CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 am-9:30 AM
CONFERENCE ROOM 223B
Cases 1-5 PUBLIC HEARING BEGINS: 9:30 AM
Cases 6-11 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A

JANUARY 17, 2013

I. Meeting with Staff

II. Public Hearings:

Case	**1**
File Number:	**V-017-12-13**
Case Type:	**Use and Area Variances**
Applicant:	**Frank Shumway, FRS Properties, LLC**
Address:	**0 Hudson Avenue (AKA 0 Marina Drive-Town of Irondequoit)**
Zoning District:	**H-V Harbortown Village**
Quadrant:	**NW**
Purpose:	**To construct a single family dwelling; a prohibited use in the H-V district, and not meeting the side setback requirement. POSTPONED FROM DECEMBER 20, 2012 MEETING.**
Enforcement:	**No**
Lead Agency:	**Director of Planning and Zoning**

Case	**2**
File Number:	**V-043-12-13**
Case Type:	**Use Variance**
Applicant:	**Louis Asandrov**
Address:	**109 Colvin Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NW**
Purpose:	**To retain the rights to a nonconforming 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months. POSTPONED FROM THE DECEMBER 20, 2012 MEETING.**
Enforcement:	**Yes**

Case	**3**
File Number:	**V-048-12-13**
Case Type:	**Area Variance**
Applicant:	**George Delvecchi, Owner**
Address:	**623-625 Lake Avenue**
Zoning District:	**C-2 Community Center District**
Quadrant:	**NW**
Purpose:	**To change the use from a 1-family and 14 rooming units to 16 rooming units; expansion of a nonconforming use.**
Enforcement:	**Yes**
Lead Agency:	**Zoning Board of Appeals**

Case	**4**
File Number:	**V-049-12-13**
Case Type:	**Area Variance**
Applicant:	**Thomas Brownell, Barrel of Dolls**
Address:	**169-173 Anderson Avenue**
Zoning District:	**R-2 Medium-Density Residential District**
Quadrant:	**SE**
Purpose:	**To legalize excessive signage and exterior attention-getting devises; not meeting certain sign requirements in the residential district.**
Enforcement:	**Yes**

Case	**5**
File Number:	**V-050-12-13**
Case Type:	**Area Variance**
Applicant:	**Mary Vasalos, Owner**
Address:	**510 Monroe Avenue**
Zoning District:	**C-2 Community Center District**
Quadrant:	**SE**
Purpose:	**To waive the off-street parking requirements associated with a change of use from retail to a restaurant at the former Pittsford Seafood.**
Enforcement:	**No**
Lead Agency:	**Zoning Board of Appeals**

Case	**6**
File Number:	**V-051-12-13**
Case Type:	**Area Variance**
Applicant:	**Dr. Neil Scheier, Dynamite Dollar**
Address:	**780 Joseph Avenue**
Zoning District:	**C-1 Neighborhood Center District**
Quadrant:	**NE**
Purpose:	**To install two (2) internally illuminated signs; not meeting certain sign requirements.**
Enforcement:	**No**

Case	**7**
File Number:	**V-052-12-13**
Case Type:	**Use Variance**
Applicant:	**Tim Tompkins, Tompkins Enterprises**
Address:	**74-76 Park Avenue**
Zoning District:	**R-2/O-B Medium Density Residential/Overlay Boutique Districts**
Quadrant:	**SE**
Purpose:	**To change the use from a 2-family to a 3-family dwelling by legalizing the 3rd floor unit; not meeting the dwelling unit conversion standards.**

Enforcement:	**No**
Case	**8**
File Number:	**V-053-12-13**
Case Type:	**Area Variance**
Applicant:	**Jon Schick, Architect**
Address:	**34 Erion Crescent**
Zoning District:	**R-2 Medium Density Residential District**
Quadrant:	**SE**
Purpose:	**To construct a 2-car (tandem) attached garage for a single family dwelling; not meeting certain lot, area and yard requirements.**
Enforcement:	**No**

Case	**9**
File Number:	**V-054-12-13**
Case Type:	**Area Variance**
Applicant:	**Cory Anderson, Owner**
Address:	**920 South Avenue**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SE**
Purpose:	**To expand the 2nd floor apartment into the 3rd floor, thereby expanding a nonconforming 2-family dwelling in the R-1 district.**
Enforcement:	**No**

Case	**10**
File Number:	**V-055-12-13**
Case Type:	**Use Variance**
Applicant:	**Lynne Betlem, ROC Property Management**
Address:	**250 Birr Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NW**
Purpose:	**To retain the rights to a nonconforming 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.**
Enforcement:	**Yes**

Case	**11**
File Number:	**V-056-12-13**
Case Type:	**Area Variance**
Applicant:	**Hochan Son, Owner**
Address:	**1280 Dewey Avenue**
Zoning District:	**C-1 Neighborhood Center**
Quadrant:	**NW**
Purpose:	**To waive certain sign and transparency requirements associated with the installation of window posters.**
Enforcement:	**Yes**