

**AGENDA**  
**CITY OF CANANDAIGUA**  
**ZONING BOARD OF APPEALS**

**WEDNESDAY**  
**February 15, 2023 - 7:00 PM**  
**HURLEY CONFERENCE ROOM**  
**205 SALTONSTALL STREET**

**VIRTUAL: <https://us06web.zoom.us/j/81317181282>**

**LIVE STREAM: <https://fingerlakestv.org/live/>**

**CALL TO ORDER**

**APPROVAL OF MINUTES** January 18, 2023

**REVIEW OF APPLICATIONS**

- ITEM 01** Application #23-016: 90 Jefferson Avenue, SOUTH OF TRACKS LLC, requesting an Area Variance necessary to operate a Short-Term Rental from a property that is not their primary residence. In accordance with §850-110.5 of the Zoning Ordinance, within the R-2 zone district, the Short-Term must be the owner’s primary residence. Applicant seeks a variance from this requirement.
- ITEM 02** Application #23-017: 239 Ontario Street, SOUTH OF TRACKS LLC, requesting an Area Variance necessary to operate a Short-Term Rental from a property that is not their primary residence. In accordance with §850-110.5 of the Zoning Ordinance, within the R-O zone district, the Short-Term must be the owner’s primary residence. Applicant seeks a variance from this requirement.
- ITEM 03** Application #23-018: 350 Bristol Street, HALEY BICKEL, requesting an Area Variance necessary to construct a 288 square foot, accessory storage structure on an existing foundation that is located in front of the home. In accordance with §850-30 of the Zoning Ordinance, accessory structures cannot exceed 165 SF. Further in accordance with §850-28 of the Zoning Ordinance, accessory structures must be located in the side or rear yard.
- ITEM 04** Application #23-023: 191 Pleasant Street, JOHN FRAREY, requesting a Use Variance necessary to operate a carry-out restaurant (“sandwich shop”) from the existing structure in the R-2 “Two-Family Residential” zone district. In accordance with §850-32 of the Zoning Ordinance, the proposed use is not permitted.
- ITEM 05** Application #23-024: Pier#1, Boathouse # 14, MARK MALVASO, requesting an Area Variance necessary to construct a 3-foot addition to the existing boathouse, resulting in a total length of 35 feet. In accordance with Schedule 1 of the Zoning Ordinance, the maximum length of a boathouse is 32 feet.

**ADJOURNMENT**

*As residents, city staff and appointed & elected officials of the City of Canandaigua, our decisions and actions will be guided by these Core Values: Responsive, Participatory Governance; Caring; Integrity; Heritage; Stewardship; and Continuous Improvement*