

CITY OF ROCHESTER

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
Via Zoom Meeting, view Meeting here:
<https://www.youtube.com/CityOfRochesterNY>

^Revised

Cases 1-13 Public Hearing Begins: 6:00 PM
Via Zoom Meeting, view Hearing here:
<https://www.youtube.com/CityOfRochesterNY>

Thursday, June 18, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: **V-068-19-20^**
Case Type: Area Variance
Address: 8-14 Mark Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ahkilah Johnson, True North Rochester Mark Street LLC
Purpose: To construct an approximate 35,000 square foot addition to an existing school, not meeting certain lot, area, yard, and bulk requirements.
Code Section: 120-11, 120-12
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 2 ***HELD from the May 21, 2020 ZBA Hearing**
File Number: V-058-19-20
Case Type: Area Variance
Address: 153 Windemere Road
Zoning District: R-1 Low-Density Residential District
Applicant: Noel and Connie Gilheany
Purpose: To legalize the change of the exterior building material on a single family dwelling, not meeting the city-wide design standards for a Designated Building of Historic Value.
Code Section: 120-158
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3 ***HELD from the May 21, 2020 ZBA Hearing**
File Number: V-059-19-20
Case Type: Area Variance
Address: 202 Otis Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ray Trotta
Purpose: To establish the first floor of a mixed-use building as a dwelling unit, resulting in the conversion of nonresidential floor area to a residential use.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 4 *Held from the January 13, 2020 ZBA Agenda
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: 5 *Held from the January 13, 2020 ZBA Agenda
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: 6 *Held from the January 13, 2020 ZBA Agenda
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: 7 *Held from the January 13, 2020 ZBA Agenda
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: **8** ***Held from the January 13, 2020 ZBA Agenda**
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: **9** **^Removed by Staff**
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: **10** ***HELD from the January 23, 2020 ZBA Agenda**
File Number: V-041-19-20
Case Type: Area Variance
Address: 303 Congress Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Craig Webster, Webster Property Management LLC
Purpose: To convert a portion of the first floor nonresidential floor area to a residential use, not meeting the dwelling unit conversion standards; and to construct a deck on the roof, not meeting the location requirements for attached accessory structures.
Code Section: 120-166, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **11** ***HELD from the original March 19, 2020 ZBA Agenda**
File Number: V-055-19-20
Case Type: Area Variance
Address: 1200, 1214-1216, 1222, and 1228-1230 East Main Street
Zoning District: C-2 Community Center District
Applicant: Lillian Forte, City of Rochester, Department of Environmental Services
Purpose: To construct a public/semi-public use and associated parking lot (City of Rochester Neighborhood Service Center and Police Station), not meeting certain lot, area and yard requirements; certain off-street parking and fence requirements, and certain nonresidential building standards.
Code Section: 120-44, 120-159, 120-167, 120-173
Enforcement: No
SEQR: Type I
Lead Agency: Manager of Zoning

Case: **12**
File Number: V-066-19-20
Case Type: Area Variance
Address: 4 Cornill Terrace
Zoning District: R-3 High-Density Residential District
Applicant: Jessica Johnston and Matthew Ehlers
Purpose: To construct an 8' tall fence along the northern property lines of 271 South Plymouth Avenue, and 2 and 4 Cornhill Terrace, not meeting certain fencing requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **13**
File Number: V-067-19-20
Case Type: Area Variance
Address: 3 Diamond Place
Zoning District: R-1 Low-Density Residential District
Applicant: Joe O'Donnell, Project Architect
Purpose: To construct a single family dwelling, not meeting certain lot, area and yard requirements or the off-street parking requirement.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A