

**ZONING BOARD OF APPEALS DECISION GRID**  
**January 25, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-044-23-24</u></b> : To enclose an open front porch, not meeting certain City-wide design guidelines and standards.	612 Carter Street	5-0-0	^Approved
<b><u>V-035-23-24</u></b> : To legalize the change of use from a Place of Worship to a single-family dwelling; a permitted use in the district, not meeting lot coverage and yard requirements and certain dwelling unit conversion standards.	1009 S. Plymouth Avenue	0-6-0	Denied
<b><u>V-046-23-24</u></b> : To establish a vehicle-repair facility with small-scale auto-sales (maximum 5 vehicles), a use that is not permitted or specially permitted in the district.	801-811 S. Plymouth Avenue	0-6-0	Denied
<b><u>V-047-23-24</u></b> : To legalize a 6' x 16' attached deck in the front yard of a single-family dwelling, not meeting certain requirements applying to all districts.	285 Summit Gove Park	5-1-0	Approved
<b><u>V-048-23-24</u></b> : To legalize a second story deck in the front yard of a single-family dwelling, not meeting certain requirements applying to all districts.	246 Warwick Avenue	0-6-0	Denied
<b><u>V-049-23-24</u></b> : To legalize the enclosure of two front porches on the first and second floor of a two-family dwelling, not meeting certain City-wide design guidelines and standards.	431-433 Hollenbeck Street	0-6-0	Denied
<b><u>V-050-23-24</u></b> : To legalize the installation of vinyl siding on the exterior of a Designated Building of Historic Value, not meeting certain City-wide design guidelines and standards.	136 Gregory Street	6-0-0	Approved
<b><u>V-051-23-24</u></b> : To expand the parking lot and renovate an existing library, exceeding the lot coverage allowance, not meeting the front and rear yard setback requirements, the off-street parking requirement and certain City-wide design guidelines and standards.	1113 Dewey Avenue	6-0-0	Approved

**Attendance:**

Zoning Board Members Present: T. Bryant, C. Murphy, H. Wheeler, J. Miller, E. Navarro, J. O'Donnell

**^V-044-23-24:** Board Member, J. O'Donnell recused himself from any participation in this case.

**ZONING BOARD OF APPEALS DECISION GRID**  
**February 29, 2024**

<b>CASE</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>V-052-23-24</u></b> : To remove and replace a portion of the existing pavement of the parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts	1105 Lake Avenue	4-1-0	^Held for additional information
<b><u>V-041-23-24</u></b> : To convert nonresidential space in a mixed-use building to a residential unit, not meeting certain requirements applying to all districts.	456-460 Post Avenue	5-0-0	^Approved on condition

**Attendance:**

Zoning Board Members Present: T. Bryant, C. Murphy, H. Wheeler, J. Miller, E. Navarro

**^V-052-23-24**: The Zoning Board requests a scaled plan and contractor's estimate to remove 50% of the existing pavement. The drawing shall include the applicant's original request for the parking area between the building and the street showing how the two existing curb openings on Augustine Street will be utilized, and the legal driveway on the west side, leading to the detached garage.

**^V-041-23-24**: The applicant shall refer to the drawing attached to the notice of decision and increase the size of the window openings for each window labeled A, B, C, D, E and F to fit at least 2' x 3' operable windows.

**ZONING BOARD OF APPEALS DECISION GRID**  
**March 28, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-042-23-24:</u></b> To erect a double-faced, 14' x 48' billboard, approximately 92.5' high, having one static side and one digital, exceeding certain requirements applying to all districts.	37 Romeyn Street aka 593 W. Broad Street	0-6-0	Denied
<b><u>V-043-23-24:</u></b> To erect a double-faced, 10' x 23' billboard, that is 30' high, located within 100ft of a designated landmark and having static advertising on both sides thereby exceeding certain requirements applying to all districts.	600 W. Broad Street	0-6-0	Denied
<b><u>V-053-23-24:</u></b> To demolish existing detached garage and replace with a two story, 18' x 24', not meeting the lot coverage and setback requirements in the district, and certain City-wide design guidelines and standards.	67 Cambridge Street	6-0-0	Approved
<b><u>V-054-23-24:</u></b> To install 26.75LF of 5' tall, black aluminum decorative fence with three (3) brick piers in the front yard of a multi-family dwelling not meeting certain requirements applying to all districts and requiring a Certificate of Appropriateness from the Rochester Preservation Board.	99 Park Avenue	0-6-0	Denied
<b><u>V-055-23-24:</u></b> To install approximately 91LF of 7' tall chain link fence and two 20' gates in the front and side yard of a mixed-use property, not meeting certain requirements applying to all districts.	2042 Dewey Avenue	Held at the request of the applicant to the April Hearing	
<b><u>V-057-23-24:</u></b> To legalize and repave an existing 9' x 39.6' parking area located in the front yard of a single-family dwelling, not meeting certain requirements applying to all districts.	44 Birch Crescent	6-0-0	Approved
<b><u>V-058-23-24:</u></b> To install approximately 61LF of 6ft tall wood fence on the southwest side, front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	106 Azalea Road	6-0-0	^Held for more information

CASE	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>V-056-23-24:</u></b> To legalize a 2' x 4' detached 5ft tall, double-sided, unlit sign for 'Elevated Beauty' in the front yard of a commercial use, not meeting certain requirements applying to all districts and requiring a Certificate of Appropriateness from the Rochester Preservation Board.</p>	<p>258 Alexander Street</p>	<p>0-6-0</p>	<p>Denied</p>
<p><b><u>V-059-23-24:</u></b> To add a 20' x 47' masonry addition to a commercial property with façade changes, not meeting lot coverage and setback requirements, exceeding the Overlay Boutique requirements and expanding a nonconforming use.</p>	<p>462-464 Genesee Street</p>	<p>6-0-0</p>	<p>Approved</p>
<p><b><u>V-052-23-24:</u></b> To remove and replace a portion of the existing pavement of the parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts</p>	<p>1105 Lake Avenue</p>	<p>^Held by the Board to the April Hearing for additional information</p>	

**Attendance:**

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

**V-058-23-24:** The Zoning Board requests a revised site plan showing the fence placed further away from the Arbor Drive frontage with landscaping facing the street, as well as to provide a color pallet for alternative color options.

**^V-052-23-24:** The applicant did not appear at the Hearing. The Zoning Board requests a scaled plan and contractor's estimate to remove 50% of the existing pavement. The drawing shall include the applicant's original request for the parking area between the building and the street showing how the two existing curb openings on Augustine Street will be utilized, and the legal driveway on the west side, leading to the detached garage.

**ZONING BOARD OF APPEALS DECISION GRID**  
**April 25, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-052-23-24:</u></b> To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	1105 Lake Avenue		^Held by the Board until the June Hearing
<b><u>V-060-23-24:</u></b> To install approximately 152 linear feet of 6' tall vinyl privacy fence to single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	66 Pittsford Street	7-0-0	Approved
<b><u>V-061-23-24:</u></b> To install an attached, LED lit, approximately 31sf, channel letter sign facing Alexander Street for 'Helio Health', not meeting certain requirements applying to all district.	150 Mt. Hope Avenue	7-0-0	^Approved on condition
<b><u>V-062-23-24:</u></b> To install a sign package for 'Family Dollar' with two 72sf attached internally illuminated signs and to reface an existing 5' tall, 28sf, illuminated monument sign, not meeting certain requirements applying to all districts.	670 Thurston Road	7-0-0	^Approved on condition
<b><u>V-063-23-24:</u></b> To install approximately 30 linear feet of 7' tall chain-link fence gates to enclose a solid wood enclosure for the plaza's dumpsters, not meeting certain requirements applying to all districts.	850 Lake Avenue	7-0-0	Approved
<b><u>V-064-23-24:</u></b> To legalize the placement of a commercial dumpster in the front yard and install a new 4' – 6' tall wooden dumpster enclosure and gate, not meeting certain requirements applying to all districts.	973 Genesee Street	7-0-0	^Approved on condition
<b><u>V-065-23-24:</u></b> To install a 37sf LED, message board for 'Paula's Essentials', not meeting certain requirements applying to all districts.	415 Thurston Road	1-6-0	Denied

<b><u>V-066-23-24:</u></b> To repair a front yard deck and legalize an approximately 1,980sf parking area in the side yard of a two-family dwelling, exceeding lot coverage, residential off-street parking and certain requirements applying to all districts.	662-664 Clarissa Street	Deck 5-2-0	Approved
		Parking area 7-0-0	^Approved with Lesser Relief
<b><u>V-055-23-24:</u></b> To install approximately 91 linear feet of 7' tall chain link fence and two, 20' gates in the front and side yard of a mixed-use property, not meeting certain requirements applying to all districts.	2042 Dewey Avenue	0-7-0	Denied

**Attendance:**

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

**^V-061-23-24:** The attached sign shall have no illumination of any kind.

**^V-062-23-24:** The Zoning Board accepts sign renderings dated 4/25/24 and approves the changes to the monument sign as proposed and approves Option 2 for both Sign A and Sign B.

**^V-064-23-24:** The applicant shall use vinyl as the material for the dumpster enclosure and have the option to install the enclosure at a height of up to 6 feet tall.

**^V-066-23-24:** The deck is approved as proposed. The applicant shall reduce the size of the parking area in the side yard by removing an area of pavement equal to 594sf (18' x 33') and returning it to grass as shown on the attached map.

**ZONING BOARD OF APPEALS DECISION GRID**  
**May 23, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-058-23-24:</u></b> To install approximately 61 linear feet of 6' tall, wood fence on the southwest side, front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	106 Azalea Road	4-0-0	Approved
<b><u>V-067-23-24:</u></b> To install approximately 93 linear feet of 6' tall, vinyl privacy fence to a two-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	257 Bryan Street+	4-0-0	Approved
<b><u>V-068-23-24:</u></b> To legalize approximately 140 linear feet of 6' tall, wood privacy fence to a single-family dwelling located on a corner lot, not meeting certain requirements applying to all district.	284 East Ridge Road	4-0-0	Approved
<b><u>V-069-23-24:</u></b> To repave the existing driveway and front-yard parking area of a single-family dwelling, not meeting certain requirements applying to all districts.	215 Harding Road	4-0-0	Approved
<b><u>V-071-23-24:</u></b> To demolish a one-car garage and carport and construct a detached, 918sf, three-car garage in the front yard of a two-family dwelling, not meeting certain requirements applying to all districts.	378 Beach Avenue	4-0-0	Approved
<b><u>V-072-23-24:</u></b> To install a 36.5sf LED, message board for 'Boss Sauce', not meeting certain requirements applying to all districts.	258 Hudson Avenue	4-0-0	^Approved with Lesser Relief
<b><u>V-073-23-24:</u></b> To expand an existing school by adding an addition and building a new gymnasium, not meeting the setback requirements and height requirements for nonresidential uses in the district and not meeting certain City-wide design guidelines and standards.	1069-1089 and 1119 Joseph Avenue	4-0-0	Approved



<b><u>V-079-23-24:</u></b> To convert a five-story building to 88 one-bedroom apartments for veterans with an 11,000sf, first-floor commercial space with on-site green space and ancillary parking, not meeting certain City-wide design guidelines and standards.	280 Lyell Avenue	4-0-0	Approved
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**Attendance:**

Zoning Board Members Present: C. Murphy, J. Miller, M. Chiarenza, J. O'Donnell

**^V-072-23-24:** The Zoning Board approved two of the three variance requests. The attached sign may have more than 50% of the sign face covered with text or graphics (§120-177F(3)), and lights of variable intensity (§120-177F(7)). The sign shall not employ the capability to continually rotate digital messages (§120-177F(6)).

**ZONING BOARD OF APPEALS DECISION GRID**  
**June 27, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-080-23-24</u></b> : To remove and replace the existing driveways of a two-family dwelling located on a corner lot, which exceeds the lot coverage limit while also legalizing the pre-existing front-yard parking area on the Nelson Street frontage.	3 Pembroke Street	4-0-0	Approved
<b><u>V-081-23-24</u></b> : To remove and replace the original cement tile roof of a Designated Building of Historic Value with a faux material made to replicate the original material, not meeting certain City-wide design guidelines and standards.	374 Wellington Avenue	4-0-0	Approved
<b><u>V-082-23-24</u></b> : To legalize a third floor living area in conjunction with the second floor dwelling unit of a two-family dwelling, thereby enlarging a non-conforming use.	245 Edgerton Street	4-0-0	Approved
<b><u>V-083-23-24</u></b> : To enclose an open front porch of a single-family dwelling, not meeting certain City-wide design guidelines and standards.	81 Merlin Street	4-0-0	Approved
<b><u>V-084-23-24</u></b> : To add outdoor entertainment to a restaurant and bar, a use not permitted in the district.	284 Exchange Boulevard	4-0-0	^Approved on condition
<b><u>V-085-23-24</u></b> : To update the existing sign package for 'Walmart", which includes a 30' tall, double-sided, 75sf, illuminated, detached pole sign, not meeting certain requirements applying to all districts.	1490 Hudson Avenue	4-0-0	Approved
<b><u>V-086-23-24</u></b> : To construct a 10'x36', single-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.	10 Mt Read Boulevard	0-4-0	Denied

<p><b><u>V-087-23-24</u></b>: To construct a 10’x36’, double-sided, digital advertising sign on a 29’ tall monopole structure, exceeding certain requirements applying to all districts.</p>	<p>1999 Mt Read Boulevard</p>	<p>3-1-0</p>	<p>Default Denial</p>
<p><b><u>V-088-23-24</u></b>: To renovate and construct an addition to Rochester Fire Department Engine 9, to include site, parking lot and sidewalk work, exceeding the size requirement and not meeting certain requirements applying to all districts.</p>	<p>736 N. Goodman Street</p>	<p>4-0-0</p>	<p>Approved</p>
<p><b><u>V-089-23-24</u></b>: To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, exceeding certain requirements in the district, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	<p>675, 676, 72, 744 N. Clinton Avenue</p>	<p>^Held to July Hearing due to not having a quorum</p>	

**Attendance:**

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

**^V-084-23-24**: The approved hours for live, outdoor entertainment are from Memorial Day to Labor Day; Thursday: 5pm – 9pm, Friday: 4pm – 10pm, Saturday 11am – 10pm and Sunday 12pm – 9pm. No outdoor entertainment Monday – Wednesday.

**^V-089-23-24**: One board member recused, resulting in no quorum to hear this case. Case rescheduled to July 25, 2024.

**ZONING BOARD OF APPEALS DECISION GRID**  
**July 25, 2024**

<b>CASE</b>	<b>ADDRESS</b>	<b>RECORD OF VOTE</b>	<b>DECISION</b>
<b><u>V-052-23-24</u></b> : To remove and replace a portion of the existing pavement of a parking lot surrounding a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.	1105 Lake Avenue	0-6-0	Denied
<b><u>V-070-23-24</u></b> : To legalize a side yard parking area of a multi-family dwelling, exceeding the maximum lot coverage limit in the district.	105 Comfort Street	0-6-0	Denied
<b><u>V-001-24-25</u></b> : To replace an existing 6' tall fence (~87 linear feet) in the same design (4' solid lower with 2' lattice crown) in the front yard of a single-family dwelling, which is located on a corner lot, not meeting certain requirements applying to all districts.	143 Dartmouth Street	6-0-0	Approved
<b><u>V-002-24-25</u></b> : To replace an existing chain link fence on a corner lot with 4' tall, black vinyl-coated chain link fencing, not meeting certain requirements applying to all districts.	243 Fernwood Avenue	6-0-0	Approved
<b><u>V-003-24-25</u></b> : To install an in ground pool in the rear yard of a single-family dwelling. Work includes removing approximately 120sf of paved driveway, which will result in parking driveway not leading to legal parking, exceeding the lot coverage limit in the district and not meeting certain requirements applying to all districts.	55 Amsterdam Road	6-0-0	Approved
<b><u>V-004-24-25</u></b> : To legalize the placement of a commercial fence in an ancillary parking lot thereby reducing the parking spaces by half, not meeting certain requirements applying to all districts.	480 Monroe Avenue	6-0-0	^Approved on condition
<b><u>V-005-24-25</u></b> : To install approximately 385 linear feet of 5' tall aluminum, ornamental fencing around a parking lot of the Episcopal Senior Life Community, not meeting certain requirements applying to all districts	505 Mt Hope Avenue	5-1-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
and requiring the approval of the Preservation Board.			
<p><b><u>V-006-24-25:</u></b> To construct an 11,000sf, two-story building to expand a commercial use and parking lot, thereby enlarging a nonconforming use, not meeting and exceeding certain yard and bulk requirements in the district, certain requirements for specified uses, certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	2485 Dewey Avenue	6-0-0	^Approved on condition
<p><b><u>V-007-24-25:</u></b> To install a sign package for 'Take Five'; includes illuminated, attached signs to east and north facades (15.96sf and 11.67sf, respectively), not meeting certain requirements applying to all districts.</p>	1471 Mt Hope Avenue	6-0-0	Approved
<p><b><u>V-008-24-25:</u></b> To expand a nonconforming use and legalize work without a permit including front yard paving, fencing, accessory uses and structures and not meeting certain City-wide design guidelines and standards.</p>	302-310 Fernwood Avenue	6-0-0	^Approved on condition
<p><b><u>V-009-24-25:</u></b> To maintain the existing property frontage on Collage Avenue for a corner lot project involved in Site Plan Review where certain aspects exceed the bulk requirement in the district and do not meet certain requirements applying to all districts.</p>	50 Prince Street	6-0-0	Approved
<p><b><u>V-089-23-24:</u></b> To demolish housing units at 675, 676, 720, 744 N. Clinton Avenue and construct new, three-story, multi-family, townhouse-style dwellings and to renovate the existing apartment tower, exceeding certain requirements in the district, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.</p>	675, 676, 720, 744 North Clinton Avenue	6-0-0	Approved

**Attendance:**

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

Zoning Board Members Absent: E. Navarro

**^V-004-24-25:** The dumpster and refuse collection area shall conform to the requirements applying to all districts in accordance with §120-165, and be relocated behind the fence.

**^V-006-24-25:** The approval is conditioned upon obtaining a Special Permit for the use by the City Planning Commission.

**^V-008-24-25:** The approval is conditioned upon obtaining a Special Permit for the use by the City Planning Commission.

**ZONING BOARD OF APPEALS DECISION GRID**  
**August 22, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<p><b><u>V-010-24-25</u></b>: 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><b><u>V-011-24-25</u></b>: 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><b><u>V-012-24-25</u></b>: 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><b><u>V-013-24-25</u></b>: 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><b><u>V-014-24-25</u></b>: 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><b><u>V-015-24-25</u></b>: 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
<b><u>V-016-24-25</u></b> : 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
<b><u>V-017-24-25</u></b> : 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
<b><u>V-018-24-25</u></b> : 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
<b><u>V-019-24-25</u></b> : 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
<b><u>V-021-24-25</u></b> : 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
<b><u>V-020-23-24</u></b> : 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.

**ZONING BOARD OF APPEALS DECISION GRID**  
**September 26, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-022-24-25</u></b> : To construct a 10'x36', double-sided, digital advertising sign on a 29' tall monopole structure, exceeding certain requirements applying to all districts.	1999 Mr. Read Blvd.	6-0-0	Approved
<b><u>V-023-24-25</u></b> : To replace an existing driveway; a parking area in the front yard of a single family dwelling not meeting certain requirements applying to all districts.	52 Coburg Street	6-0-0	Approved
<b><u>V-024-24-25</u></b> : To replace an existing driveway; a parking area in the front yard of a single family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	70 Berry Street	6-0-0	^Held for more information to the November Hearing
<b><u>V-025-24-25</u></b> : To install approximately 300 linear feet of 6' tall, solid fence in the front yard of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.	171 Crossfield Road	6-0-0	^Approved with Lesser Relief
<b><u>V-026-24-25</u></b> : To legalize approximately 115 linear feet of wood, stockade fence of a single family dwelling located on a corner lot, exceeding certain requirements applying to all districts.	11 Price Lane	6-0-0	Approved
<b><u>V-027-24-25</u></b> : To change the use of a mixed use building converting the first floor retail space to a sit-down restaurant, not meeting the off-street parking requirement applying to all districts	39 S. Goodman Street	6-0-0	Approved
<b><u>V-028-24-25</u></b> : To reconfigure off street parking in the front and rear yard of a mixed use building to meet a higher demand resulting from an addition to the first floor commercial space, exceeding certain requirements applying to all districts.	1046 Dewey Avenue	6-0-0	^Approved on Condition
<b><u>V-029-24-25</u></b> : To establish live entertainment in an existing bar/restaurant, '809 Bar', on the second floor for karaoke, DJ and bands from 9	160 Lyell Avenue	6-0-0	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
pm to 2 am daily, not meeting the off-street parking requirement for specified uses.			
<b><u>V-030-24-25:</u></b> To change the use of a first floor front and rear, distribution/warehouse and office to an entertainment venue for public entertainment not meeting the off-street parking requirements for specified uses.	634 South Avenue	6-0-0	^Held for more information to the November Hearing
<b><u>V-031-24-25:</u></b> To change the use from a substance abuse clinic to a place of worship, not meeting the off-street parking requirement applying to all districts.	727 St. Paul Street	6-0-0	Approved
<b><u>V-020-23-24:</u></b> 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	6-0-0	^Approved on Condition

**Attendance:**

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

Zoning Board Members Absent: T. Bryant

**^V-024-24-25:** The applicant shall provide a revised proposal, depicted on an Instrument Survey Map, to show measurements of the existing curb opening and driveway conditions and the proposed expansion area and the proposed, new curb opening.

**^V-025-24-25:** The Zoning Board approved a five-foot tall solid fence with a one-foot Lattice or Victorian crown.

**^V-028-24-25:** The applicant shall abandon the front yard parking proposal of two parallel spaces between the building and the street and the ADA parking space and instead, they shall maintain the existing parking configuration of perpendicular vehicles parked in front of the building with proper sealing, striping and wheel stops to protect the building. In addition, the alley gate between the buildings is to remain closed when not in use.

**^V-030-24-25:** The applicant shall submit a detailed description of services and events in the approximately 2,340sf front, commercial area, provide a reduced interior layout plan to reduce the occupancy load and demand for off-street parking, provide a comparable analysis of local area, event venues' on-street parking impacts during events, a sound mitigation plan and more public outreach.

**^V-020-24-25:** The applicant shall correct the crevice separating the adjacent property to the south and obtain a permit from the Department of Environmental Services for a new curb opening to match the new pavement width.

**ZONING BOARD OF APPEALS DECISION GRID**  
**October 24, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-032-24-25</u></b> : To repave an existing driveway, which includes a parking area in the front yard of a single family dwelling, not meeting certain requirements applying to all districts.	475 Newbury Street	5-0-0	Approved
<b><u>V-033-24-25</u></b> : To replace an existing driveway, which includes a parking area in the front yard of a single family dwelling, not meeting certain requirements applying to all districts.	480 Beach Avenue	5-0-0	Approved
<b><u>V-034-24-25</u></b> : To replace an existing driveway, which includes a parking area in the front yard of a single family dwelling, not meeting certain requirements applying to all districts.	131 Steko Avenue	4-1-0	^Approved with Lesser Relief
<b><u>V-035-24-25</u></b> : To install a parking area in the front yard of a single family dwelling, not meeting certain requirements applying to all districts.	146 Frost Avenue	0-5-0	Denied
<b><u>V-037-24-25</u></b> : To install approximately 155 linear feet of 5' tall decorative fence in the front yard of a property located on a corner lot, exceeding certain requirements for fences and walls in all districts.	143 Castlebar Road	0-5-0	Denied
<b><u>V-038-24-25</u></b> : To construct an approximately 14,000 square foot building to house the Susan B. Anthony Interpretive Museum, not meeting setback requirements in the district and certain City-wide design guidelines and standards.	1 Jefferson Avenue	5-0-0	Approved
<b><u>V-039-24-25</u></b> : To construct a pocket neighborhood community on vacant land that includes seven (7) attached two family, ADA compliant dwellings, where maintenance, management, support services and security will be located on site and not meeting certain requirements applying to all districts.	1 and 2-12 Clarence Park	4-0-1	Approved

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-040-24-25:</u></b> To renovate an existing building, previously a fuel station, to a fuel station and grocery store, not meeting certain City-wide design guidelines and standards.	370 Norton Street	5-0-0	Approved
<b><u>V-041-24-25:</u></b> To construct a 1,008sf addition to a commercial use, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.	1686 Norton Street	5-0-0	^Approved on Condition

**Attendance:**

Zoning Board Members Present: T. Bryant, C. Murphy, E. Navarro, M. Chiarenza, J. O'Donnell  
 Zoning Board Members Absent: H. Wheeler, J. Miller, H. Boice-Pardee

**^V-034-24-25:** The Zoning Board approved 18' width at the garage and a narrowing S-curve design to the existing curb opening, which shall remain unchanged.

**^V-041-24-25:** The applicant shall submit a rooftop screening proposal for the mechanical equipment which shall be approved by the Manager of Zoning.

**ZONING BOARD OF APPEALS DECISION GRID**  
**November 21, 2024**

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-030-24-25</u></b> : To change the use of a first floor front and rear, distribution/warehouse and office to an entertainment venue for public entertainment not meeting the off-street parking requirements for specified uses	634 South Avenue	4-0-0	^Adjourned to the December Hearing
<b><u>V-042-24-25</u></b> : To repave an existing driveway and expand the width, creating a parking area in the front yard of a single family dwelling, not meeting certain requirements applying to all districts.	1994 Dewey Avenue	4-0-0	^Approved on condition
<b><u>V-043-24-25</u></b> : To legalize 56 linear feet of 6' tall solid wood fence along Laser St. and install approximately 132 linear feet of 5' tall picket fence on Laser St. and Joseph Ave., with a 20' setback at the corner, exceeding certain requirements for fences and walls in all districts.	952 Joseph Avenue	^Postponed to the January, 2025 Hearing	
<b><u>V-044-24-25</u></b> : To legalize a driveway expansion in the rear yard of a single family dwelling, exceeding the lot coverage limits in the district and certain requirements applying to all districts.	148 Trafalgar Street	4-0-0	^Approved on condition
<b><u>V-045-24-25</u></b> : To install two screened 180kw generators in the front yard of St. John's Home, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.	150 Highland Avenue	4-0-0	^Approved on condition
<b><u>V-049-24-25</u></b> : To construct a 4,650+/-sf ESL Credit Union branch with teller and ATM drive thru lanes, parking lot, landscaping and signage, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.	835-855 West Main Street	4-0-0	Approved

<p><b><u>V-050-24-25:</u></b> To expand an urban farm and construct an approximately 3,150sf community center, a 1,800sf greenhouse, an outdoor pavilion, parking lot and landscaping improvements, not meeting yard and bulk requirements in the district and certain City-wide design guidelines and standards.</p>	<p>607 Lexington Avenue</p>	<p>4-0-0</p>	<p>Approved</p>
<p><b><u>V-051-24-25:</u></b> To establish a concrete batch plant, not meeting certain requirements in the district.</p>	<p>1100 Chili Avenue</p>	<p>4-0-0</p>	<p>Approved</p>

**Attendance:**

Zoning Board Members Present: C. Murphy, E. Navarro, J. Miller, M. Chiarenza, J. O'Donnell  
 Zoning Board Members Absent: T. Bryant, M. Chiarenza, H. Boice-Pardee, H. Wheeler

**^V-030-24-25:** The applicant adjourned the application until the December Hearing due to lack of a Quorum.

**^V-042-24-25:** The Zoning Board approved a ten-foot asphalt driveway with a three-foot flush, adjacent concrete walk from the street to the back wall of the house, and a reinstallation of the original walkway from the street to the front door as shown in the attached drawing.

**^V-043-24-25:** Due to absent applicant the case was postponed by the Board to the January, 2025 Hearing.

**^V-044-24-25:** The applicant shall remove pavement in the rear yard to maintain three-feet of greenspace or landscaping from the west property line.

**^V-045-24-25:** The applicant shall provide landscaping details to protect the root systems of mature trees within the disturbance area and ensure the replacement of any damaged landscaping.



**ZONING BOARD OF APPEALS DECISION GRID**  
December 19, 2024

CASE	ADDRESS	RECORD OF VOTE	DECISION
<b><u>V-030-24-25:</u></b> To change the use of a first floor front and rear, distribution/warehouse and office to an entertainment venue for public entertainment not meeting the off-street parking requirements for specified uses	634 South Avenue	5-0-0	^Adjourned to the February Hearing
<b><u>V-052-24-25:</u></b> To replace the 4' tall decorative fence in the front yard with 6' tall, solid fencing, not meeting the requirements for fences and walls in the district.	356 Bernice Street	0-5-0	Denied
<b><u>V-053-24-25:</u></b> To install approximately 107 linear feet of 4' tall decorative fence in the front yard on Atkinson Street and Eagle Street and replace approximately 79 linear feet of 4' tall chain link fence on Eagle and Beaver Street with solid fence, which is a corner lot property and a double frontage lot, not meeting certain requirements applying to all districts.	65 Atkinson Street	5-0-0	Approved
<b><u>V-054-24-25:</u></b> To pave a 6'x13' area for a dumpster enclosure and install solid fencing in the front yard of a mixed use building along the northern property line exceeding the lot coverage limit and certain requirements for dumpsters and refuse collection areas in the district.	417-421 Central Park	4-1-0	Approved
<b><u>V-055-24-25:</u></b> To legalize three accessory structures (two of an industrial quality) in the rear yard of a single-family dwelling, exceeding certain requirements applying to all districts and not meeting certain City-wide design guidelines and standards.	70 Scrantom Street	0-5-0	Denied
<b><u>V-056-24-25:</u></b> To remove an in-ground swimming pool, make alterations to the driveway in the rear yard and add to the lawn area, exceeding the lot coverage limits in the district. The project requires a Certificate of Appropriateness from the Rochester Preservation District.	945 Park Avenue	5-0-0	Approved

<b><u>V-057-24-25:</u></b> To change the use of a single-family dwelling to a two-family dwelling, not meeting certain requirements applying to all districts.	31 Tracy Street	0-5-0	Denied
<b><u>V-061-24-25:</u></b> To construct an addition and renovate an existing building, which includes site, parking and landscaping improvements, exceeding the lot coverage limits, not meeting the bulk requirements and certain City-wide design guidelines and standards.	581 Joseph Avenue And 545, 563 Clifford Avenue	4-0-0	^Approved
<b><u>V-060-24-25:</u></b> To remove and replace original wood clapboard with vinyl siding of a two-family dwelling; a Designated Building of Historic Value.	225-227 Edinburgh Street	5-0-0	Approved

**Attendance:**

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

**^V-061-24-25:** Zoning Board Member, T. Bryant was recused from participation in this case.