

**CITY OF ROCHESTER
30 CHURCH STREET**

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

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

*Revised

Thursday, February 20, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held from 1/23/20 ZBA Hearing
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 [NYCRR 617.5(c)(17)]

Case: 2
File Number: V-042-19-20
Case Type: Area Variance
Address: 285-293 Oxford Street
Zoning District: R-2 Medium-Density Residential District/Overlay Boutique District
Applicant: Andrea Parros, The Red Fern
Purpose: To expand an existing restaurant (The Red Fern) into an adjacent dwelling unit, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-043-19-20
Case Type: Area Variance
Address: 274 Rutgers Street
Zoning District: R-2 Medium Density Residential District
Applicant: Joshua Mandelberger
Purpose: To legalize a stone driveway expansion in the rear yard of a two-family dwelling, exceeding the maximum lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(17)]

Case: 4
File Number: V-044-19-20
Case Type: Area Variance
Address: 951 Dewey Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: James R. Miller
Purpose: To legalize a parking space in the front yard of a two-family dwelling, resulting in front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(17)]

Case: 5
File Number: V-045-19-20
Case Type: Area Variance
Address: 725 West Ridge Road
Zoning District: M-1 Industrial District
Applicant: Anthony Danielle, Daniele Family Companies
Purpose: To install three attached signs and one detached sign for a proposed car wash (Royal Car Wash), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(1)(14)]

Case: 6
File Number: V-046-19-20
Case Type: Area Variance
Address: 439 Portland Avenue
Zoning District: M-1 Industrial District
Applicant: Scott Fiske, Pardi Partnership Architects
Purpose: To construct an approximate 4,800 square foot addition to be used as a warehouse for an existing manufacturing operation (Fee Brothers), a permitted use in the district, but not meeting the rear yard setback requirement.
Code Section: 120-84*
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals