

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-5 Public Hearing Begins: 9:30 AM
Cases 6-10 Public Hearing Begins: 10:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, June 20, 2019

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from the 9/20/18 ZBA Hearing
File Number: V-015-18-19
Case Type: Area Variance
Address: 87 Locust Street
Zoning District: R-1 Low-Density Residential District
Applicant: Dimetrus and Tiffany Cowart
Purpose: To legalize the enclosure of an open front porch on a single family dwelling.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-073-18-19
Case Type: Area Variance
Address: 31-35 Pullman Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Reza Hourmanesh
Purpose: To establish three dwelling units on the first floor of an existing mixed-use building, resulting from the conversion of nonresidential floor area to a residential use.
Code Section: 120-166
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-074-18-19
Case Type: Area Variance
Address: 150 Magee Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Tim and Meg Orbaker
Purpose: To expand the parking area in the rear yard of a single family dwelling, exceeding the lot coverage requirement.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: V-075-18-19
Case Type: Area Variance
Address: 66 Harding Road
Zoning District: R-1 Low-Density Residential District
Applicant: Mark Bailey
Purpose: To install a pool in the front yard of a single family dwelling located on a corner lot, not meeting the location requirements for detached accessory structures.

Code Section: 120-163
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-076-18-19
Case Type: Area Variance
Address: 530 Lyell Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Anthony Mugavero, Church of the Holy Apostles
Purpose: To install a detached sign with a digital message board component, not meeting certain sign requirements.

Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-077-18-19
Case Type: Area Variance
Address: 165 Atkinson Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Max Gianniny
Purpose: To convert existing office space to a dwelling unit, resulting from the conversion of nonresidential floor area to a residential use.

Code Section: 120-166
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-078-18-19
Case Type: Area Variance
Address: 352 Canterbury Road
Zoning District: R-1 Low-Density Residential District
Applicant: Chris Cieslak, Jettison Corp.
Purpose: To legalize the use of the third floor in conjunction with the dwelling unit on the second floor, thereby expanding a nonconforming use.

Code Section: 120-195
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-079-18-19
Case Type: Area Variance
Address: 44 Alliance Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Anne Punzi
Purpose: To repave the existing driveway of a single family dwelling that terminates in the side yard, not leading to a legal parking space.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-080-18-19
Case Type: Area Variance
Address: 820 East Main Street
Zoning District: C-2 Community Center District/Marketview Heights Urban Renewal District
Applicant: Ami Notis
Purpose: To legalize four porch enclosures on the front of a multi-family dwelling, not meeting the residential building standards.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II

Case: 10
File Number: V-081-18-19
Case Type: Area Variance
Address: 10 Griffith Street
Zoning District: CCD-R Center City District – Riverfront
Applicant: James S. Grossman, Barclay Damon
Purpose: To replace two existing conventional advertising signs (billboards) with digital signs, and to raise the height of the sign structure by 20 feet; not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II