

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B

Cases 1-13 Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A

*Revised

Thursday, January 23, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by Staff pending additional information
File Number: V-028-19-20
Case Type: Area Variance
Address: 448 Alexander Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Richard and Tiffany Staropoli
Purpose: To construct 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: 2
File Number: V-029-19-20
Case Type: Area Variance
Address: 25 Wilmer Street
Zoning District: R-2 Medium-Density Residential District
Applicant: George and Margot Novak
Purpose: To establish the use of the property as a two-family dwelling, a permitted use in the district, but not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-030-19-20
Case Type: Area Variance
Address: 161 Norris Drive
Zoning District: C-1 Neighborhood Center* District
Applicant: Mike Greene, Lamar Advertising
Purpose: To remove an existing roof-mounted conventional advertising sign (billboard) and construct a new monopole with a west facing digital sign (eastbound traffic), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-031-19-20
Case Type: Area Variance
Address: 1881 East Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Greene, Lamar Advertising
Purpose: To construct a new monopole with two conventional advertising signs (billboards), one east facing (westbound traffic) and one west facing (eastbound traffic), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-032-19-20
Case Type: Area Variance
Address: 55 Rockwood Street
Zoning District: M-1 Industrial District
Applicant: Mike Greene, Lamar Advertising
Purpose: To replace the existing east facing (westbound traffic) conventional advertising sign (billboard) with a larger, digital sign; to increase the size of the west facing (eastbound traffic) conventional sign; and to raise the height of the structure by 13.5 feet, not meeting certain sign requirements.*
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-033-19-20
Case Type: Area Variance
Address: 620 South Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Greene, Lamar Advertising
Purpose: To remove the existing west facing (eastbound traffic) conventional advertising sign (billboard) and replace it with a digital sign, while retaining the existing east facing (westbound traffic) conventional sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 7 *Held as a result of the January 13, 2020 CPC Hearing
File Number: V-034-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **8** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-035-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **9** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-036-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **10** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-037-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **11** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-038-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **12** *Held as a result of the January 13, 2020 CPC Hearing
File Number: V-039-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To create* a parcel not meeting certain lot, area, and yard requirements for a multi-family dwelling that results from a subdivision of one parcel into six.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **13**
File Number: V-040-19-20
Case Type: Area Variance
Address: 789 South Avenue
Zoning District: C-2 Community Center District
Applicant: Laura Stradley, Veterans Outreach Center
Purpose: To demolish a Designated Building of Historic Value to facilitate the construction of a three-story building to expand an existing residential care facility, not meeting the rear yard setback requirement.
Code Section: 120-158, 120-195, 120-44
Enforcement: No
SEQR: Type I
Lead Agency: Manager of Zoning

Case: **14** *Held by Staff pending additional information
File Number: V-041-19-20
Case Type: Area Variance
Address: 303 Congress Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Eric Ferri, EF Custom Design
Purpose: To establish seven dwelling units on the first floor of an existing mixed-use building, resulting from the conversion of nonresidential floor area to a residential use, and not meeting certain off-street parking requirements.
Code Section: 120-166, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals