

CITY OF ROCHESTER
30 CHURCH STREET

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

SEPTEMBER 20, 2012

I. MEETING WITH STAFF:

II. Public Hearings:

Case 1
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. (HELD FROM THE July 19, 2012 MEETING)
Enforcement: Yes

Case 2
File Number: V-016-12-13
Case Type: Area Variance
Applicant: Betsy Brugg, Esq. Fix, Spindelman, Brovitz & Goldman
Address: 900 Maple Street
Zoning District: M-1 Industrial
Quadrant: SW
Purpose: To waive the height and size requirements associated with the construction of a 672 square foot, 2-sided, 89' 8" high advertising sign adjacent to I-490.
Enforcement: No

Case 3
File Number: V-017-12-13
Case Type: Use Variance – Hardship Determination
Applicant: Betsy Brugg, Esq., Fix Spindelman Brovitz & Goldman
Address: 0 Hudson Avenue (AKA 0 Marina Drive)
Zoning District: H-V Harbortown Village
Quadrant: NW
Purpose: To review the financial information for a property to determine if an economic hardship exists with respect to the proposed development as a single family dwelling.
Enforcement: No

Case 4
File Number: V-018-12-13
Case Type: Area Variance
Applicant: Suheily Nieves, Sea Side Restaurant Bar & Grill
Address: 1481-1499 Dewey Avenue (AKA 1485 Dewey Avenue)
Zoning District: C-2 Community Center District
Quadrant: NW
Purpose: To waive certain sign requirements associated with the installation of two business signs for Sea Side Restaurant at 1485 Dewey Avenue.
Enforcement: No

Case 5
File Number: V-019-12-13
Case Type: Area Variance
Applicant: Tony Snow, Gupp Signs
Address: 480 Genesee Street
Zoning District: R-2/O-B Medium Residential District/Overlay-Boutique
Quadrant: SW
Purpose: To waive certain sign requirements associated with the change of name from Westside Health Services to Jordan at Woodward Health Center.
Enforcement: No

Case 6
File Number: V-020-12-13
Case Type: Area Variance
Applicant: Mike Diskind
Address: 206 Sawyer Street
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Purpose: To legalize the conversion of an open front porch to living space.
Enforcement: Yes

Case 7
File Number: V-021-12-13
Case Type: Area Variance
Applicant: Frank Miccole, Beauty-Stone, Inc.
Address: 22 Madison Street (Susan B. Anthony Preservation District)
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Purpose: To waive the building and lot coverage requirements associated with the replacement of a detached garage.
Enforcement: No

Case 8
File Number: V-022-12-13
Case Type: Area Variance
Applicant: Anthony T. Jordan
Address: 30 Albemarle Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To waive the minimum side yard setback on the west side of the single family dwelling and to construct a driveway on the east side of the dwelling, thereby creating a side yard parking area; the result of a resubdivision of the residential properties at 30 and 38 Albemarle Street.
Enforcement: No