	4-0-0	^Approved on condition
<u>V-021-24-25</u> : To construct a two-story mixed-use building and complete phase II of approved Site Plan, SP-018-20-21, not meeting the yard requirements in the district.	235 North Winton Road	4-0-0	Approved
<u>V-020-23-24</u> : To legalize the installation of a parking area in the front yard of a single family dwelling, exceeding the lot coverage limits in the district, and not meeting the location requirements for detached accessory uses and structures.	197 Longview Terrace	^Held by the applicant	

Attendance:

Zoning Board Members Present: T. Bryant, E. Navarro, H. Wheeler, J. Miller
 Zoning Board Members Absent: C. Murphy, M. Chiarenza, H. Boice-Pardee

^V-19-24-25: To the extent permissible, the applicant shall implement a mural on the White Street façade of the building and shall coordinate with the City to do so, and shall use vinyl fencing to screen mechanical equipment and garbage totes.