

**CITY OF ROCHESTER  
30 CHURCH STREET**

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

**Cases 1-4 Public Hearing Begins: 9:30 AM  
Cases 5-16 Public Hearing Begins: 10:45AM  
CITY COUNCIL CHAMBERS 302A**

**Thursday, January 24, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-034-18-19  
Case Type: Use Variance  
Address: 91 Prince Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Aaron and Melissa Stevens  
Purpose: To establish the use of the property as three family dwelling, not meeting the dwelling unit conversion standards for lot size and off-street parking.  
Code Section: 120-166  
Enforcement: Yes  
SEQR: Type II

**Case: 2**  
File Number: V-035-18-19  
Case Type: Area Variance  
Address: 37 Chemung Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Cuong Pham  
Purpose: To construct an attached carport in the side yard of a single family dwelling, not meeting the minimum side yard setback requirement.  
Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-036-18-19  
Case Type: Area Variance  
Address: 579-587 North Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Daniela Polidor  
Purpose: To legalize the existing plywood in the second and third floor window openings of a multi-family dwelling, not meeting the residential building standards for a multi-family dwelling.  
Code Section: 120-160  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-037-18-19  
Case Type: Area Variance  
Address: 262 Culver Road  
Zoning District: R-3 High-Density Residential District  
Applicant: Ron Billitier  
Purpose: To install a circular driveway with an approximate 3' tall decorative solid wall in the front yard of a single family dwelling, thereby creating front yard parking and not meeting the opacity requirements for fences and walls in the front yard.  
Code Section: 120-173, 167  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-038-18-19  
Case Type: Area Variance  
Address: 54 Sullivan Street (Site A)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case:** 6  
File Number: V-039-18-19  
Case Type: Area Variance  
Address: 58 Sullivan Street (Site A)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case:** 7  
File Number: V-040-18-19  
Case Type: Area Variance  
Address: 62 Sullivan Street (Site A)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 8**  
File Number: V-041-18-19  
Case Type: Area Variance  
Address: 30 Sullivan Street (Site B)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 9**  
File Number: V-042-18-19  
Case Type: Area Variance  
Address: 32 Sullivan Street (Site B)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 10**  
File Number: V-043-18-19  
Case Type: Area Variance  
Address: 38 Sullivan Street (Site B)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 11**  
File Number: V-044-18-19  
Case Type: Area Variance  
Address: 42 Sullivan Street (Site B)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 12**  
File Number: V-045-18-19  
Case Type: Area Variance  
Address: 27-29 Hoeltzer Street (Site M)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 13**  
File Number: V-046-18-19  
Case Type: Area Variance  
Address: 6 Kappel Place (Site P)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 14**  
File Number: V-047-18-19  
Case Type: Area Variance  
Address: 18 Kappel Place (Site Q)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

**Case: 15**  
File Number: V-048-18-19  
Case Type: Area Variance  
Address: 24 Kappel Place (Site Q)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Eugenio Marlin, Ibero-American Development  
Purpose: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Manager of Zoning)

<b>Case:</b>	<b>16</b>
File Number:	V-049-18-19
Case Type:	Area Variance
Address:	20 Hoeltzer Street (Site O)
Zoning District:	R-2 Medium-Density Residential District
Applicant:	Eugenio Marlin, Ibero-American Development
Purpose:	To construct a two-family dwelling, not meeting the minimum lot size, side yard setback and exceeding the maximum lot coverage requirement.
Code Section:	120-20
Enforcement:	No
SEQR:	Unlisted (Lead Agency: Manager of Zoning)

**CITY OF ROCHESTER  
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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**

**\*Revised**

**Thursday, February 21, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: P-003-18-19  
Case Type: Appeal of a Decision by the Manager of Zoning  
Address: 217 West Main Street  
Zoning District: CCD-M Center City Main Street District  
Applicant: Jim Colombo, Skylight Signs  
Purpose: To appeal the Denial by the Manager of Zoning (AA-20-18-19) regarding the internally illuminated channel sign for "Hanna Commercial Real Estate."  
Code Section: 120-191, 120-195  
Enforcement: No

**Case: 2**  
File Number: P-004-18-19  
Case Type: Appeal of a Decision by the Manager of Zoning  
Address: 1 Woodbury Boulevard  
Zoning District: CCD-R Center City Riverfront District  
Applicant: Steve Stanley, Vital Signs  
Purpose: To appeal the Denial by the Manager of Zoning (AA-21-18-19) regarding the channel letter sign for "Turner Engineering."  
Code Section: 120-191, 120-195  
Enforcement: No

**Case: 3**  
File Number: V-050-18-19  
Case Type: Area Variance  
Address: 45 Spruce Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: David Greene  
Purpose: To legalize the expansion of a driveway in the front yard of a single family dwelling, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-051-18-19  
Case Type: Area Variance  
Address: 1150 Elmwood Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Ashok Rekhi  
Purpose: To legalize the expansion of a driveway in the front yard of a single family dwelling, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 5  
File Number: V-052-18-19  
Case Type: Area Variance  
Address: 1440 Dewey Avenue  
Zoning District: C-2 Community Center District  
Applicant: Thomas Nary  
Purpose: To expand an existing second hand dealer and pawn operation within a single tenant space, an expansion of a nonconforming use.  
Code Section: 120-195  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

**Case:** 6  
File Number: V-053-18-19  
Case Type: Area Variance  
Address: 217 Lake Avenue  
Zoning District: R-3 High-Density Residential District  
Applicant: Mark Costich  
Purpose: To install an attached sign on the northern elevation of the building, thereby exceeding the maximum number of attached signs permitted.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 7  
File Number: V-054-18-19  
Case Type: Area Variance  
Address: 1008 Culver Road  
Zoning District: C-2 Community Center District  
Applicant: Omar Abdelgani  
Purpose: To install an approximately 68 square foot internally illuminated channel letter sign for "Metro by T-Mobile," thereby exceeding the maximum size requirement for attached signs.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case: 8**  
File Number: V-055-18-19  
Case Type: Area Variance  
Address: 161 Dartmouth Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Mark Caramanna  
Purpose: To legalize the expansion of pavement in the rear yard of a two-family dwelling, thereby exceeding the maximum lot coverage requirement.  
Code Section: 120-20  
Enforcement: Yes  
SEQR: Type II

**Case: 9**  
File Number: V-056-18-19  
Case Type: Area Variance  
Address: 175 North Winton Road  
Zoning District: C-1 Neighborhood Center District  
Applicant: Lew Kibling, Aldi, Inc.  
Purpose: To install attached and detached signage for "Aldi," not meeting certain sign requirements.  
Code Section: 120-177, 120-195\*  
Enforcement: No  
SEQR: Type II

**Case: 10** **\*HELD from the 2/22/18 ZBA Hearing**  
File Number: V-059-17-18  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Ventura  
Purpose: To subdivide one parcel into three thereby creating three new properties that do not meet certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 11**  
File Number: V-057-18-19  
Case Type: Area Variance  
Address: 60 Delaware Street (103-105 Anderson Avenue)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Ventura  
Purpose: To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

<b>Case:</b>	<b>12</b>
File Number:	V-058-18-19
Case Type:	Area Variance
Address:	68 Delaware Street (103-105 Anderson Avenue)
Zoning District:	R-2 Medium-Density Residential District
Applicant:	Joe Ventura
Purpose:	To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.
Code Section:	120-20
Enforcement:	No
SEQR:	Type II

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CONFERENCE ROOM 223B

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Cases 9-12 Public Hearing Begins: 11:00 AM  
CITY COUNCIL CHAMBERS 302A

**\*\* Revised**

**Thursday, March 21, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*Rescheduled from 2/21/19 Hearing – No Quorum**  
File Number: V-059-17-18  
Case Type: Area Variance  
Address: 103-105 Anderson Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Ventura  
Purpose: To subdivide one parcel into three thereby creating three new properties that do not meet certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 2 \*Rescheduled from 2/21/19 Hearing – No Quorum**  
File Number: V-057-18-19  
Case Type: Area Variance  
Address: 60 Delaware Street (103-105 Anderson Avenue)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Ventura  
Purpose: To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 3 \*Rescheduled from 2/21/19 Hearing – No Quorum**  
File Number: V-058-18-19  
Case Type: Area Variance  
Address: 68 Delaware Street (103-105 Anderson Avenue)  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joe Ventura  
Purpose: To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II

**Case: 4 \*HELD from the 5/17/18 ZBA Hearing**  
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 \*HELD from the 5/17/18 ZBA Hearing**  
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 \*HELD from the 5/17/18 ZBA Hearing**  
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 \*HELD from the 5/17/18 ZBA Hearing**  
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 \*HELD from the 5/17/18 ZBA Hearing**  
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-059-18-19  
Case Type: Area Variance  
Address: 448 & 450 Alexander Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Rick Staropli  
Purpose: To combine two parcels into one to facilitate the construction of a single family dwelling, not meeting the residential building standards for new infill single family dwellings.  
Code Section: 120-160  
Enforcement: No  
SEQR: Type II

**Case: 10**  
File Number: V-060-18-19  
Case Type: Area Variance  
Address: 56 Madison Street  
Zoning District: R-2 Medium-Density Residential District  
Susan B. Anthony Preservation District  
Applicant: DeLois Crawford  
Purpose: To legalize the installation of an air-conditioning unit in the side yard, to install a generator in the side yard, and to install a new concrete driveway; not meeting the location requirements for detached accessory structures and not leading to a legal parking space.  
Code Section: 120-163, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 11**  
File Number: V-061-18-19  
Case Type: Area Variance  
Address: 1235 South Clinton Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Dan Glading  
Purpose: To install two handicapped parking spaces in the front yard of an existing church in conjunction with a proposed building addition, not meeting the location requirements for off-street parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case:** 12 **\*\* APPLICATION WITHDRAWN BY APPLICANT**  
**File Number:** V-062-18-19  
**Case Type:** Area Variance  
**Address:** 72 Crawford Street  
**Zoning District:** R-1 Low-Density Residential District  
**Applicant:** Rachel Long  
**Purpose:** To demolish an existing single car, detached garage and construct a single car, attached garage not meeting certain lot, area, and yard requirements.  
**Code Section:** 120-11  
**Enforcement:** No  
**SEQR:** Type II

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**Cases 1-2 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A**

\*Revised

**Thursday, April 18, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-063-18-19\*  
Case Type: Area Variance  
Address: 54-56 South Union Street  
Zoning District: R-3 High-Density Residential District  
Applicant: Craig Jensen  
Purpose: To expand an existing bar/restaurant (Roc Brewing) within a single tenant space and to expand the existing outdoor seating area in front of the building, both expansions of a nonconforming use, and not meeting the off-street parking requirement.  
Code Section: 120-199, 120-173  
Enforcement: No  
SEQR: Unlisted

**Case: 2**  
File Number: V-064-18-19  
Case Type: Area Variance  
Address: 34 South Goodman Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Joseph Hanna  
Purpose: To legalize four units in the basement of a multi-family dwelling, an expansion of a nonconforming use, and not meeting the off-street parking requirement.\*  
Code Section: 120-199, 120-173\*  
Enforcement: No  
SEQR: Unlisted

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CITY COUNCIL CHAMBERS 302A

\*Revised

Wednesday, May 15, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-065-18-19  
Case Type: Area Variance  
Address: 43 Stanford Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Lily and Helen Martyn  
Purpose: To legalize the conversion of an attached garage to living space in a single family dwelling, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case: 2**  
File Number: V-066-18-19  
Case Type: Area Variance  
Address: 39 Warren Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Mark Chiarenza  
Purpose: To subdivide one parcel into two, thereby creating two parcels not meeting certain lot, area, and yard requirements.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II\*

**Case: 3**  
File Number: V-067-18-19  
Case Type: Area Variance  
Address: 132 Meadowbrook Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Anthony Natale, Marshall Exteriors  
Purpose: To remove an existing deck at the rear of a single family dwelling and replace it with a new 14' x 16' deck, not meeting the side yard setback requirement.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-068-18-19  
Case Type: Area Variance  
Address: 5 Linwood Place  
Zoning District: R-3 High-Density Residential District  
Applicant: David Dietrich  
Purpose: To remove an existing parking area for a single family dwelling and to install an approximate 45' long driveway, not leading to a legal parking space.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 5**  
File Number: V-069-18-19  
Case Type: Area Variance  
Address: 50 Audubon Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Laramie Gavin  
Purpose: To construct an attached garage at the rear of a single family dwelling, not meeting the side yard setback requirement.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II

**Case: 6**  
File Number: V-070-18-19  
Case Type: Area Variance  
Address: 452-454 Parsells Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Waleed A. Almansoob and Ali Almansoob  
Purpose: To install a dumpster storage area with screening at the rear of a single story commercial building, an amendment to the previous variance approval (V-013-94-95) which required all trash to be stored inside of the building.  
Code Section: 120-195  
Enforcement: Yes  
SEQR: Unlisted

**Case: 7**  
File Number: V-071-18-19  
Case Type: Area Variance  
Address: 1286 St. Paul Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Adam Tellier  
Purpose: To legalize a dwelling unit at the rear of the first floor in a mixed use building, resulting from the conversion of nonresidential floor area to a residential use.  
Code Section: 120-166  
Enforcement: Yes  
SEQR: Type II

<b>Case:</b>	<b>8</b>
File Number:	V-072-18-19
Case Type:	Area Variance
Address:	54-56 Argo Park
Zoning District:	R-1 Low-Density Residential District
Applicant:	Julie Fox, Rochester Housing Authority
Purpose:	To rebuild an existing two-story front porch on the front of a two-family dwelling, the first floor to be built open and the second floor to be closed, not meeting the residential building standards for front porches.
Code Section:	120-160
Enforcement:	No
SEQR:	Type II

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Cases 6-10 Public Hearing Begins: 10:30 AM  
CITY COUNCIL CHAMBERS 302A**

**Thursday, June 20, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*HELD from the 9/20/18 ZBA Hearing**  
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: 2**  
File Number: V-073-18-19  
Case Type: Area Variance  
Address: 31-35 Pullman Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Reza Hourmanesh  
Purpose: To establish three dwelling units on the first floor of an existing mixed-use building, resulting from the conversion of nonresidential floor area to a residential use.  
Code Section: 120-166  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-074-18-19  
Case Type: Area Variance  
Address: 150 Magee Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Tim and Meg Orbaker  
Purpose: To expand the parking area in the rear yard of a single family dwelling, exceeding the lot coverage requirement.  
Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-075-18-19  
Case Type: Area Variance  
Address: 66 Harding Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Mark Bailey  
Purpose: To install a pool in the front yard of a single family dwelling located on a corner lot, not meeting the location requirements for detached accessory structures.  
Code Section: 120-163  
Enforcement: No  
SEQR: Type II

**Case:** 5  
File Number: V-076-18-19  
Case Type: Area Variance  
Address: 530 Lyell Avenue  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Anthony Mugavero, Church of the Holy Apostles  
Purpose: To install a detached sign with a digital message board component, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Case:** 6  
File Number: V-077-18-19  
Case Type: Area Variance  
Address: 165 Atkinson Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Max Gianniny  
Purpose: To convert existing office space to a dwelling unit, resulting from the conversion of nonresidential floor area to a residential use.  
Code Section: 120-166  
Enforcement: No  
SEQR: Type II

**Case:** 7  
File Number: V-078-18-19  
Case Type: Area Variance  
Address: 352 Canterbury Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Chris Cieslak, Jettison Corp.  
Purpose: To legalize the use of the third floor in conjunction with the dwelling unit on the second floor, thereby expanding a nonconforming use.  
Code Section: 120-195  
Enforcement: Yes  
SEQR: Type II

**Case: 8**  
File Number: V-079-18-19  
Case Type: Area Variance  
Address: 44 Alliance Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Anne Punzi  
Purpose: To repave the existing driveway of a single family dwelling that terminates in the side yard, not leading to a legal parking space.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 9**  
File Number: V-080-18-19  
Case Type: Area Variance  
Address: 820 East Main Street  
Zoning District: C-2 Community Center District/Marketview Heights Urban Renewal District  
Applicant: Ami Notis  
Purpose: To legalize four porch enclosures on the front of a multi-family dwelling, not meeting the residential building standards.  
Code Section: 120-160  
Enforcement: Yes  
SEQR: Type II

**Case: 10**  
File Number: V-081-18-19  
Case Type: Area Variance  
Address: 10 Griffith Street  
Zoning District: CCD-R Center City District – Riverfront  
Applicant: James S. Grossman, Barclay Damon  
Purpose: To replace two existing conventional advertising signs (billboards) with digital signs, and to raise the height of the sign structure by 20 feet; not meeting 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 1-4 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A

\*Revised

Thursday, July 25, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
File Number: V-01-19-20  
Case Type: Area Variance  
Address: 10 Milan Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Mikhail Slobodian  
Purpose: To remove an existing storage shed and construct a new, 22' x 24' garage\* in the front yard of a corner property, not meeting the location requirements for detached accessory structures.  
Code Section: 120-163  
Enforcement: No  
SEQR: Type II

**Case:** 2  
File Number: V-02-19-20  
Case Type: Area Variance  
Address: 24 Rosemount Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Won W. Park  
Purpose: To legalize the expansion of pavement in the front yard, thereby creating front yard parking.  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II

**Case:** 3  
File Number: V-03-19-20  
Case Type: Use Variance  
Address: 50 Oneida Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Brian Osipovitch  
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

<b>Case:</b>	<b>4</b>
File Number:	V-04-19-20
Case Type:	Area Variance
Address:	352 Canterbury Road
Zoning District:	R-1 Low-Density Residential District
Applicant:	Chris Cieslak, Jettison Corp.
Purpose:	To legalize the use of the third floor in conjunction with the dwelling unit on the second floor, thereby expanding a nonconforming use.
Code Section:	120-195
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 1-4 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A

\*Revised

Thursday, August 22, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-05-19-20  
Case Type: Area Variance  
Address: 310 Child Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Adam Prescott  
Purpose: To convert the existing nonresidential floor area to a residential use on the first floor of a vacant building; second floor dwelling unit to remain.  
Code Section: 120-166  
Enforcement: Yes  
SEQR: Type II

**Case: 2**  
File Number: V-06-19-20  
Case Type: Area Variance  
Address: 291 South Plymouth Avenue  
Zoning District: R-3 High-Density Residential District  
Applicant: Joel Barrett  
Purpose: To construct a multi-family dwelling containing three dwelling units, not meeting the front yard setback or certain locational off-street parking requirements.  
Code Section: 120-28, 120-173  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-07-19-20  
Case Type: Area Variance  
Address: 44 Bly Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Rebecca Smart  
Purpose: To legalize the conversion of a 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: 120-11  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
**File Number:** V-08-19-20  
**Case Type:** Area Variance  
**Address:** 1219 University Avenue  
**Zoning District:** C-2 Community Center District  
**Applicant:** Amy Catalano, Vital Signs  
**Purpose:** To remove an\* existing detached pole sign and replace it with a detached 6'T monument sign, not meeting certain sign requirements.  
**Code Section:** 120-177  
**Enforcement:** No  
**SEQR:** Type II

\*Revised

**Thursday, September 19, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-09-19-20  
Case Type: Area Variance  
Address: 202 Cottage Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: David Onderdonk  
Purpose: To install one front yard parking space on the left side of a two-family dwelling, resulting in front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-010-19-20  
Case Type: Area Variance  
Address: 147 Milburn Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Erik Graff  
Purpose: To demolish an existing detached two-car garage and construct a new detached two-car garage with a dwelling unit on the second floor, not meeting certain lot, area, and yard requirements or the residential building standards.  
Code Section: 120-11, 120-160  
Enforcement: No  
SEQR: Type II

**Case: 3**  
File Number: V-011-19-20  
Case Type: Area Variance  
Address: 1434 East Avenue  
Zoning District: R-3 High-Density Residential District/East Avenue Preservation District  
Applicant: Rob Cullen, CRS LLC  
Purpose: To enlarge an existing attached deck at the rear of a single family attached dwelling which does not meet the rear yard setback requirement, amending the previous variance approval from 1978 which established the existing rear yard setback. The project is scheduled to be heard by the Preservation Board at the September 4, 2019 Hearing for conceptual review.  
Code Section: 120-195  
Enforcement: No  
SEQR: Type II

**Case: 4**  
File Number: V-012-19-20  
Case Type: Area Variance  
Address: 213 Longview Terrace  
Zoning District: R-1 Low-Density Residential District  
Applicant: Kevin Ludwig  
Purpose: To install one front yard parking space on the right side of a single family dwelling, resulting in front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 5**  
File Number: V-013-19-20  
Case Type: Area Variance  
Address: 464-476 Hudson Avenue  
Zoning District: **R-1 Low-Density Residential District\***  
Applicant: Frederick Mitchell, Mitchell Design Build  
Purpose: To construct an approximate 5,300 square foot single story commercial building to be used as a day care center and community center (Bundle of Joy Day Care), not meeting certain lot, area, and yard requirements, certain non-residential building standards, or the off-street parking requirement.  
Code Section: 120-11, 120-159, 120-173  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: City Planning Commission

**Case: 6**  
File Number: V-014-19-20  
Case Type: Area Variance  
Address: 112 Hudson Avenue  
Zoning District: C-2 Community Center District  
Applicant: Scott Fiske, Pardi Partnership Architects  
Purpose: To construct an approximate 7,520 square foot addition to be used as indoor storage for an existing contractor operation, an expansion of a nonconforming use.  
Code Section: 120-195  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

\*Revised

Thursday, October 17, 2019

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-015-19-20  
Case Type: Area Variance  
Address: 58 May Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Farah Hussain  
Purpose: To install one parking space on the left (west) side of a **single family dwelling\***, resulting in front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-016-19-20  
Case Type: Area Variance  
Address: 831 Genesee Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Jerry McCullough, Kennedy Mechanical, Inc.  
Purpose: To install one air conditioning unit in the front yard of St. Monica's Church along the Monica Street frontage, not meeting the location requirements for detached accessory structures.  
Code Section: 120-163  
Enforcement: No  
SEQR: Unlisted

**Case: 3**  
File Number: V-017-19-20  
Case Type: Area Variance  
Address: 2052 East Main Street  
Zoning District: R-2 Medium-Density Residential District/Overlay-Boutique District  
Applicant: Chris McAllister, McAllister Sign, Inc.  
Purpose: To remove two existing detached signs for "Cedarwood Towers," one on East Main Street and one on Cedarwood Terrace, and install two new detached signs for "Winton Gardens Towers" in the same locations, not meeting certain sign requirements.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II

**Thursday, November 21, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*HELD from 10/17/19 Hearing**  
File Number: V-015-19-20  
Case Type: Area Variance  
Address: 58 May Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Farah Hussain  
Purpose: To install one parking space on the left (west) side of a single family dwelling, resulting in front yard parking.  
Code Section: 120-173  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-018-19-20  
Case Type: Area Variance  
Address: 480 North Winton Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Joe and Kristen Schmidt  
Purpose: To install an asphalt surface to be used as a multi-purpose area (basketball court, patio, etc.) along the Dorchester Road frontage of a single family dwelling, not meeting the location requirements for this area.  
Code Section: 120-163  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-019-19-20  
Case Type: Area Variance  
Address: 1072 South Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Bryan Ferraro  
Purpose: To legalize the use of the third floor in conjunction with the second floor unit, an expansion of a non-conforming use.  
Code Section: 120-195  
Enforcement: Yes  
SEQR: Type II

**Case:** 4  
File Number: V-020-19-20  
Case Type: Use Variance  
Address: 834-840 East Main Street  
Zoning District: C-2 Community Center District  
Applicant: Lou Fico, Sal's Collision  
Purpose: To establish the use of the property as an auto repair shop with limited body work, a use not permitted in the district.  
Code Section: 120-42, 120-195  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

**Case:** 5  
File Number: V-021-19-20  
Case Type: Use Variance  
Address: 15 Arnett Boulevard  
Zoning District: R-1 Low-Density Residential District  
Applicant: Chris Barker  
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-022-19-20  
Case Type: Use Variance  
Address: 15 Sander Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Richard Molina  
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:** 7  
File Number: V-023-19-20  
Case Type: Area Variance  
Address: 252-258 Bay Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Richard Molina  
Purpose: To legalize the roll-down shutters on the exterior of a mixed-use building, not meeting certain non-residential and mixed-use building standards.  
Code Section: 120-159  
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 1-4 Public Hearing Begins: 9:30 AM  
CITY COUNCIL CHAMBERS 302A**

**Thursday, December 19, 2019**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-024-19-20  
Case Type: Area Variance  
Address: 324 Culver Road  
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District  
Applicant: Randall F. Peacock, Architect  
Purpose: To construct a 14' 6" x 15' single story addition on the east side of a single family dwelling, not meeting the side yard setback requirement.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II

**Case: 2**  
File Number: V-025-19-20  
Case Type: Area Variance  
Address: 45 Roseview Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Justin Pratt  
Purpose: To legalize the use of the third floor in conjunction with the second floor dwelling unit, an expansion of a nonconforming use.  
Code Section: 120-195  
Enforcement: Yes  
SEQR: Type II

**Case: 3**  
File Number: V-026-19-20  
Case Type: Use Variance  
Address: 1733 Norton Street  
Zoning District: C-1 Neighborhood Commercial District  
Applicant: Eladio Roldan  
Purpose: To establish live entertainment in an existing bar/restaurant (El Chuchifrito), a use not permitted in the district.  
Code Section: 120-34  
Enforcement: No  
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

<b>Case:</b>	<b>4</b>
File Number:	V-027-19-20
Case Type:	Area Variance
Address:	10 Griffith Street
Zoning District:	CCD-R Center City District – Riverfront
Applicant:	James S. Grossman, Barclay Damon
Purpose:	To replace two existing conventional advertising signs (billboards) with one east facing digital sign (westbound traffic), and to raise the height of the structure by 12.5 feet; not meeting certain sign requirements.
Code Section:	120-177
Enforcement:	No
SEQR:	Type II