

**ZONING BOARD OF APPEALS DECISION GRID *Revised
January 24, 2019**

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-034-18-19: To establish the use of the property as a three family dwelling, not meeting the dwelling unit conversion standards for lot size and off-street parking.	91 Prince Street	5-0-0	Approved on Condition
V-035-18-19: To construct an attached carport in the side yard of a single family dwelling, not meeting the minimum side yard setback requirement.	37 Chemung Street	1-4-0	Denied
V-036-18-19: 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.	579-587 North Street	0-6-0	Denied
V-037-18-19: 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.	262 Culver Road	5-1-0	Approved on Condition
V-038-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	54 Sullivan Street (Site A)	4-1-1	Approved on Condition
V-039-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	58 Sullivan Street (Site A)	4-1-1	Approved on Condition
V-040-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	62 Sullivan Street (Site A)	4-1-1	Approved on Condition
V-041-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	30 Sullivan Street (Site B)	4-1-1	Approved on Condition

CASE #	ADDRESS	RECORD OF VOTE	DECISION
V-042-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	32 Sullivan Street (Site B)	4-1-1	Approved on Condition
V-043-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	38 Sullivan Street (Site B)	4-1-1	Approved on Condition
V-044-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	42 Sullivan Street (Site B)	4-1-1	Approved on Condition
V-045-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	27-29 Hoeltzer Street (Site M)	4-1-1	Approved on Condition
V-046-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	6 Kappel Place (Site P)	4-1-1	Approved on Condition
V-047-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	18 Kappel Place (Site Q)	4-1-1	Approved on Condition
V-048-18-19: To construct a two-family dwelling, not meeting the minimum lot size and exceeding the maximum lot coverage requirement.	24 Kappel Place (Site Q)	4-1-1	Approved on Condition
V-049-18-19: To construct a two-family dwelling, not meeting the minimum lot size, side yard setback and exceeding the maximum lot coverage requirement.	20 Hoeltzer Street (Site O)	4-1-1	Approved on Condition

ATTENDANCE:

Zoning Board Members Present:

L. Boose, T. Bryant, D. Carr*, L. Jennings, J. O'Donnell, M. Tilton
 (*recused himself for Cases 5-16, and was only able to deliberate on Cases 3 and 4.)

CONDITIONS:

91 Prince Street (V-034-18-19): The applicant must submit a parking plan to the Manger of Zoning for approval to accommodate the parking of four vehicles behind the subject property. In addition, the applicant must file a legal easement with the Monroe County Clerk's Office which allows access to the parking area from the driveway at 93 Prince Street.

262 Culver Road (V037-18-19): The application is approved on condition that the proposed circular driveway may remain only as long as the property remains a single family dwelling. Any change in use of the property will require the removal of the circular driveway, and the area restored to grass. *(PLEASE NOTE: Prior to any work being done, the applicant must also obtain a Certificate of Appropriateness from the Rochester Preservation Board.)*

54, 58, & 62 Sullivan Street (Site A) (V-038-18-19, V-039-18-19, V-040-18-19);

30, 32, 38, & 42 Sullivan Street (Site B) (V-041-18-19, V-042-18-19, V-043-18-19, V-044-18-19);

27-29 Hoeltzer Street (Site M) (V-045-18-19);

6 Kappel Place (Site P) (V-046-18-19);

18 Kappel Place (Site Q) (V-047-18-19);

24 Kappel Place (Site Q) (V-048-18-19); and

20 Hoeltzer Street (Site O) (V-049-18-19):

The front open porches on each two-family dwelling must contain a code compliant railing around the perimeter of the porch.