

**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.