

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**CITY COUNCIL CHAMBERS 302A
Public Hearing Begins: 9:30 AM**

April 10, 2014

I. Meeting with Staff

II. Public Hearings:

Case: 1
File Number: V-068-13-14
Case Type: Area Variance
Applicant: Kenneth R. McLean
Address: 1234 Genesee Street (a.k.a. 16 Elmwood Avenue)
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To legalize the existing front yard parking area (12' x 22') of a single family dwelling in order to provide a turn-around area for the property owner.
Enforcement: No
Code Section: 120-173
SEQR: Type 2

Case: 2
File Number: V-069-13-14
Case Type: Area Variance
Applicant: Yulia & Eric Snyder
Address: 58 Stanford Road
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize the conversion of an attached garage to living space, thereby creating front yard parking.
Enforcement: Yes
Code Section: 120-173
SEQR: Type 2

Case: **3**
File Number: V-070-13-14
Case Type: Area Variance
Applicant: Grace Candelario
Address: 130 Raleigh Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize the parking area in the rear yard that has a lot coverage of 68%, where 50% is permitted.
Enforcement: Yes
Code Section: 120-11
SEQR: Type 2

Case: **4**
File Number: V-071-13-14
Case Type: Area Variance
Applicant: Gregg Bryant
Address: 205 Raleigh Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize the existing driveway that is 26' wide and provides for front yard parking for a single family dwelling located on a corner lot.
Enforcement: Yes
Code Section: 120-173
SEQR: Type 2

Case: **5**
File Number: V-072-13-14
Case Type: Area Variance
Applicant: Gregg Bryant
Address: 203 Rossiter Road
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize the existing driveway that is 24' wide and provides for front yard parking for a single family dwelling located on a corner lot.
Enforcement: No
Code Section: 120-173
SEQR: Type 2

Case: 6
File Number: V-073-13-14
Case Type: Area Variance
Applicant: Linda Stango, Rochester Housing Authority
Address: 257 Reynolds Street & 115-119 Bartlett Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To install 260' of 5' high decorative metal fencing along the front yards of 257 Reynolds and 115-119 Bartlett Streets, where only 3' in height is permitted.
Enforcement: No
Code Section: 120-167
SEQR: Type 2

Case: 7
File Number: V-074-13-14
Case Type: Area Variance
Applicant: Mike Mammano, Clinton Signs
Address: 788 W. Ridge Road
Zoning District: C-3 Regional Destination Center District
Quadrant: NW
Purpose: To prolong the life of a non-conforming 25' high pole sign by replacing the sign faces that are 14' x 5', and by continuing to use the electronic message board that is 14' x 2.5' for "Sunbelt Rentals".
Enforcement: No
Code Section: 120-177; 120-192
SEQR: Type 2

Case: 8
File Number: V-075-13-14
Case Type: Area Variance
Applicant: David Palusio
Address: 474 East Avenue
Zoning District: R-3/O-O High-Density Residential District with Office Overlay
Quadrant: SE (East Avenue Preservation District)
Purpose: To construct a one-story, 10-car garage in the side yard in conjunction with the proposed redevelopment of the existing building from offices to nine apartments.
Enforcement: No
Code Section: 120-163
SEQR: Type 2

Case: **9** ****Held from March 13, 2014 hearing****
File Number: V-058-13-14
Case Type: Area Variance
Applicant: Joe Sanchez
Address: 673 Grand Avenue
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize use of third floor living space in conjunction with the second floor apartment, thereby expanding a non-conforming use in the R-1 District.
Enforcement: Yes
Code Section: 120-199
SEQR: Type 2

Case: **10** ****Held from March 13, 2014 hearing****
File Number: V-066-13-14
Case Type: Use Variance
Applicant: Ralph Marcello
Address: 383 Champlain Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Enforcement: Yes
Code Section: 120-199
SEQR: Type 2

Case: 11 ****Held from March 13, 2014 hearing****
File Number: V-067-13-14
Case Type: Use and Area Variance
Applicant: Ralph Marcello
Address: 5 Lincoln Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NE
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months, and to legalize the existing front yard parking.
Enforcement: Yes
Code Section: 120-199; 120-173
SEQR: Type 2

Written comments may be submitted by April 9^h, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov