

CITY OF ROCHESTER  
30 CHURCH STREET

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

\* Revised

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

Thursday, January 25, 2018

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-054-17-18  
Case Type: Area Variance  
Address: 95 Marlborough Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: James Cavanaugh  
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-055-17-18  
Case Type: Area Variance  
Address: 153 Flanders Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Levonya Bess  
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:** 3  
File Number: V-056-17-18  
Case Type: Area Variance  
Address: 38 Oak Hill View  
Zoning District: R-1 Low-Density Residential District  
Applicant: Jason Minns  
Purpose: To legalize the conversion of an attached garage on a single family dwelling to living space, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-057-17-18  
Case Type: Area Variance  
Address: 26 Raleigh Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Xiaoping Zhang  
Purpose: To legalize the conversion of an attached garage on a single family dwelling to living space, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-058-17-18  
Case Type: Area Variance  
Address: 2032 East Main Street  
Zoning District: R-2 Medium-Density Residential District/Overlay Boutique District  
Applicant: Daniel Loughlin  
Purpose: To subdivide one parcel into two thereby creating a new property that does not meet the setback or lot coverage requirements.  
Code Section: 120-20  
Enforcement: No  
**SEQR: \*Type II**

**Case:** 6  
File Number: V-059-17-18  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Steve Schultz, MRB Group  
Purpose: To subdivide one parcel into three thereby creating three new properties that do not meet the lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: Yes  
**SEQR: \*Type II**

**Case:** 7  
File Number: V-060-17-18  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue (60 & 68 Delaware Street)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Steve Schultz, MRB Group  
Purpose: To construct two attached single family dwellings not meeting certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: Yes  
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 7-10 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

**Thursday, February 22, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1 \* Held at the request of the Zoning Board from  
File Number: V-059-17-18 the January 25, 2018 public hearing  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Steve Schultz, MRB Group  
Purpose: To subdivide one parcel into three thereby creating three new properties that do not meet the lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case:** 2 \* Held at the request of the Zoning Board from  
File Number: V-060-17-18 the January 25, 2018 public hearing  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue (60 & 68 Delaware Street)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Steve Schultz, MRB Group  
Purpose: To construct two attached single family dwellings not meeting certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case:** 3  
File Number: V-061-17-18  
Case Type: Area Variance  
Address: 1043 St. Paul Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Jackson Standard  
Purpose: To install a 5.5' tall solid wood fence along the Brewer Street frontage of a single family dwelling, not meeting the height and opacity requirements.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 4  
File Number: V-062-17-18  
Case Type: Area Variance  
Address: 1535 Culver Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Timothy Hamilton  
Purpose: To legalize the pavement in the front yard of a multi-family dwelling, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 5  
File Number: V-063-17-18  
Case Type: Area Variance  
Address: 337-341 University Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Bradley Flower  
Purpose: To convert an existing commercial building to a multi-family dwelling with eight dwelling units, not meeting certain dwelling unit conversion standards or location requirements for detached accessory structures.  
Code Section: 120-166, 120-163  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-064-17-18  
Case Type: Use Variance  
Address: 239 Selye Terrace  
Zoning District: R-1 Low-Density Residential District  
Applicant: Matthew Drouin  
Purpose: To re-establish the use of the property as a five-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:** 7  
File Number: V-065-17-18  
Case Type: Area Variance  
Address: 250 Spruce Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Paul Valla  
Purpose: To legalize the expansion of pavement in both the front and rear yards, thereby exceeding the lot coverage and maximum parking requirement for a two-family dwelling.  
Code Section: 120-11, 120-173  
Enforcement: Yes  
SEQR: Type II

**Case: 8**  
File Number: V-066-17-18  
Case Type: Area Variance  
Address: 391 Genesee Park Boulevard  
Zoning District: R-1 Low-Density Residential District  
Applicant: Ken Cadogan  
Purpose: To remove the existing detached sign for the Genesee Park Boulevard Seventh Day Adventist Church, and replace it with a 5'5" high by 7'8" wide detached sign with LED message board, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 9**  
File Number: V-067-17-18  
Case Type: Area Variance  
Address: 1176 Mt. Hope Avenue (Gold Street Lofts)  
Zoning District: C-1 Neighborhood Center District  
Applicant: Duncan Frame  
Purpose: To construct a new, five story mixed-use building that does not meet the rear yard setback or minimum off-street parking requirement.  
Code Section: 120-36, 120-173  
Enforcement: No  
SEQR: Type I (Lead Agency: Manager of Zoning)

**Case: 10**  
File Number: V-068-17-18  
Case Type: Area Variance  
Address: 230-250 Alexander Street  
Zoning District: C-2 Community Center District  
Applicant: Matt Tomlinson, Marathon Engineering  
Purpose: To construct two, multi-story buildings that do not meet the front yard setback or minimum transparency requirements.  
Code Section: 120-44, 120-159  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Thursday, March 22, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-69-17-18  
Case Type: Area Variance  
Address: 319 Hudson Avenue  
Zoning District: R-3 High-Density Residential District  
Applicant: Tony Snow, Gupp Signs  
Purpose: To install three internally illuminated signs on the Anthony L. Jordon Health Center, thereby exceeding the number and size of permitted signage and not meeting certain design criteria.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 2  
File Number: V-070-17-18  
Case Type: Area Variance  
Address: 275 Upper Falls Boulevard  
Zoning District: C-2 Community Center District  
Applicant: Mike Wall, TYLin International  
Purpose: To update the building, drive-through and site signage for the existing McDonald's Restaurant, thereby exceeding the maximum number of permitted signs.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 3  
File Number: V-071-17-18  
Case Type: Area Variance  
Address: 420 Monroe Avenue  
Zoning District: C-2 Community Center District  
Applicant: Mike Wall, TYLin International  
Purpose: To remodel the exterior façade of the existing McDonald's Restaurant, not meeting the nonresidential building transparency requirement; and to update the building, drive-through and site signage, thereby exceeding the maximum number of permitted signs.  
Code Section: 120-159, 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 4  
File Number: V-072-17-18  
Case Type: Use Variance  
Address: 209 Rutgers Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Adam Frank  
Purpose: To add a third dwelling unit to an existing two-family dwelling, not meeting the dwelling unit conversion standard for lot size.  
Code Section: 120-166  
Enforcement: No  
SEQR: Type II

**Thursday, April 19, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-073-17-18  
Case Type: Area Variance  
Address: 308 Castleman Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Arie Prizant  
Purpose: To legalize the expansion of pavement in the front yard of a single family dwelling, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 2  
File Number: V-074-17-18  
Case Type: Area Variance  
Address: 404 Child Street and 20 Kondolf Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Awilda Gonzalez  
Purpose: To install approximately 140' of 4' tall chain-link fencing along the corner of Kondolf Street and Child Street, and to legalize an existing 4' tall chain-link fence along the street frontage at 20 Kondolf Street, a fence type not permitted in the district.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 3  
File Number: V-075-17-18  
Case Type: Area Variance  
Address: 4 Elton Street  
Zoning District: M-1 Industrial District  
Applicant: Adrian Morgenstern  
Purpose: To construct a 5'4" tall x 18' long x 9' wide expanded steel mesh refuse dumpster enclosure in the front yard of a mixed-use building, not meeting the location or opacity requirements; and to install two 18' sections of 4'8" expanded metal mesh fencing along the street frontage to separate the parking lot from the sidewalk, not meeting height or location requirements.  
Code Section: 120-165, 120-167  
Enforcement: Yes  
SEQR: Type II



**Case: 4**  
File Number: V-076-17-18  
Case Type: Use Variance  
Address: 135 Spencer Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Carrie Melnyk  
Purpose: To re-establish the 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: 5**  
File Number: V-077-17-18  
Case Type: Use Variance  
Address: 8 Evergreen Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Luz Marie Calixto  
Purpose: To re-establish the 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: 6**  
File Number: V-078-17-18  
Case Type: Use Variance  
Address: 4321 Lake Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Bob Youst  
Purpose: To re-establish the 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

\* Revised 5/7/18

Thursday, May 17, 2018

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-079-17-18  
Case Type: Area Variance  
Address: 556 Chili Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: Jim Colombo, Skylight Signs  
Purpose: To install a 36 square foot internally illuminated box sign for “Henner’s Liquor”, not meeting the size or design criteria.  
Code Section: 120-177  
Enforcement: Yes  
SEQR: Type II

**Case:** 2  
File Number: V-080-17-18  
Case Type: Area Variance  
Address: 4699 Lake Avenue  
Zoning District: H-V Harbortown Village Center District  
Applicant: John Sciarabba, LandTech  
Purpose: To construct an approximate 1,100 square feet addition at the rear of “Mr. Dominic’s” restaurant, exceeding the 2,500 square foot maximum for nonresidential uses.  
Code Section: 120-77  
Enforcement: No  
SEQR: Type II

**Case:** 3  
File Number: V-081-17-18  
Case Type: Area Variance  
Address: 1239 University Avenue  
Zoning District: C-2 Community Center District  
Applicant: David Norbut  
Purpose: To construct a 16’ 7” tall x 9’ wide pole sign to serve multiple tenants in an existing building on this site, exceeding **the height and total size requirements for a detached sign.\***  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-082-17-18  
Case Type: Area Variance  
Address: 431 Broadway  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Don Lasher, Capstone Construction  
Purpose: To construct one of six, single family attached dwellings, exceeding the lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 5**  
File Number: V-083-17-18  
Case Type: Area Variance  
Address: 435 Broadway  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Don Lasher, Capstone Construction  
Purpose: To construct one of six, single family attached dwellings, exceeding the lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 6**  
File Number: V-084-17-18  
Case Type: Area Variance  
Address: 439 Broadway  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Don Lasher, Capstone Construction  
Purpose: To construct one of six, single family attached dwellings, exceeding the lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 7**  
File Number: V-085-17-18  
Case Type: Area Variance  
Address: 441 Broadway  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Don Lasher, Capstone Construction  
Purpose: To construct one of six, single family attached dwellings, exceeding the lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 8**  
File Number: V-086-17-18  
Case Type: Area Variance  
Address: 445 Broadway  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Don Lasher, Capstone Construction  
Purpose: To construct one of six, single family attached dwellings, exceeding the lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 9**  
File Number: V-087-17-18  
Case Type: Area Variance  
Address: 200 East Highland Drive  
Zoning District: Planned Development District #8 (Mid-Town Athletic Club)  
Applicant: Arthur Ientilucci, AJI Zoning & Land Use Advisory  
Purpose: To replace two existing conventional advertising sign faces (billboards) with digital signs, and to raise the height of the sign structure by 15'; not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 10**  
File Number: V-088-17-18  
Case Type: Area Variance  
Address: 335 McKee Road  
Zoning District: M-1 Industrial District  
Applicant: Arthur Ientilucci, AJI Zoning & Land Use Advisory  
Purpose: To replace the conventional advertising sign face (billboard) on the west side of the site, facing east, with a digital sign; and to replace the conventional advertising sign face (billboard) on the east side of the site, facing west, with a digital sign; not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Thursday, June 21, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
**File Number:** V-089-17-18  
**Case Type:** Area Variance  
**Address:** 61 Westminster Road  
**Zoning District:** R-2 Medium-Density Residential District  
**Applicant:** Larry Fenity, Fenity Associates Architects  
**Purpose:** To construct an 8' x 18' one-story addition at the rear of an existing three-family dwelling, an expansion of a nonconforming use, and not meeting the side yard setback or lot coverage requirement.

**Code Section:** 120-17, 120-20  
**Enforcement:** No  
**SEQR:** Type II

**Case:** 2  
**File Number:** V-090-17-18  
**Case Type:** Area Variance  
**Address:** 57 Shepard Street  
**Zoning District:** R-1 Low-Density Residential District  
**Applicant:** Jennifer Strauss  
**Purpose:** To install a 9' x 18' parking space in the front yard of a two-family dwelling, resulting in front yard parking.

**Code Section:** 120-173  
**Enforcement:** No  
**SEQR:** Type II

**Case:** 3  
**File Number:** V-091-17-18  
**Case Type:** Area Variance  
**Address:** 253 Dorchester Road  
**Zoning District:** R-1 Low-Density Residential District  
**Applicant:** Kevin Wilcox  
**Purpose:** To remove an existing picket fence and install approximately 190 linear feet of 6'T stockade fencing along a portion of the Croydon Road frontage, not meeting the height or opacity requirements.

**Code Section:** 120-167  
**Enforcement:** No  
**SEQR:** Type II

**Case:** 4  
File Number: V-092-17-18  
Case Type: Area Variance  
Address: 1850 Mt. Read Boulevard  
Zoning District: M-1 Industrial District/Ridgeway Urban Renewal District  
Applicant: Todd Northrop  
Purpose: To remove the existing detached sign for the "Plumbers and Pipefitters Union Hall" and install a 6' T x 8' W detached sign with LED message board, not meeting certain sign requirements.  
  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-093-17-18  
Case Type: Area Variance  
Address: 761-793 South Plymouth Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: Marvin Maye  
Purpose: To replace two, 32 sq. ft. internally illuminated sign faces on an existing 15'T pole sign, not meeting the height, size, or design requirements for detached signs.  
  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-094-17-18  
Case Type: Area Variance  
Address: 75 Thomas Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Reza Hourmanesh  
Purpose: To legalize the expansion of the existing retail store on the first floor of this mixed use building, an expansion of a nonconforming use.  
  
Code Section: 120-8  
Enforcement: Yes  
SEQR: Type II

**Case:** 7  
File Number: V-095-17-18  
Case Type: Use and Area Variance  
Address: 990 Lyell Avenue  
Zoning District: C-2 Community Center District  
Applicant: Reza Hourmanesh  
Purpose: To expand an existing vehicle sales operation, a use not permitted in the district and first established through a use variance, and to legalize the parking of vehicles between the front of the building and the street, not meeting the location requirements for parking.  
  
Code Section: 120-42, 120-173  
Enforcement: Yes  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Thursday, July 26, 2018**

**I. Meeting with Staff**

**II. Other Items**

**Rehearing Request:** To request a rehearing for 780 University Avenue (V-039-17-18) regarding the conversion a garage to a dwelling unit.

**III. Public Hearing**

**Case: 1**  
File Number: P-01-18-19  
Case Type: Appeal of a Decision by the Manager of Zoning  
Address: 50 Chestnut Street  
Zoning District: CCD-T Center City Tower District  
Applicant: Mary Anne Luttrell, DHD Ventures  
Purpose: To appeal the Denial by the Manager of Zoning (AA-29-17-18) regarding the projecting sign for "Anytime Fitness."  
Code Section: 120-71, 120-195  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-01-18-19  
Case Type: Area Variance  
Address: 7 Wilmington Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Sarah and Andrew Vigoren  
Purpose: To remove an existing chain-link fence and install approximately 53 linear feet of 4'T solid fencing in the front yard along Wilmington Street, not meeting the opacity requirement for front yard fencing.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-02-18-19  
Case Type: Area Variance  
Address: 20 Goebel Place  
Zoning District: R-1 Low-Density Residential District  
Applicant: Margaret Heveron Riter  
Purpose: To install a driveway that ends in the side yard, a portion of which is to be located at 24 Goebel Place, exceeding the lot coverage requirement and not leading to a legal parking space.  
Code Section: 120-11, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-03-18-19  
Case Type: Area Variance  
Address: 24 Goebel Place  
Zoning District: R-1 Low-Density Residential District  
Applicant: Margaret Heveron Riter  
Purpose: To install a driveway that ends in the side yard to serve 20 Goebel Place, a portion of which is to be located at 24 Goebel Place, exceeding the lot coverage requirement and not leading to a legal parking space.  
Code Section: 120-11, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 5**  
File Number: V-04-18-19  
Case Type: Area Variance  
Address: 85 Oxford Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Chris LaBella  
Purpose: To convert the property from a single family to a two-family dwelling, a permitted use in the district, but not meeting the minimum lot size or off-street parking requirement.  
Code Section: 120-20, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 6**  
File Number: V-05-18-19  
Case Type: Area Variance  
Address: 198 Culver Road  
Zoning District: R-3 High-Density Residential District  
Applicant: Steven Calhoun, Lifetime Assistance, Inc.  
Purpose: To install a parking area in the front yard of a multi-family dwelling, resulting in front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case: 7**  
File Number: V-06-18-19  
Case Type: Area Variance  
Address: 78 Rockwood Street  
Zoning District: M-1 Industrial District  
Applicant: Corey Auerbach  
Purpose: To install a detached, single-sided, 68 square foot internally illuminated, multiple tenant monument sign that is 10 feet in height, exceeding the total size and height requirement for detached signs.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II



<b>Case:</b>	<b>8</b>
File Number:	V-07-18-19
Case Type:	Area Variance
Address:	149 Brooks Avenue
Zoning District:	R-1 Low-Density Residential District
Applicant:	Toni Phelps, Genesee Baptist Church
Purpose:	To remove an existing detached sign for the Genesee Baptist Church and replace it with a detached, single-sided, monument sign that contains a digital message board, not meeting certain design criteria.
Code Section:	120-177
Enforcement:	No
SEQR:	Type II

**Thursday, August 23, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-08-18-19  
Case Type: Area Variance  
Address: 82 Sanford Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Ryan Arthurton  
Purpose: To install an approximately 20' x 26' parking area in the rear yard of a three family dwelling, exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case: 2**  
File Number: V-09-18-19  
Case Type: Area Variance  
Address: 512 Beach Avenue  
Zoning District: R-1 Low-Density Residential District/Beach Avenue Preservation District  
Applicant: Steve Ferra  
Purpose: To install an approximate 12' x 26' parking space in the front yard of a single family dwelling, resulting in front yard parking and exceeding the maximum lot coverage requirement.  
Code Section: 120-11, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-10-18-19  
Case Type: Area Variance  
Address: 1875 Dewey Avenue  
Zoning District: C-3 Regional Destination Center District  
Applicant: Louie Carini  
Purpose: To establish use of the property as vehicle sales and repair, not meeting certain additional requirements for specified uses.  
Code Section: 120-153  
Enforcement: No  
SEQR: Type II

Zoning Board of Appeals

August 23, 2018

Page 2

<b>Case:</b>	<b>4</b>
File Number:	V-11-18-19
Case Type:	Area Variance
Address:	936 East Main Street
Zoning District:	PMV Public Market Village District
Applicant:	Scott Fiske
Purpose:	To demolish a Designated Building of Historic Value, which is a one story office building at the southwest corner of the site.
Code Section:	120-158, 120-195
Enforcement:	No
SEQR:	Type I (Lead Agency: Zoning Board of Appeals)

**Thursday, September 20, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-012-18-19  
Case Type: Area Variance  
Address: 179 Troup Street  
Zoning District: R-3 High-Density Residential District  
Applicant: Allonzo Paige  
Purpose: To install an approximately 20' x 7' parking space to the left of the existing driveway in the front yard, not leading to a legal parking space, thereby resulting in front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-013-18-19  
Case Type: Area Variance  
Address: 337 Sawyer Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Brian Farrance  
Purpose: To continue the use of an enclosed front porch by legalizing the installation of smaller windows on a single family dwelling, thereby reducing the transparency.  
Code Section: 120-160  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-014-18-19  
Case Type: Area Variance  
Address: 575 Post Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Mary Hurley  
Purpose: To install approximately 182 linear feet of 6'T fencing along Enterprise Street, not meeting the height or opacity requirements.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-015-18-19  
Case Type: Area Variance  
Address: 87 Locust Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Dimetrus and Tiffany Cowart  
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: 5**  
File Number: V-016-18-19  
Case Type: Area Variance  
Address: 411 Seneca Parkway  
Zoning District: R-1 Low-Density Residential District  
Applicant: Frank Arena  
Purpose: To install approximately 80 linear feet of 6'T stockade fencing along Dewey Avenue, not meeting the height or opacity requirements.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case: 6**  
File Number: V-017-18-19  
Case Type: Area Variance  
Address: 171 Cherry Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Patric DeMarco  
Purpose: To legalize an expanded driveway in the front yard, resulting in front yard parking; and to legalize the installation of an expanded stoop with no roof in the front, resulting in a deck in the front yard.  
Code Section: 120-173, 120-163  
Enforcement: Yes  
SEQR: Type II

**Case: 7**  
File Number: V-018-18-19  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Arthur Ientilucci  
Purpose: To install an approximately 200 square foot internally illuminated channel letter sign for "Life Storage" facing Railroad Street, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 8**  
File Number: V-019-18-19  
Case Type: Area Variance  
Address: 1255 University Avenue  
Zoning District: C-2 Community Center District  
Applicant: Andrew Crossed  
Purpose: To install six, non-illuminated, 8' x 3' channel letter signs on the front of the building, one for "AV Science" and five for future tenants, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 9**  
File Number: V-020-18-19  
Case Type: Area Variance  
Address: 1844 East Avenue  
Zoning District: C-2 Community Center District  
Applicant: Rick Consaul  
Purpose: To install one attached, 32 square feet internally illuminated channel letter sign facing North Winton Road for "Wendy's"; and to legalize the replacement of the sign face on the existing 18'T pole sign; not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: Yes  
SEQR: Type II

**Case: 10**  
File Number: V-021-18-19  
Case Type: Area Variance  
Address: 1810 Mt. Hope Avenue  
Zoning District: C-2 Community Center District  
Applicant: Jay Hurzy  
Purpose: To replace an existing detached pole sign with a detached, 32 square feet internally illuminated 6'T monument sign with digital fuel prices for "Speedway"; not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

Thursday, October 18, 2018

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-022-18-19  
Case Type: Use Variance  
Address: 373 Weaver Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Luciano Snyder  
Purpose: To re-establish the use of the property as two-family dwelling that has lost its rights due to a period of vacancy longer than nine months.  
Code Section: 120-199  
Enforcement: Yes  
SEQR: Type II

**Case:** 2  
File Number: V-023-18-19  
Case Type: Area Variance  
Address: 2052 East Main Street  
Zoning District: R-2 Medium-Density Residential District/Overlay Boutique District  
Applicant: Robin Rubado  
Purpose: To remove the existing chain-link fencing on the property and install approximately 1,171 linear feet of 6'T open aluminum fencing, which includes both the East Main Street and Cedarwood Terrace Street frontages; not meeting the height requirement for front yard fencing.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II

**Case:** 3  
File Number: V-024-18-19  
Case Type: Area Variance  
Address: 1201 Bay Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Joe O'Donnell  
Purpose: To demolish an existing detached two-car garage and construct a 10' x 19' single story addition with a single car attached garage at the rear of a single family dwelling; not meeting certain bulk, area, and yard requirements.  
Code Section: 120-11  
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**

**Wednesday, November 14, 2018**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>	<b>*HELD from 9/20/18 ZBA Hearing</b>
File Number:	V-020-18-19	
Case Type:	Area Variance	
Address:	1844 East Avenue	
Zoning District:	C-2 Community Center District	
Applicant:	Rick Consaul	
Purpose:	To install one attached, 32 square feet internally illuminated channel letter sign facing North Winton Road for "Wendy's"; and to legalize the replacement of the sign face on the existing 18'T pole sign; not meeting certain sign requirements.	
Code Section:	120-177	
Enforcement:	Yes	
SEQR:	Type II	
<b>Case:</b>	<b>2</b>	
File Number:	V-025-18-19	
Case Type:	Area Variance	
Address:	376 Campbell Street	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Rukia Abdikadir	
Purpose:	To legalize the enclosure of an open front porch on a single family dwelling.	
Code Section:	120-160	
Enforcement:	Yes	
SEQR:	Type II	
<b>Case:</b>	<b>3</b>	
File Number:	V-026-18-19	
Case Type:	Area Variance	
Address:	579 Wellington Avenue	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Byron Walker	
Purpose:	To enclose an open front porch on a two-family dwelling.	
Code Section:	120-160	
Enforcement:	No	
SEQR:	Type II	



**Case:** 4  
File Number: V-027-18-19  
Case Type: Area Variance  
Address: 362-366 Arnett Boulevard  
Zoning District: C-1 Neighborhood Center District  
Applicant: David Culeton  
Purpose: To establish the use of approximately 1,200 square feet of the first floor as a bar/restaurant, a permitted use in the district, but not meeting the off-street parking requirement.  
  
Code Section: 120-173  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

**Case:** 5  
File Number: V-028-18-19  
Case Type: Area Variance  
Address: 366-366.5 Alexander Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Ronald Finewood  
Purpose: To convert an existing detached accessory building to a single family dwelling, a permitted use in the district, but not meeting certain lot, area, and yard requirements.  
  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-029-18-19  
Case Type: Area Variance  
Address: 625 South Goodman Street  
Zoning District: C-2 Community Center District  
Applicant: Steven M. DiMarzo  
Purpose: To install RG&E transformers and related equipment within an enclosure in the front yard of a 100 unit multi-family dwelling, not meeting the location requirement for detached accessory structures.  
  
Code Section: 120-163  
Enforcement: No  
SEQR: Type II

**Case:** 7  
File Number: V-030-18-19  
Case Type: Area Variance  
Address: 426-430 South Avenue  
Zoning District: CCD-B Center City Base District  
Applicant: John Diamantopolous  
Purpose: To demolish the two-story residential structure at the rear of the property, which is a Designated Building of Historic Value.  
  
Code Section: 120-158, 120-195  
Enforcement: Yes  
SEQR: Type I (Lead Agency: Manager of Zoning)

**Case:** 8  
**File Number:** V-031-18-19  
**Case Type:** Area Variance  
**Address:** 1109-1121 Hudson Avenue  
**Zoning District:** C-1 Neighborhood Center District  
**Applicant:** Ben Syput, the Durban Group  
**Purpose:** To subdivide an existing parcel from one parcel into two parcels to facilitate the construction of a 9,288 square foot retail store (Family Dollar) and to install three attached signs and one detached sign; resulting in a parking deficiency on one of the remaining parcels, not meeting the maximum size requirement for uses in the district, and not meeting certain sign requirements.

**Code Section:** 120-173, 120-37, 120-177  
**Enforcement:** No  
**SEQR:** Unlisted (Lead Agency: Zoning Board of Appeals)

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

Thursday, December 20, 2018

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: P-002-18-19  
Case Type: Administrative Appeal  
Address: 2.5 & 14 Highland Heights Drive  
Zoning District: R-1 Low-Density Residential District  
Applicant: Laurence Champoux  
Purpose: To appeal the time extension approvals granted by the Manager of Zoning for File #V-018-17-18 and #SP-036-16-17.  
Code Section: 120-195  
Enforcement: No

**Case:** 2 **\*DEFAULT DENIAL from 11/14/18 ZBA Hearing**  
File Number: V-026-18-19  
Case Type: Area Variance  
Address: 579 Wellington Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Byron Walker  
Purpose: To enclose an open front porch on a two-family dwelling.  
Code Section: 120-160  
Enforcement: No  
SEQR: Type II

**Case:** 3 **\*HELD from the 11/14/18 ZBA Hearing**  
File Number: V-029-18-19  
Case Type: Area Variance  
Address: 625 South Goodman Street  
Zoning District: C-2 Community Center District  
Applicant: Steven M. DiMarzo  
Purpose: To install RG&E transformers and related equipment within an enclosure in the front yard of a 100 unit multi-family dwelling, not meeting the location requirement for detached accessory structures.  
Code Section: 120-163  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-032-18-19  
Case Type: Area Variance  
Address: 667 Clay Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Richard Joa  
Purpose: To legalize the installation of approximately 90 linear feet of 6'T fencing along a portion of Lily Street, not meeting the height or opacity requirements.  
Code Section: 120-167  
Enforcement: Yes  
SEQR: Type II

**Case: 5**  
File Number: V-033-18-19  
Case Type: Area Variance  
Address: 35 Langslow Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Duncan Tsay  
Purpose: To legalize the expansion of pavement at the rear of a single family dwelling, exceeding the maximum number of parking spaces allowed for a single family dwelling.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II