

**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)

Case:	16
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)