## **ZONING BOARD OF APPEALS**

CITY COUNCIL CHAMBERS 302A Public Hearing Begins: 9:30 AM

## **JANUARY 16, 2014**

## I. Meeting with Staff

## II. Public Hearings:

Case:

File Number: V-047-13-14
Case Type: Area Variance
Applicant: Izet Ramic

Address: 80 East Ridge Road

Zoning District: R-1 Low Density Residential District

Quadrant: NE

Purpose: To legalize a parking area in the rear yard that exceeds lot coverage

requirements by 13%.

Enforcement: Yes
Code Section: 120-11
SEQR: Type 2

Case: 2

File Number: V-048-13-14
Case Type: Area Variance
Applicant: Frank Ponshe

Address: 188 Alameda Street

Zoning District: R-1 Low Density Residential District

Quadrant: NW

Purpose: To legalize the enclosure of an open front porch on a single family

dwelling.

Enforcement: Yes
Code Section: 120-160
SEQR: Type 2

Case: 3

File Number: V-049-13-14
Case Type: Area Variance
Applicant: Matthew Finger
Address: 258 Adams Street

Zoning District: R-1 Low Density Residential District

Quadrant: SW

Purpose: To legalize the radio antenna in the side yard of a parcel containing two

single-family homes and to legalize the existing 4' chain link fence that

surrounds the property on three frontages.

Enforcement: Yes

Code Section: 120-163; 120-167

SEQR: Type 2

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Page 2

Case:

File Number: V-050-13-14 Case Type: Area Variance

Applicant: Julie Earnhart, on behalf of Jeremiah's Tavern

Address: 1104 Monroe Avenue

Zoning District: C-1 Neighborhood Center District

Quadrant: SE

Purpose: To establish accessory live entertainment on Friday and Saturday nights

until 1:00 am at an existing bar/restaurant (Jeremiah's Tavern), thereby expanding a nonconforming use; and to waive the off street parking

requirements associated with this request.

Enforcement: Yes

Code Section: 120-34; 120-173

SEQR: Unlisted

Case: 5

File Number: V-051-13-14 Case Type: Area Variance

Applicant: Mary Arlidge, on behalf of The Sign Maker, LLC

Address: 1848 Lyell Avenue

Zoning District: C-2 Community Center District

Quadrant: NW

Purpose: To remove and replace the sign faces on an existing, detached

nonconforming sign which exceed the size requirements (the sign faces are 39 sq. ft. where 25 sq. ft. is allowed and 7' in height where 4' is

allowed).

Enforcement: Yes
Code Section: 120-177
SEQR: Type 2

Case: 6

File Number: V-033-13-14

Case Type: Area Variance (re-hearing)

Applicant: Ilia Baez

Address: 225 Summit Grove Park

Zoning District: R-1 Low-Density Residential District

Quadrant: NW

Purpose: To remove the existing triple track windows in an existing enclosed porch

and replace with slider windows.

Enforcement: Yes
Code Section: 120-160
SEQR: Type 2

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Case: 7

File Number: V-045-13-14 (Postponed from the December 19<sup>th</sup> Hearing)

Case Type: Area Variance
Applicant: Muhammad Khan
Address: 98 Lyell Avenue

Zoning District: C-2 Community Center District

Quadrant: NW

Purpose: To waive certain requirements for landscaping and parking associated

with a change of use from vehicle repair to high-impact retail.

Enforcement: No

Code Section: 120-154; 120-173

SEQR: Unlisted

Written comments may be submitted by January 15<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or <u>Jill.Symonds@CityofRochester.gov</u>