CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS

MEETING WITH STAFF: 8:45 A.M.-9:30 A.M.

CONFERENCE ROOM 223B
PUBLIC HEARING: 9:30 A.M.
CITY COUNCIL CHAMBERS 302A

February 16, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1

File Number: V-058-11-12 Case Type: Use Variance

Applicant: Betsy Brugg, Esq., Fix Spidelman, Brovitz and Goldman

Address: 495-513 W. Broad Street (aka 80 Litchfield Street)

Zoning District: CCD-C Center City District – Cascade Area

Quadrant: NW

Purpose: To establish vehicle sales, storage and towing, outdoor

uses that are prohibited in the Center City District.

Enforcement: Yes

Case 2

File Number: V-059-11-12 Case Type: Area Variance

Applicant: Christopher Burns on behalf of Joe Pokorny, Owner

Address: 414 Ravenwood Avenue

Zoning District: R-1 Low Density Residential District

Quadrant: SW

Purpose: To waive certain setback and city-wide design standards,

associated with the conversion of an enclosed front porch

to living space.

Enforcement: Yes

Case 3

File Number: V-060-11-12 Case Type: Area Variance

Applicant: Shlomo Noble, Ridge Seneca Plaza, LLC

Address: 295 E. Ridge Road

Zoning District: C-2 Community Center District

Quadrant: NE

Purpose: To waive certain sign requirements associated with the

installation of one attached and one detached sign for

"Family Dollar."

Enforcement: No

Zoning Board of Appeals January 19, 2012 Agenda Page 2

Case 4

File Number: V-061-11-12 Case Type: Area Variance

Applicant: Donald Waltzer, H & C Tool Supply Co.

Address: 235 and 245 Mt. Read Blvd. Zoning District: M-1 Industrial District

Quadrant: SW

Purpose: To waive certain sign requirements associated with the

installation of attached and detached signs for H & C Tool Supply at 235 Mt. Read Blvd., and Lakeview Lawn and

Landscape at 245 Mt. Read Blvd.

Enforcement: Yes

Case 5

File Number: V-062-11-12 Case Type: Area Variance

Applicant: Joseph Munno, University Preparatory Charter School for

Young Men

Address: 180 Raines Park

Zoning District: R-1 Low Density Residential District

Quadrant: NW

Purpose: To waive certain lot, area, yard, parking and landscaping

requirements and city-wide design standards associated with the construction of an addition at an existing school

(former Nazareth Hall).

Enforcement: No

Case 6

File Number: V-063-11-12 Case Type: Area Variance

Applicant: Karen Staertow, Providence Housing Development Corp.

Address: 539 Joseph Avenue

Zoning District: C-1 Neighborhood Center District

Quadrant: NE

Purpose: To waive the maximum square footage allowance for a

principal use or structure and the off-street parking

requirement associated with the construction of a 3-story,

18,000 square foot mixed use structure.

Enforcement: No