

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

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

**VIRTUAL: <https://us06web.zoom.us/j/82465730318>**

**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. (Tabled from February 15, 2022)

**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. (Tabled from February 15, 2022)

**ITEM 03** Application #23-028: 223 Bristol Stret, CANANDAIGUA GARDEN APARTMENTS, requesting an Area Variance necessary to convert an office space into a one-bedroom apartment with an area for 505 square feet. In accordance with Schedule 3 of the Zoning Ordinance, the minimum area for a one-bedroom apartment is 750 square feet.

**ITEM 04** Application #23-033: 76 Chapin Street, LISA DEAN, requesting an Area Variance necessary to construct an addition to an existing shed, resulting in a structure with an area of 336 square feet. In accordance with 850-30.B of the Municipal Code of the City of Canandaigua, storage buildings shall not exceed 165 SF.

**ADJOURNMENT**