

January 21, 2010

AGENDA

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|--------------|---|---|
| No. 1 | V-036-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 641-645 Park Avenue
Robert Ament
C-2 Community Center District
Southeast
Area Variance
120-173
To waive the off-street parking requirement associated with the change in use of a portion of the first floor from two stores to a gallery with a sit down café. At the meeting held on December 17, 2009, three (3) Board members voted to approve and two (2) members voted to deny the application. The decision was denied due to the applicant's failure to obtain the concurring vote of four (4) members to approve the application.
SEQR: Unlisted Action/Board issued a Negative Declaration at its 12/17/09 hearing. |
| No. 2 | V-038-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 300 Monroe Avenue
Sam Belhseine
C-2 Community Center District
Southeast
Area Variance
120-177; 120-202
To install signs for the existing Dunkin Donuts Restaurant; not meeting certain sign requirements. Decision was adjourned from the December 17, 2009 hearing to enable the applicant to provide additional information on the proposed signage.
SEQR: Type II Action |
| No. 3 | V-039-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 490 N. Goodman Street
Rajaey Kased
C-2 Community Center District
Northeast
Area Variance
120-173
To waive the off-street parking requirement associated with the change in use of the first floor from a store to a place of worship.
SEQR: Unlisted Action |
| No. 4 | V-040-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 84 Richmond Street
Michael J. Lebowitz
R-2 Medium Density Residential District
Northeast
Use Variance
120-166
To change use from a single family to a two family dwelling, not meeting dwelling unit conversion standards.
SEQR: TYPE II Action |

No. 5	V-041-09-10 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR:	1144 Joseph Avenue Tomothy J. Foward R-1 Low Density Residential District Northeast Area Variance 120-199 To expand the proposed nonconforming grocery store by extending the hours of operation from the approved closing time of 8:00 p.m. to the proposed closing time of 2:00 a.m. Unlisted Action
No. 6	V-042-09-10 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR: Lead Agency:	100 Fernwood Avenue Lisa Goodberry M-1 Industrial District Northeast Area Variance 120-158C (1) To demolish existing designated buildings of historic value, not meeting certain city wide design standards. Unlisted Action Zoning Board of Appeals

February 18, 2010

AGENDA

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|--------------|--|--|
| No. 1 | V-042-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 100 Fernwood Avenue
Lisa Goodberry
M-1 Industrial District
Northeast
Area Variance
120-158C(1)
To demolish an existing designated building of historic value, an action requiring the waiver of certain city wide design standards. Postponed from 01/21/10 hearing.
Unlisted Action; Manager of Zoning is Lead Agency |
| No. 2 | V-043-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 713-729 Lake Avenue
Adnew Wossen
C-2 Community Center District
Northwest
Use Variance
120-42
To add vehicle sales to an existing vehicle repair shop, a use not permitted in the district.
Unlisted Action |
| No. 3 | P-001-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 134 Spencer Street
William Pieper
R-1 Low Density Residential District
Northwest
Administrative Appeal
120-189G (1)
To appeal the Director of Zoning denial of a Certificate of Zoning Compliance (CZC), # 1091945, to maintain use of the house as a two family dwelling due to extended period of vacancy.
Type II Action |
| No. 4 | V-044-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 171-175 Genesee Street.
Bobby J. Anderson, Sr.
R-1 Low Density Residential District
Southwest
Area Variance
120-177
To install a 4ft x 6ft. x 9 ft. high detached lighted sign, not meeting certain sign requirements and design standards.
TYPE II Action |
| No.5 | V-045-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 630 Brooks Avenue
Scott Zappia
R-1 Low Density Residential District
Southwest
Area Variance
120-177
To install a 2.5 ft. X 14 ft. projecting sign and to legalize a 2 ft. x 5 ft. x 4 ft. high detached sign for the Rochester Prep Charter School, thereby exceeding certain sign limitations.
TYPE II Action |

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| No.6 | V-046-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 527-531 Monroe Avenue
Clinton Signs (Michael Mammano)
C-2 Community Center District
Southeast
Area Variance
120-177
To install attached and detached signs for the Family Dollar retail store,
thereby exceeding certain sign limitations
Type II Action |
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| No.7 | V-047-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 985-997 N. Clinton Avenue
Marc Agostinelli
C-2 Community Center
Northwest
Area Variance
120-177
To legalize attached and detached signs for the existing pawn and jewelry
shop, thereby exceeding certain sign limitations.
Type II Action |

March 25, 2010

AGENDA

- No. 1** V-044-09-10 171-175 Genesee Street.
Applicant: Bobby J. Anderson, Sr.
Zoning District: R-1 Low Density Residential District
Quadrant: Southwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 4ft x 6ft. x 9 ft. high detached lighted sign, not meeting certain sign requirements and design standards. **CASE WAS ADJOURNED FROM THE FEBRUARY 18, 2010 HEARING.**

SEQR: TYPE II Action
- No. 2** V-023-09-10 3885 Lake Avenue
Applicant: Peter Jordan
Zoning District: C-1 Neighborhood Center District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177, 120-202
Purpose: To install attached and detached signs for the Valero Service Station, not meeting certain sign requirements and install a digital price sign, an attention getting device not meeting certain design limitations. **CASE WAS ADJOURNED FROM THE OCTOBER 15, 2009 HEARING.**

SEQR: Type II Action
- No. 3** V-043-09-10 713-729 Lake Avenue
Applicant: Adnew Wossen
Zoning District: C-2 Community Center District
Quadrant: Northwest
Application Type: Use Variance
Section of Code: 120-42; 120-153
Purpose: To add vehicle sales to an existing vehicle repair shop, a use not permitted in the district. **CASE WAS ADJOURNED FROM THE FEBRUARY 18, 2010 HEARING.**

SEQR: Unlisted Action
- No. 4** V-048-09-10 83 Laburnam Crescent
Applicant: Charles J. Thompson
Zoning District: R-1 Low Density Residential District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-199
Purpose: To legalize use of the third floor space in conjunction with the existing second floor apartment, thereby expanding a nonconforming two family use in the Low Density Residential District.

SEQR: Type II Action

Cont. Page 2
Zoning Board of Appeals
Agenda
March 25, 2010

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| No. 5 | V-049-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 938 St. Paul Street
Daniel P. Grove
R-1 Low Density Residential District
Northeast
Area Variance
120-159; 120-177
To legalize attached signs, not meeting certain sign requirements and to legalize the installation of roll down security shutters on the existing comic book shop, a prohibited alteration under the non-residential building standards relating to the decrease in required transparency.

Type II Action |
| No. 6 | V-050-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 55 Oliver Street
Richard Smith
R-1 Low Density Residential/Preservation District
Southeast
Area Variance
120-11, 120-173
To waive certain setback, minimum lot area and maximum lot coverage requirements associated with the construction of a 27 ft. x 40 ft. carriage house with a three car garage on the first floor and a dwelling unit on the second floor.

Type II Action |
| No. 7 | V-051-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 643 Emerson Street
Tom O'Donovan
R-1 Low Density Residential District
Northwest
Area Variance
120-160B
To enclose the front open porch, thereby requiring a waiver of the requirement that no open porch visible from any public right-of-way shall be enclosed.

Type II Action |
| No. 8 | V-052-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 24 Wellington Avenue
Leona Somersall
R-2 Medium Density Residential District
Southwest
Area Variance
120-163A
To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the installation of a 10 ft. x 26 ft. front yard parking area.

Type II Action |
| No. 9 | V-053-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 162 Waring Road
Angelo Scala
R-1 Low Density Residential District
Northeast
Area Variance
120-163A
To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the legalization of 23 ft. x 23 ft shed in the side/front yard.

Type II Action |

April 29, 2010

AGENDA

- No. 1** V-051-09-10 643 Emerson Street
Applicant: Tom O'Donovan
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-160B
Purpose: To enclose the front open porch, thereby requiring a waiver of the requirement that no open porch visible from any public right-of-way shall be enclosed. **CASE WAS ADJOURNED FROM THE MARCH 25, 2010 HEARING BECAUSE ADDITIONAL INFORMATION FROM THE APPLICANT IS NEEDED.**

SEQR: Type II Action
- No. 2** V-053-09-10 162 Waring Road
Applicant: Angelo Scala
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-163A
Purpose: To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the legalization of 23 ft. x 23 ft shed in the side/front yard and a parking space in the front yard. **CASE WAS ADJOURNED FROM THE MARCH 25, 2010 HEARING ADDITIONAL INFORMATION IS REQUIRED.**

SEQR: Type II Action
- No. 3** V-054-09-10 100 Normandy Avenue
Applicant: Dave Ogden
Zoning District: R-1 Low Density Residential District
Quadrant: Southwest
Application Type: Area Variance
Section of Code: 120-163A
Purpose: To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the installation of a 12 ft. x 25 ft. front yard parking area.

SEQR: Type II Action
- No. 4** V-055-09-10 850 Ridgeway Avenue
Applicant: Kathleen E. Carter
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-167
Purpose: To waive certain height requirement associated with the installation of a 6 ft. high vinyl fence in the front yard of this corner lot.

SEQR: Type II Action

Page 2, continued
Zoning Board of Appeals
Agenda
April 29, 2010

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| No. 5 | V-056-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 75 Marshall Street
Andrea Parros
R-2 Medium Density Residential District
Southeast
Area Variance
120-177
To legalize a 2 ft. x 4 ft. x 4 ft. high externally lit detached sign and 1.3 sq. ft. attached logo for The Owl House Restaurant, not meeting certain sign requirements.
Type II Action |
| No. 6 | P-002-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 20 Miller Street
Brian Friedman
R-1 Low Density Residential District
Northeast
Administrative Appeal
120-199
To appeal the Director of Zoning denial of a Certificate of Nonconformity to maintain a nonconforming three family dwelling by extending the period of vacancy.
Type II Action |

May 27, 2010

AGENDA

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|--------------|--|---|
| No. 1 | V-058-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 175-177 N. Winton Road
Doug Merritt
C-1 Neighborhood Center District
Northeast
Area Variance
120-177
To install attached and detached signs for the proposed CVS Pharmacy, not meeting certain sign requirements and design standards.
Type II Action |
| No. 2 | V-059-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 743 S. Plymouth Avenue
Ali A. Ahmed
R-1 Low Density Residential District
Southwest
Area Variance
120-159, 120-177
To legalize a roof sign, not meeting certain sign requirements and to legalize the installation of roll down security shutters on the existing convenience store, a prohibited alteration under the non residential building standards relating to the decrease in required transparency.
Type II Action |
| No. 3 | P-004-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 940 Glide Street
Scott Meyer
R-1 Low Density Residential District
Northwest
Administrative Appeal
120-199
To appeal the Director of Zoning denial of a Certificate of Nonconformity to maintain a nonconforming two family dwelling by extending the period of vacancy.
Type II Action |
| No. 4 | V-060-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 1144 Joseph Avenue
Ahmed Saeed
R-1 Low Density Residential District
Northeast
Area Variance
120-159
To install roll down security shutters on windows of the convenience food store; a prohibited alteration under the non-residential building standards relating to the decrease in required transparency.
Type II Action |

Zoning Board of Appeals Agenda

May 27, 2010

Page 2, continued

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|--------------|---|---|
| No. 5 | V-061-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 82 Clayton Street
Abijah Nicholson
R-1 Low Density Residential District
Northwest
Area Variance
120-163A
To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the installation of a 20 ft. wide parking area, the legalization of a 452 sq. ft. above ground swimming pool and the construction of a deck attached to the swimming -pool, in the side yard. |
| | SEQR: | Type II Action |
| No. 6 | V-062-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 650-656 Blossom Road
Craig Hughes
C-1 Neighborhood Center District
Northeast
Area Variance
120-163B (11)
To waive the requirement that a storage structure incidental to a permitted nonresidential use shall be located in the rear yard in association with the construction of a 10 ft. x 12 ft. accessory structure in the front yard. |
| | SEQR: | Type II Action |
| No. 7 | V-063-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 1143 Joseph Avenue
Scott Fiske
R-1 Low Density Residential District
Northeast
Area Variance
120-177; 120-199
To construct a 25 ft. 4 in. X 28 ft. 2 in. one story addition to an existing check cashing/convenience store business; thereby expanding a nonconforming use in the district and to install detached and attached unlit signs, not meeting certain sign requirements. |
| | SEQR: | Unlisted Action |
| No. 8 | V-064-09-10
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose: | 2599 Mt. Read Blvd.
Kirk Olsen (Bob Johnson Chevrolet)
C-3 Regional Destination Center District
Northwest
Area Variance
120-52B
To waive the maximum lot coverage requirement associated with the expansion of an existing vehicle sales and storage business onto the adjoining lots (Bob Johnson Chevrolet). |
| | SEQR: | Unlisted Action |

Zoning Board of Appeals Agenda

May 27, 2010

Page 3, continued

No. 9	V-032-09-10	1104-1112 Monroe Avenue
	Applicant:	Jeff Reddish and Tom Massachi
	Zoning District:	C-1 Neighborhood Center District
	Quadrant:	Southeast
	Application Type:	Area Variance
	Section of Code:	120-173C; 120-199E
	Purpose:	To expand the existing bar/restaurant (Jeremiah's Tavern) into the laundromat space, thereby expanding a nonconforming use in the district and to waive the off-street parking and setback requirements associated with the proposed bar/restaurant expansion and the redevelopment of an accessory parking lot.
	SEQR:	Unlisted Action

June 24, 2010

AGENDA

- No. 1** V-059-09-10 743 S. Plymouth Avenue
Applicant: Ali A. Ahmed
Zoning District: R-1 Low Density Residential District
Quadrant: Southwest
Application Type: Area Variance
Section of Code: 120-159, 120-177; 120-191
Purpose: To legalize a roof sign, not meeting certain sign requirements and to legalize the installation of roll down security shutters on the existing convenience store, a prohibited alteration under the non residential building standards relating to the decrease in required transparency. **Application was postponed from the May 27, 2010 hearing at the request of the applicant.**

SEQR: Type II Action
- No. 2** V-058-09-10 175-177 N. Winton Road
Applicant: Doug Merritt
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install attached and detached signs for the proposed CVS Pharmacy, not meeting certain sign requirements and design standards. **Application was postponed from the May 27, 2010 hearing at the request of the applicant.**

SEQR: Type II Action
- No. 3** V-062-09-10 650-656 Blossom Road
Applicant: Craig Hughes
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-163B (11)
Purpose: To waive the requirement that a storage structure incidental to a permitted nonresidential use shall be located in the rear yard in association with the construction of a 10 ft. x 12 ft. accessory structure in the front yard. **This application was denied at the May 27, 2010 hearing due to failure of the Zoning Board to obtain the concurring vote of four members to approve the application.**

SEQR: Type II Action

Zoning Board of Appeals Agenda

June 24, 2010

Page 2, continued

- No. 4** P-005-09-10 761 Atlantic Avenue
Applicant: Eric Koesterich
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Administrative Appeal
Section of Code: 120-191B(8)(A); 120-195A(1)
Purpose: To appeal the Director of Zoning denial of a Certificate of Nonconformity, N-013-09-10, to maintain use of the property as a parking lot serving the Browncroft Garage located at 962 Atlantic Avenue.

SEQR: Type II Action
- No. 5** V-065-09-10 1551 Mt. Hope Avenue
Applicant: Tracy Jones Sheridan
Zoning District: C-2 Community Center District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install/maintain attached and detached signs for Sheridan's Pub, not meeting certain sign requirements.

SEQR: Type II Action
- No. 6** V-066-09-10 313 Norton Street
Applicant: Chris Costanza
Zoning District: M-1 Industrial District
Quadrant: Northeast
Application Type: Use Variance
Section of Code: 120-81
Purpose: To establish use of a vacant storage building as a church, a use not permitted in the district.

SEQR: Unlisted Action
- No. 7** V-067-09-10 583-593 Hudson Avenue
Applicant: Mark A. Demps
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-36; 120-37
Purpose: To waive certain setback and building size requirements associated with the construction of a 3,984 sq. ft. one story laundromat.

SEQR: Unlisted Action

Zoning Board of Appeals Agenda

June 24, 2010

Page 3, continued

- No. 8** V-068-09-10 850 Lake Avenue
Applicant: Premier Sign (Laura Baranes)
Zoning District: C-2 Community Center District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install attached signs for the proposed retail clothing store (Rainbow), not meeting certain sign requirements.
SEQR: Type II Action
- No. 9** V-069-09-10 56 Stutson Street
Applicant: Craig Ristuccia
Zoning District: H-V Harbortown Village District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install attached signs for the existing restaurant, not meeting certain sign requirements.
SEQR: Type II Action
- No. 10** V-070-09-10 382 Ames Street
Applicant: Ruthy Nugroho
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Use Variance
Section of Code: 120-8; 120-166
Purpose: To legalize a change in use of the property from two (2) apartments and a vacant space to a three (3) family dwelling, a use not permitted in the district and not meeting dwelling unit conversion standards.
SEQR: Type II Action
- No. 11** V-032-09-10 1104-1112 Monroe Avenue
Applicant: Jeff Reddish and Tom Massachi
Zoning District: C-1 Neighborhood Center District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-37; 120-173C; 120-199E
Purpose: To expand the existing bar/restaurant (Jeremiah's Tavern) into the laundromat space, thereby expanding a nonconforming use in the district and exceeding the maximum floor area requirements and to waive the off-street parking and setback requirements associated with the proposed bar/restaurant expansion and the redevelopment of an accessory parking lot. **This application was adjourned from the May 27, 2010 hearing.**
SEQR: Unlisted Action

Zoning Board of Appeals Agenda

June 24, 2010

Page 4, continued

No. 12	V-071-09-10	145 Culver Road/56 Hinsdale Street
	Applicant:	Fred Rinaldi
	Zoning District:	R-1 Low Density Residential District
	Quadrant:	Southeast
	Application Type:	Area Variance
	Section of Code:	120-158C; 120-173F; 120-177
	Purpose:	To install attached and detached signs not meeting certain sign requirements; to renovate existing designated building of historic value, not meeting certain city wide design standards; and to redevelop an accessory parking lot not meeting certain setback requirements.
	SEQR:	Unlisted Action

July 29, 2010

AGENDA

- No. 1** V-062-09-10 650-656 Blossom Road
Applicant: Craig Hughes
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-163B (11)
Purpose: To waive the requirement that a storage structure incidental to a permitted nonresidential use shall be located in the rear yard in association with the construction of a 10 ft. x 12 ft. accessory structure in the side yard. **Adjourned from the June 24, 2010 hearing; hearing to continue at the July 29, 2010 meeting.**

SEQR: Type II Action
- No. 2** P-005-09-10 761 Atlantic Avenue
Applicant: Eric Koesterich
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Administrative Appeal
Section of Code: 120-191B(8)(A); 120-195A(1)
Purpose: To appeal the Director of Zoning denial of a Certificate of Nonconformity, N-013-09-10, to maintain use of the property as a parking lot serving the Browncroft Garage located at 762 Atlantic Avenue. **Adjourned from the June 24, 2010 hearing; additional information is required from the applicant; hearing to continue at the July 29, 2010 meeting.**

SEQR: Type II Action
- No. 3** V-070-09-10 382 Ames Street
Applicant: Ruthy Nugroho
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Use Variance
Section of Code: 120-8; 120-166
Purpose: To legalize a change in use of the property from two (2) apartments and a vacant space to a three (3) family dwelling, a use not permitted in the district and not meeting dwelling unit conversion standards. **Adjourned from the June 24, 2010 hearing; additional information is required from the applicant; hearing to continue at the July 29, 2010 meeting.**

SEQR: Type II Action

Zoning Board of Appeals Agenda

July 29, 2010

Page 2, continued

- No. 4** V-001-10-11 12 Castleman Road
Applicant: Craig LeBeau
Zoning District: R-1 Low Density Residential District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-163
Purpose: To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the legalization of a parking area in the front yard.

SEQR: Type II Action
- No. 5** V-002-10-11 190 Seneca Parkway
Applicant: Hieu T. Ta
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-199
Purpose: To use third floor space in conjunction with the second floor apartment, thereby expanding a non-conforming two family use in this R-1 Low Density Residential District.

SEQR: Type II Action
- No. 6** V-003-10-11 319 Hudson Avenue (aka 82 Holland Street)
Applicant: Bob Schmidhammer
Zoning District: R-3 High-Density Residential District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-199
Purpose: To construct a 2,800 sq. ft. third floor addition to the existing health care facility (Anthony L. Jordan Health Center), thereby expanding a non-conforming use in this R-3 High Density Residential District.

SEQR: Unlisted Action
- No. 7** V-004-10-11 283-321 Flower City Park
Applicant: Rola O'Meally
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 3' x 5' x 5' high detached sign and to legalize a 7" x 9" attached sign for the existing day care center, not meeting certain sign requirements.

SEQR: Type II Action

Zoning Board of Appeals Agenda

July 29, 2010

Page 3, continued

- No. 8** V-005-10-11 264-266 Park Avenue
Applicant: John Toscano
Zoning District: R-2/O-B Medium Density Residential/Overlay
Boutique/Preservation District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-173
Purpose: To waive the off-street parking requirement associated with a
change in use from a take-out restaurant to a sit-down
restaurant.
SEQR: Unlisted Action
- No. 9** V-006-10-11 860-888 Maple Street
Applicant: Look Outdoor Advertising (Keith Kane)
Zoning District: M-1 Industrial District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 14 ft. x 48 ft. x 87 ft. high digital advertising sign, a
non permitted attention attracting device and a sign which
exceeds certain size and height requirements.
SEQR: Type II Action

August 26, 2010

AGENDA

- No. 1** V-003-10-11 319 Hudson Avenue (aka 82 Holland Street)
Applicant: Bob Schmidhammer
Zoning District: R-3 High-Density Residential District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-173; 120-199
Purpose: To construct a 2,800 sq. ft. third floor addition to the existing health care facility (Anthony L. Jordan Health Center), thereby expanding a non-conforming use in this R-3 High Density Residential District. **The application was adjourned from the July 29, 2010 meeting; additional information is required from the applicant.**

SEQR: Unlisted Action
- No. 2** V-004-10-11 283-321 Flower City Park
Applicant: Rola O'Meally
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 3' x 5' x 5' high detached sign and to legalize a 7" x 9" attached sign for the existing day care center, not meeting certain sign requirements. **The application was adjourned from the July 29, 2010 meeting; additional information is required from the applicant, which will include the detached sign for the school.**

SEQR: Type II Action
- No. 3** V-006-10-11 860-888 Maple Street
Applicant: Look Outdoor Advertising (Keith Kane)
Zoning District: M-1 Industrial District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 14 ft. x 48 ft. x 87 ft. high digital advertising sign, a non permitted attention attracting device and a sign which exceeds certain size and height requirements. **Postponed from the July 29, 2010 hearing to allow time to refer the application to other governmental agencies for comment.**

SEQR: Type II Action

No. 4	V-007-10-11 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR:	1011 Culver Road Reza Hourmanesh C-2 Community Center District Southeast Area Variance 120-173 To waive the off-street parking requirement associated with the change in use from a catering business to a sit-down restaurant. Unlisted Action
No. 5	V-008-10-11 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR:	537 Maple Street Sandra Morales R-2 Medium Density Residential District Northwest Use Variance 120-166 To change use from a single family to a two family dwelling, not meeting dwelling unit conversion standards. Type II Action
No. 6	V-009-10-11 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR:	1006-1010 Lyell Avenue Kirk Wright C-2 Community Center District Northwest Area Variance 120-177 To install a 61.5" x 144.5" attached sign for the Rent-A-Center store, not meeting certain sign requirements. Type II Action
No. 7	V-010-10-11 Applicant: Zoning District: Quadrant: Application Type: Section of Code: Purpose: SEQR:	564 Chili Avenue Joan C. Ortiz C-1 Neighborhood Center District Southwest Use and Area Variance 120-34; 120-35; 120-173 To re-establish use of the property as a bar/restaurant with live entertainment, a use not permitted in the district and to extend the hours of operation for the bar/restaurant with live entertainment to 2:00 AM, thereby exceeding the permitted hours of operation in this Neighborhood Center District. Unlisted Action
No. 8	P-001-10-11 Applicant: Zoning District: Quadrant: Application Type: Section of Code:	416 W. Ridge Road Christine Mattuzzi C-3 Regional Destination Center District Northwest Administrative Appeal 120-191B(8)(A); 120-195A(1)

Purpose: To appeal the Director of Zoning denial of a Certificate of Nonconformity, N-030-09-10, to maintain use of the property as an Adult Cabaret use known as the Mirage.
SEQR: Type II Action

No. 9 V-011-10-11 415-425 Ames Street
Applicant: Andrew Shepanski
Zoning District: R-1 Low Density Residential District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a 2' 8" x 15' attached sign for the charter school, not meeting certain sign requirements.
SEQR: Type II Action

No. 10 V-005-10-11 264-266 Park Avenue
Applicant: John Toscano
Zoning District: R-2/O-B Medium Density Residential/Overlay
Boutique/Preservation District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-173
Purpose: To waive the off-street parking requirement associated with a change in use from a take-out restaurant to a sit-down restaurant ; and to waive the maximum floor area requirement for the proposed restaurant. **At the meeting held on July 29, 2010, three (3) Board members voted to deny and two (2) members voted to approve the application. The decision was denied due to the applicant's failure to obtain the concurring vote of four (4) members to approve the application.**
SEQR: Unlisted Action/Board issued a Negative Declaration at its 7/29/10 hearing.

No. 11 V-012-10-11 12 Calumet Street
Applicant: Scott Salter
Zoning District: R-1 Low Density Residential District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-163
Purpose: To waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the installation of a 12 ft. x 35 ft. parking area in the front yard.
SEQR: Type II Action

CITY OF ROCHESTER
30 CHURCH STREET
Website: cityofrochester.gov

ZONING BOARD OF APPEALS
COUNCIL CHAMBERS, ROOM 302-A
BEGINNING 9:30 A. M.

September 30, 2010

AGENDA

- No. 1** P-002-10-11 510 Hudson Avenue
Applicant: Greg Prendergast
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Administrative Appeal
Section of Code: 120-189G; 120-195A(1)
Purpose: To appeal the Manager of Zoning's denial of a request to maintain use of the property for vehicle sales with accessory repair and accessory towing.

SEQR: Type II Action
Violation: **Enforcement Case**
- No. 2** P-003-10-11 448 Frederick Douglas Street
Applicant: Richard Maguire
Zoning District: R-3 High Density Residential District
Quadrant: Southwest
Application Type: Administrative Appeal
Section of Code: 120-189G; 120-195A(1)
Purpose: To appeal the determination of the Manager of Zoning allowing a single family dwelling to be utilized for rental purposes for the housing of four (4) unrelated persons.

SEQR: Type II Action
- No. 3** V-013-10-11 1646 Mt. Hope Avenue
Applicant: Michelle and Don Hogan
Zoning District: R-1/O-B Low Density Residential/Overlay Boutique Districts
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-163A(2); 120-177
Purpose: To waive the requirement that attached residential decks shall be located in the side and rear yard in association with the construction of a 6 ft. x 10 ft. second floor deck facing Brighton Park; to legalize attached and detached signs, not meeting certain sign requirements; and to waive the requirement that all detached accessory structures and uses shall be located in the rear yard in association with the legalization of a portion of parking area in the front yard along Brighton Park.

SEQR: Type II Action

Zoning Board of Appeals Agenda
September 30, 2010
Page 2, continued

- | | | |
|--------------|--|---|
| No. 4 | V-014-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 1841-1845 Lyell Avenue
Chris Catone
C-2 Community Center District
Northwest
Use Variance
120-42; 120-153
To establish use of the property for vehicle sales and accessory office, a use not permitted in the district and not meeting certain setback requirements.
Unlisted Action |
| No. 5 | V-015-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 810-832 University Avenue
Mark Fuller (DePaul Community Services)
R-2 Medium Density Residential/Preservation District
Southeast
Area Variance
120-20
To waive the maximum building and lot coverage limitations associated with the construction of a 21,400 sq. ft. two-story residential care facility and the expansion of an accessory parking lot.
Unlisted Action |
| No. 6 | V-016-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 27-27.5 Glasgow Street
John Acker
R-3 High Density Residential District
Southwest
Use Variance
120-166
To legalize a change in use from a three (3) family to a four (4) family dwelling, not meeting dwelling unit conversion standards.
Unlisted Action
Enforcement Case |

Zoning Board of Appeals Agenda
September 30, 2010
Page 3, continued

- No. 7** V-017-10-11 635 Norton Street
Applicant: James M. Mathews
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Use Variance
Section of Code 120-195B(7)
Purpose: To legalize a previously approved addition to a vehicle repair facility which is not being operated in a completely enclosed building, thereby requiring modification of a previously approved variance application (V-029-95-96).

SEQR: Unlisted Action
Violation: **Enforcement Case**
- No. 8** V-018-10-11 583-593 Hudson Avenue
Applicant: City of Rochester
Zoning District: C-1 Neighborhood Center District
Quadrant: Northeast
Application Type: Official Map Variance
Section of Code: Chapter 76 of the City Code
Purpose: To erect a 3,984 sq. ft. one story laundromat which will extend into the bed of the street right-of-way, an action requiring a waiver by the Zoning Board of Appeals.

SEQR: Unlisted Action

October 28, 2010

AGENDA

- No. 1** P-005-09-10 761 Atlantic Avenue
Applicant: Eric Koesterich
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Administrative Appeal
Section of Code: 120-191B(8)(A); 120-195A(1)
Purpose: To appeal the Director of Zoning denial of a Certificate of Nonconformity, N-013-09-10, to maintain use of the property as a parking lot serving the Browncroft Garage located at 762 Atlantic Avenue. **Adjourned from the June 24, 2010 hearing because additional information is required from the applicant.**

SEQR: Type II Action
Violation: **Enforcement Case**
- No. 2** V-017-10-11 635 Norton Street
Applicant: James M. Mathews
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Use Variance
Section of Code 120-195B(7)
Purpose: To legalize a previously approved addition to a vehicle repair facility which is not being operated in a completely enclosed building, thereby requiring modification of a previously approved variance application (V-029-95-96). **Adjourned from the September 30, 2010 hearing because additional information is required from the applicant.**

SEQR: Unlisted Action
Violation: **Enforcement Case**
- No. 3** V-019-10-11 1130 N. Clinton Avenue
Applicant: Jessica Tapper
Zoning District: C-2 Community Center District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-167B(6)
Purpose: To legalize the installation of 6 ft. high wood fence in the front yard of this corner lot, not meeting certain setback requirements.

SEQR: Type II Action
Violation: **Enforcement Case**

Zoning Board of Appeals Agenda
October 28, 2010
Page 2, continued

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|--------------|--|---|
| No. 4 | V-020-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 1144 Joseph Avenue
Reza Hourmanesh
R-1 Low Density Residential District
Northeast
Area Variance
120-177
To legalize a 3 ft. x 4 ft. x 13 ft. 3 inch high detached sign for the existing convenience store, not meeting certain heights requirements.
Type II Action
Enforcement Case |
| | | |
| No. 5 | V-021-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 547 Arnett Blvd.
Rudolph M. Harris
R-1 Low Density Residential District
Southwest
Area Variance
120-160B
To enclose the front open porch, thereby requiring a waiver of the requirement that no open porch visible from any public right-of-way shall be enclosed.
Type II Action
Enforcement Case |
| | | |
| No. 6 | V-022-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR: | 1999 Mt. Read Blvd.
David Hofmeister
M-1 Industrial District
Northwest
Area Variance
120-163B
To waive the requirement that accessory structures related to energy conversion system be located in the rear yard in association with the installation of a 39 ft. high wind turbine in the front yard.
Unlisted Action |

Zoning Board of Appeals Agenda

October 28, 2010

Page 3, continued

No. 7	P-002-10-11	510 Hudson Avenue
	Applicant:	Greg Prendergast
	Zoning District:	R-1 Low Density Residential District
	Quadrant:	Northeast
	Application Type:	Administrative Appeal and Use Variance
	Section of Code:	120-189G; 120-195A(1), 120-191B(4)(b)(c)
	Purpose:	To appeal the Manager of Zoning's denial of a request to maintain use of the property for vehicle sales with accessory repair and to legalize a towing operation as a principal use of the property, thereby intensifying a nonconforming use in the district.
	SEQR:	Type II Action
	Violation:	Enforcement Case

November 18, 2010
(REVISED; NOVEMBER 5, 2010)

AGENDA

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|--------------|--|--|
| No. 1 | V-024-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code
Purpose:

SEQR:
Violation: | 752-766 Ave D
Ahmed Saeed
R-1 Low Density Residential District
Northeast
Area Variance
120-199E; 120-159B; 120-11B (2)
To expand an existing convenience store into a first floor apartment, thereby expanding a nonconforming use in the district, and to legalize roll down shutters that decrease required transparency, and to develop an accessory parking lot at 764-766 Avenue D, thereby exceeding maximum lot coverage limitations.
Unlisted Action
Enforcement Case |
| No. 2 | V-025-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 528 South Avenue
Christina Jones
C-2 Community Center District
Southeast
Area Variance
120-177D
To install one detached and four attached signs, thereby exceeding height and total square footage limitations.
Type II Action
None |
| No. 3 | V-026-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 125 McGuckin Street
Deborah Malm
R-1 Low Density Residential District
Northwest
Area Variance
120-163A; 120-173F
To waive the requirement that all detached accessory structures and uses shall be located in the rear yard associated with the legalization of a parking area expanded into the front yard.
Type II Action
Enforcement Case |
| No. 4 | V-027-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Section of Code:
Purpose:

SEQR:
Violation: | 30 Starling Street
Chris Illingworth
R-1 Low Density Residential District
Northwest
Use Variance
120-195B(3)
To re-establish use of property as a previously legal nonconforming two (2) family dwelling which has been vacant for more than nine (9) consecutive months.
Type II Action
Enforcement Case |

Zoning Board of Appeals Agenda

November 18, 2010

Page 2, continued

- No. 5** V-028-10-11 1506-1508 Dewey Avenue
Applicant: Ronald VanScooter
Zoning District: C-2 Community Center District
Quadrant: Northwest
Application Type: Area Variance
Section of Code: 120-173
Purpose: To waive the off-street parking requirements associated with a change of use of the first floor from a retail store to a bar/restaurant, and of the detached storage building to a take-out restaurant.

SEQR: Unlisted
Violation: **Enforcement Case**
- No. 6** V-029-10-11 292 Hudson Avenue
Applicant: La Vada Howard
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Area Variance
Section of Code: 120-177
Purpose: To install a detached sign exceeding certain height and size limitations.

SEQR: Type II Action
- No. 7** V-030-10-11 704-706 University Avenue
Applicant: Jason Herbert
Zoning District: C-1 Neighborhood Center District
Quadrant: Southeast
Application Type: Use Variance
Section of Code: 120-34
Purpose: To add live entertainment accessory to the existing restaurant, a prohibited use in the C-1 Neighborhood Center District.

SEQR: Unlisted
- No. 8** V-021-10-11 547 Arnett Blvd.
Applicant: Rudolph M. Harris
Zoning District: R-1 Low Density Residential District
Quadrant: Southwest
Application Type: Area Variance
Section of Code: 120-160B
Purpose: To enclose the front open porch, thereby requiring a waiver of the requirement that no open porch visible from any public right-of-way shall be enclosed. **Adjourned from the October 28, 2010 hearing because applicant failed to show.**

SEQR: Type II Action
Violation: **Porch is still open; had started to enclose the porch.**

Zoning Board of Appeals Agenda
November 18, 2010
Page 3, continued

- No. 9** V-012-10-11 12 Calumet Street
Applicant: Scott Salter
Zoning District: R-1 Low Density Residential District
Quadrant: Southeast
Application Type: Area Variance
Section of Code: 120-163A
Purpose: To waive the requirement that all detached accessory structures and
uses shall be located in the rear yard in association with the
installation of a 12 ft. x 35 ft. parking area in the front yard. **This
case is being re-heard because of error in the neighborhood
notification for the September 30, 2010 hearing.**

SEQR: Type II Action
- No. 10** P-005-09-10 761 Atlantic Avenue
Applicant: Eric Koesterich
Zoning District: R-1 Low Density Residential District
Quadrant: Northeast
Application Type: Administrative Appeal
Section of Code: 120-191B(8)(A); 120-195A(1)
Purpose: To appeal the Director of Zoning denial of a Certificate of
Nonconformity, N-013-09-10, to maintain use of the property as
a parking lot serving the Browncroft Garage located at 762
Atlantic Avenue.

SEQR: Type II Action
Violation: **Enforcement Case**

CITY OF ROCHESTER
30 CHURCH STREET
Website: cityofrochester.gov

ZONING BOARD OF APPEALS
COUNCIL CHAMBERS, ROOM 302-A
BEGINNING 9:30 A. M.

December 16, 2010

**AGENDA
(REVISED 11/23/2010)**

- | | | |
|--------------|---|---|
| No. 1 | V-031-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 206-210 W. Main Street
Michael Hennessy
CCD-M Center City/Main Street District
Southwest
Area Variance
To expand the existing nonconforming homeless shelter by extending the hours of operation from the approved opening time of 4:00 p.m. to the proposed opening time of 1:00 p.m. Monday through Friday.
No |
| No. 2 | V-032-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 232 Moulson Street
Enez Jusic
R-1 Low Density Residential District
Northeast
Area Variance
To construct a front vestibule addition, not meeting certain setback requirements.
No |
| No. 3 | V-033-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 34-36 Electric Avenue
Michele McGinnis
R-1 Low Density Residential District
Northwest
Area Variance
To legalize the enclosure of one of the two existing front porches, thereby requiring a waiver of the requirement that no open porch visible from any public right-of-way shall be enclosed.
Yes |
| No. 4 | V-034-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 155 Farmington Road
Athena Visel and Paul Thomas
R-1 Low Density Residential District
Northeast
Area Variance
To waive certain height limitations associated with the installation of a 6'ft. high wood fence in the front yard of this corner lot and to legalize front yard parking area.
No |

Zoning Board of Appeals Agenda
December 16, 2010
Page 2, continued

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|--------------|---|---|
| No. 5 | V-035-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 758-760 Harvard Street
Tim Black
R-1 Low Density Residential District
Southeast
Area Variance
To remove an existing side open porch, thereby requiring a waiver of the requirement that no existing open porch visible from any right-of-way shall be removed unless the original design of the building lacked such a porch.
No |
| No. 6 | V-036-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 366 Alexander Street
Stu Chait
R-2 Medium Density Residential District
Southeast
Use and Area Variance
To establish use of an existing accessory structure as a dwelling unit, not meeting setback and dwelling unit conversion standards; and, to legalize an accessory parking lot, exceeding lot coverage limitations.
Yes |
| No. 7 | V-037-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 959-961 N. Clinton Avenue
Jonathan Love
C-2 Community Center District
Northeast
Use and Area Variance
To legalize a change in use from a store and one apartment to a store and 2 apartments, not meeting dwelling unit conversion standards; and, to waive the requirement that dwelling units be located on the second floor and above, associated with the legalization of the first floor apartment.
Yes |
| No. 8 | V-038-10-11
Applicant:
Zoning District:
Quadrant:
Application Type:
Purpose:

Enforcement: | 712 Meigs Street
Mike Schrader
R-1 Low Density Residential District
Southeast
Area Variance
To legalize third floor space in conjunction with one of the existing apartments, thereby expanding a non-conforming three family use in this R-1 Low Density Residential District and to waive lot coverage limitations.
Yes |

**Zoning Board of Appeals Agenda
December 16, 2010
Page 3, continued**

No. 9	V-039-10-11	34 Canfield Place
	Applicant:	Joseph Tomaselli
	Zoning District:	R-3 High Density Residential District
	Quadrant:	Southeast
	Application Type:	Area Variance
	Purpose:	To waive setback requirements associated with the legalization of an attached deck.
	Enforcement:	Yes
No. 10	V-040-10-11	674-676 Monroe Avenue
	Applicant:	Lawrence Kasinowski
	Zoning District:	C-2 Community Center District
	Quadrant:	Southeast
	Application Type:	Area Variance
	Purpose:	To legalize a 33" X 9' attached sign, exceeding size limitations.
	Enforcement:	No

OTHER ITEM:

8:30-9:30 A.M. Design training for the Board members (Room 124-B)