

CITY OF ROCHESTER
30 CHURCH STREET

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

Cases 1-8 Public Hearing Begins: 9:30 AM
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