

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*-8 Public Hearing Begins: 10:30 AM
CITY COUNCIL CHAMBERS 302A

*Revised

Wednesday, May 15, 2019

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-065-18-19
Case Type: Area Variance
Address: 43 Stanford Road
Zoning District: R-1 Low-Density Residential District
Applicant: Lily and Helen Martyn
Purpose: To legalize the conversion of an attached garage to living space in a single family dwelling, thereby creating front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-066-18-19
Case Type: Area Variance
Address: 39 Warren Street
Zoning District: R-1 Low-Density Residential District
Applicant: Mark Chiarenza
Purpose: To subdivide one parcel into two, thereby creating two parcels not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Type II*

Case: 3
File Number: V-067-18-19
Case Type: Area Variance
Address: 132 Meadowbrook Road
Zoning District: R-1 Low-Density Residential District
Applicant: Anthony Natale, Marshall Exteriors
Purpose: To remove an existing deck at the rear of a single family dwelling and replace it with a new 14' x 16' deck, not meeting the side yard setback requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-068-18-19
Case Type: Area Variance
Address: 5 Linwood Place
Zoning District: R-3 High-Density Residential District
Applicant: David Dietrich
Purpose: To remove an existing parking area for a single family dwelling and to install an approximate 45' long driveway, not leading to a legal parking space.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-069-18-19
Case Type: Area Variance
Address: 50 Audubon Street
Zoning District: R-1 Low-Density Residential District
Applicant: Laramie Gavin
Purpose: To construct an attached garage at the rear of a single family dwelling, not meeting the side yard setback requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-070-18-19
Case Type: Area Variance
Address: 452-454 Parsells Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Waleed A. Almansoob and Ali Almansoob
Purpose: To install a dumpster storage area with screening at the rear of a single story commercial building, an amendment to the previous variance approval (V-013-94-95) which required all trash to be stored inside of the building.
Code Section: 120-195
Enforcement: Yes
SEQR: Unlisted

Case: 7
File Number: V-071-18-19
Case Type: Area Variance
Address: 1286 St. Paul Street
Zoning District: R-1 Low-Density Residential District
Applicant: Adam Tellier
Purpose: To legalize a dwelling unit at the rear of the first floor in a mixed use building, resulting from the conversion of nonresidential floor area to a residential use.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II

Case:	8
File Number:	V-072-18-19
Case Type:	Area Variance
Address:	54-56 Argo Park
Zoning District:	R-1 Low-Density Residential District
Applicant:	Julie Fox, Rochester Housing Authority
Purpose:	To rebuild an existing two-story front porch on the front of a two-family dwelling, the first floor to be built open and the second floor to be closed, not meeting the residential building standards for front porches.
Code Section:	120-160
Enforcement:	No
SEQR:	Type II