CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM-9:30 AM
CONFERENCE ROOM 223B
Cases 1-6 PUBLIC HEARING BEGINS: 9:30 AM
Cases 7-12 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A

June 14, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case	**1**
File Number:	**V-075-11-12**
Case Type:	**Area Variance**
Applicant:	**Rev. Hosea Marrero, Pentecostal Holiness Church Inc.**
Address:	**937 and 939-941 N. Clinton Avenue**
Zoning District:	**C-2 Community Center District**
Quadrant:	**NE**
Purpose:	**To legalize the front yard parking area at 939-941 N. Clinton Avenue and to expand the front yard parking area onto 937 N. Clinton Avenue to serve the existing church. (HELD from the April 19, 2012 meeting)**
Enforcement:	**No**

Case	**2**
File Number:	**P-002-11-12**
Case Type:	**Administrative Appeal**
Applicant:	**J. Dixon, Owner**
Address:	**1448 Culver Road**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SW**
Purpose:	**To appeal a decision by the Director of Planning and Zoning to deny a Certificate of Zoning Compliance to change the use of a 2-family to a 3-family dwelling on the R-1 Low Density Residential District. (POSTPONED from the May 17, 2012 meeting)**
Enforcement:	**Yes**

Case	**3**
File Number:	**V-079-11-12**
Case Type:	**Use Variance**
Applicant:	**Jack Sigrist, Architectural Innovations, P.C. on behalf of Gotham Management Assoc., Owner**
Address:	**325 S. Goodman Street**
Zoning District:	**R-2 Medium Density District**
Quadrant:	**SE**
Purpose:	**To retain the rights to a 4-family dwelling, a nonconforming use in the R-2 district that has lost its rights due to a period of vacancy greater than 9 months, and to consider the legalization of the expansion of the nonconforming use into the attic thereby changing the use from a 4-family to a 5-family dwelling, not meeting certain dwelling unit conversion standards. (POSTPONED FROM THE May 17, 2012 MEETING)**
Enforcement:	**Yes**
SEQR:	**Unlisted**
Lead Agency:	**Zoning Board of Appeals. A Notice of Environmental Determination was issued on May 17, 2012**

Case	**4**
File Number:	**V-086-11-12**
Case Type:	**Area Variance**
Applicant:	**Jonathan Pavon, Owner**
Address:	**144 Mohawk Street**
Zoning District:	**R-1 Low-Density Residential District**
Quadrant:	**NE**
Purpose:	**To waive certain City-Wide design standards associated with the enclosure of an existing open front porch. (POSTPONED from the May 17, 2012 meeting)**
Enforcement:	**Yes**

Case	**5**
File Number:	**V-087-11-12**
Case Type:	**Use Variance**
Applicant:	**Reza Hourmanesh on behalf of Hussein Alhojaji, Owner**
Address:	**536-540 Jay Street**
Zoning District:	**R-1 Low-Density Residential District**
Quadrant:	**NW**
Purpose:	**To relocate a store from the 1st floor of the 3-story building to the 1st floor of the adjacent 1-story building and to add a take-out food component, and to establish offices and storage for the store on the 1st floor of the 3-story building; thereby establishing a use that is of a greater intensity than the previous nonconforming use in the structure.**
Enforcement:	**Yes**

Case	**6**
File Number:	**V-088-11-12**
Case Type:	**Area Variance**
Applicant:	**Robert LaFave, Owner**
Address:	**1321 University Avenue (AKA 88-90 East Blvd.)**
Zoning District:	**R-3 High Density Residential District**
Quadrant:	**SE**
Purpose:	**To construct two single story additions of 170 sq. ft. and 650 sq. ft. onto an existing 960 sq. ft. structure; thereby expanding a nonconforming commercial use in a residential district.**
Enforcement:	**No**

Case	**7**
File Number:	**V-089-11-12**
Case Type:	**Area Variance**
Applicant:	**Deborah Gagliano, Owner**
Address:	**162 Waring Road**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SE**
Purpose:	**To legalize a front yard parking area and to install a 4' and 6' high solid wood fence in the front yard.**
Enforcement:	**Yes**

Case	**8**
File Number:	**V-090-11-12**
Case Type:	**Area Variance**
Applicant:	**David Darling on behalf of, Daniel Cosper, Owner**
Address:	**257-259 Bryan Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NW**
Purpose:	**To rebuild an existing enclosed first floor porch, a nonconforming structure not meeting the City-Wide design standards.**
Enforcement:	**No**

Case	**9**
File Number:	**V-091-11-12**
Case Type:	**Area Variance**
Applicant:	**David Burrows, Architect, on behalf of Ricardo Zohn-Muldoon, Owner**
Address:	**100-102 Edgerton Street**
Zoning District:	**R-2 Medium Density Residential District**
Quadrant:	**SE**
Purpose:	**To waive the maximum building and lot coverage requirements associated with the construction of a 3-car detached garage.**
Enforcement:	**No**

Case	**10**
File Number:	**V-092-11-12**
Case Type:	**Area Variance**
Applicant:	**Jason Dieter, Owner**
Address:	**90 Salisbury Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SE**
Purpose:	**To waive City-Wide design standards and the front setback requirement associated with the conversion of an open front porch to living space.**
Enforcement:	**No**

Case	**11**
File Number:	**V-093-11-12**
Case Type:	**Area Variance**
Applicant:	**Ines Ferrer, Owner**
Address:	**1501-1505 N. Goodman Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NE**
Purpose:	**To expand an existing beauty salon on the first floor into the single family dwelling unit on the first and second floor, thereby expanding a nonconforming commercial use in the residential district.**
Enforcement:	**No**

Case	**12**
File Number:	**V-094-11-12**
Case Type:	**Area Variance**
Applicant:	**Giovanni Garcia, Owner**
Address:	**447 Murray Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NW**
Purpose:	**To maintain the rights to a nonconforming a 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.**
Enforcement:	**Yes**