

**JANUARY 16, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
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

**Case: 4**  
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: Illia 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

**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 [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

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

**February 13, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-052-13-14  
Case Type: Area Variance  
Applicant: Kevin Makino  
Address: 61 Lattimore Road  
Zoning District: R-1 Low Density Residential District  
Quadrant: SE  
Purpose: To legalize the expansion of a driveway, resulting in two front yard parking areas.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case: 2**  
File Number: V-053-13-14  
Case Type: Area Variance  
Applicant: Bryan Stanistreet  
Address: 186 Shelbourne Road  
Zoning District: R-1 Low Density Residential District  
Quadrant: SE  
Purpose: To legalize the conversion of a one-car attached garage to living space, thereby creating front yard parking, and to legalize the expansion of a driveway to 19' in width.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case: 3**  
File Number: V-054-13-14  
Case Type: Area Variance  
Applicant: Mark Hoashi  
Address: 987 Harvard Street  
Zoning District: R-1 Low Density Residential District  
Quadrant: SE  
Purpose: To legalize a parking area in the rear yard of two-family dwelling that exceeds lot coverage requirements by 22%.  
Enforcement: Yes  
Code Section: 120-11  
SEQR: Type 2

**Case:** 4  
File Number: V-055-13-14  
Case Type: Area Variance  
Applicant: Timothy Luddy, on behalf of Brighton Presbyterian Church  
Address: 1775 East Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To remove the existing detached sign and replace it with an 8'4" high detached sign with LED message board, not meeting certain sign requirements.  
Enforcement: Yes  
Code Section: 120-177  
SEQR: Type 2

**III. Other:**

To consider a request for rehearing at 188 Alameda Street (V-048-13-14), to legalize the enclosure of an open front porch on a single family dwelling.

**Written comments may be submitted by February 12<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

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**CITY COUNCIL CHAMBERS 302A  
Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-13 Public Hearing Begins: 11:30 AM**

**March 13, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-056-13-14  
Case Type: Area Variance  
Applicant: John Ebel  
Address: 23 Somerton Street  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To waive the off-street parking requirements associated with a change in use from a fitness club to a sit down café/restaurant.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted

**Case: 2**  
File Number: V-057-13-14  
Case Type: Area Variance  
Applicant: James Lombard  
Address: 746 Monroe Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To waive the off-street parking requirements associated with the change in use from a deli to a proposed bar/restaurant.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted

**Case: 3**  
File Number: V-058-13-14  
Case Type: Area Variance  
Applicant: Joe Sanchez  
Address: 673 Grand Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize use of third floor living space in conjunction with the second floor apartment, thereby expanding a non-conforming use in the R-1 District.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 4**  
File Number: V-059-13-14  
Case Type: Area Variance  
Applicant: Frank Imburgia, FSI Family Development, LLC  
Address: 95 Barrington Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To waive the size requirements associated with the installation of an 18 foot wide driveway to serve the proposed townhouse development.  
Enforcement: No  
Code Section: 120-173  
SEQR: Completed 3/3/2006

**Case: 5**  
File Number: V-060-13-14  
Case Type: Area Variance  
Applicant: John Urlaub  
Address: 97 Railroad Street  
Zoning District: Public Market Village District  
Quadrant: NE  
Purpose: To install a second attached sign for "Rohrbach Brewery" and "Black Button Distilling", thereby exceeding the number of signs permitted for each use.  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case: 6**  
File Number: V-037-13-14  
Case Type: Area Variance  
Applicant: Peter Damico  
Address: 2245-2255 Culver Road  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SE  
Purpose: To construct a 1,900 sq. ft. addition for "New to You" furniture store not meeting the rear yard setback and bulk requirements.  
Enforcement: No  
Code Section: 120-36; 120-37  
SEQR: Unlisted

**Case: 7**  
File Number: V-061-13-14  
Case Type: Area Variance  
Applicant: Sandip Sur  
Address: 113 Edgemont Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the conversion of an attached garage to living space, thereby creating front yard parking.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case: 8**  
File Number: V-062-13-14  
Case Type: Area Variance  
Applicant: Nick Johnson, Sign & Lighting Services  
Address: 1378 Mount Hope Avenue  
Zoning District: Collegetown Village District  
Quadrant: SE  
Purpose: To install a 36 sq. ft. internally-illuminated sign for "The Soup Spoon", not meeting size and design requirements.  
Enforcement: Yes  
Code Section: 120-77.1; 120-177  
SEQR: Type 2

**Case: 9**  
File Number: V-063-13-14  
Case Type: Area Variance  
Applicant: Dennis & Mary Cannan  
Address: 83 Lakeland Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To expand the existing driveway by adding a 10' x 40' strip of asphalt, thereby resulting in front and side yard parking.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case: 10**  
File Number: V-064-13-14  
Case Type: Area Variance  
Applicant: Jean Lowe, Greater Rochester Housing Partnership  
Address: 4 Straub Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To waive the minimum lot size requirement for two of the four lots resulting from the subdivision of this parcel.  
Enforcement: No  
Code Section: 120-11  
SEQR: Unlisted

**Case: 11**  
File Number: V-065-13-14  
Case Type: Use Variance  
Applicant: Jeffery Benjamin, Ubiquity Inc.  
Address: 1092-1096 Joseph Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 12**  
File Number: V-066-13-14  
Case Type: Use Variance  
Applicant: Ralph Marcello  
Address: 383 Champlain Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 13**  
File Number: V-067-13-14  
Case Type: Use and Area Variance  
Applicant: Ralph Marcello  
Address: 5 Lincoln Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months, and to legalize the existing front yard parking.  
Enforcement: Yes  
Code Section: 120-199; 120-173  
SEQR: Type 2

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MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

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

**April 10, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-068-13-14  
Case Type: Area Variance  
Applicant: Kenneth R. McLean  
Address: 1234 Genesee Street (a.k.a. 16 Elmwood Avenue)  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To legalize the existing front yard parking area (12' x 22') of a single family dwelling in order to provide a turn-around area for the property owner.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case: 2**  
File Number: V-069-13-14  
Case Type: Area Variance  
Applicant: Yulia & Eric Snyder  
Address: 58 Stanford Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the conversion of an attached garage to living space, thereby creating front yard parking.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case:** 3  
File Number: V-070-13-14  
Case Type: Area Variance  
Applicant: Grace Candelario  
Address: 130 Raleigh Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the parking area in the rear yard that has a lot coverage of 68%, where 50% is permitted.  
Enforcement: Yes  
Code Section: 120-11  
SEQR: Type 2

**Case:** 4  
File Number: V-071-13-14  
Case Type: Area Variance  
Applicant: Gregg Bryant  
Address: 205 Raleigh Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the existing driveway that is 26' wide and provides for front yard parking for a single family dwelling located on a corner lot.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Type 2

**Case:** 5  
File Number: V-072-13-14  
Case Type: Area Variance  
Applicant: Gregg Bryant  
Address: 203 Rossiter Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the existing driveway that is 24' wide and provides for front yard parking for a single family dwelling located on a corner lot.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case: 6**  
File Number: V-073-13-14  
Case Type: Area Variance  
Applicant: Linda Stango, Rochester Housing Authority  
Address: 257 Reynolds Street & 115-119 Bartlett Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To install 260' of 5' high decorative metal fencing along the front yards of 257 Reynolds and 115-119 Bartlett Streets, where only 3' in height is permitted.  
Enforcement: No  
Code Section: 120-167  
SEQR: Type 2

**Case: 7**  
File Number: V-074-13-14  
Case Type: Area Variance  
Applicant: Mike Mammano, Clinton Signs  
Address: 788 W. Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Quadrant: NW  
Purpose: To prolong the life of a non-conforming 25' high pole sign by replacing the sign faces that are 14' x 5', and by continuing to use the electronic message board that is 14' x 2.5' for "Sunbelt Rentals".  
Enforcement: No  
Code Section: 120-177; 120-192  
SEQR: Type 2

**Case: 8**  
File Number: V-075-13-14  
Case Type: Area Variance  
Applicant: David Palusio  
Address: 474 East Avenue  
Zoning District: R-3/O-O High-Density Residential District with Office Overlay  
Quadrant: SE (East Avenue Preservation District)  
Purpose: To construct a one-story, 10-car garage in the side yard in conjunction with the proposed redevelopment of the existing building from offices to nine apartments.  
Enforcement: No  
Code Section: 120-163  
SEQR: Type 2

**Case:** **9** ***\*Held from March 13, 2014 hearing\****  
File Number: V-058-13-14  
Case Type: Area Variance  
Applicant: Joe Sanchez  
Address: 673 Grand Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize use of third floor living space in conjunction with the second floor apartment, thereby expanding a non-conforming use in the R-1 District.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case:** **10** ***\*Held from March 13, 2014 hearing\****  
File Number: V-066-13-14  
Case Type: Use Variance  
Applicant: Ralph Marcello  
Address: 383 Champlain Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 11** ***\*Held from March 13, 2014 hearing\****  
File Number: V-067-13-14  
Case Type: Use and Area Variance  
Applicant: Ralph Marcello  
Address: 5 Lincoln Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months, and to legalize the existing front yard parking.  
Enforcement: Yes  
Code Section: 120-199; 120-173  
SEQR: Type 2

**Written comments may be submitted by April 9<sup>h</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

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**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**

**May 15, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-076-13-14  
Case Type: Area Variance  
Applicant: Ben DeGeorge  
Address: 51 East Ridge Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: Legalize use of third floor bedroom in conjunction with the second floor apartment, thereby expanding a non-conforming use in the R-1 Low Density District.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 2**  
File Number: V-077-13-14  
Case Type: Area Variance  
Applicant: Scott Brant, JJ Construction  
Address: 251 Electric Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To construct a 22' x 26' detached two-car garage, a 6.5' x 8.5' addition to the rear of a single family dwelling, and to expand the driveway, resulting in lot coverage of 64% where 50% is permitted.  
Enforcement: No  
Code Section: 120-11  
SEQR: Type 2

**Case: 3**  
File Number: V-078-13-14  
Case Type: Area Variance  
Applicant: Michael Thomas and Joan Kinsella  
Address: 10 Trafalgar Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To install a parking area that is 9' x 22' in the front yard of a single family dwelling.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case: 4**  
File Number: V-079-13-14  
Case Type: Use and Area Variance  
Applicant: Joe D'Alessandro  
Address: 1155 South Plymouth Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: To extend the hours of operation for a proposed restaurant and accessory outdoor seating area from 11:00 pm to 2:00 am, Thursday to Saturday, and to waive the off-street parking requirement associated with the proposed use.  
Enforcement: Yes  
Code Section: 120-34; 120-173  
SEQR: Type 2

**Case: 5**  
File Number: V-080-13-14  
Case Type: Area Variance  
Applicant: Phillip Dotson, id Sign Systems  
Address: 89 Genesee Street  
Zoning District: IPD# 10  
Quadrant: SW  
Purpose: To install a projecting sign for "St. Mary's Parking" (1.5' x 10') that will be mounted on the wall of the parking garage, 10' from grade, resulting in a height of 22' where 17' is permitted.  
Enforcement: No  
Code Section: IPD #10 Regulations (per 1975 Code, 115-88U)  
SEQR: Type 2

**Written comments may be submitted by May 14<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

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CONFERENCE ROOM 223B**

**Cases 1-7 Public Hearing Begins: 9:30 AM  
Cases 8-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A**

**June 12, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-081-13-14  
Case Type: Area Variance  
Applicant: Ugur Ozturkoglu  
Address: 101-103 Vassar Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the expansion of a 3-family dwelling into the 3rd floor, thereby expanding a nonconforming use in the R-1 District.  
Enforcement: Yes  
Code Section: 120-199

**Case: 2**  
File Number: V-082-13-14  
Case Type: Area Variance  
Applicant: Victor L. Bonds  
Address: 194 Aldine Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To legalize the enclosure of an open front porch on a single family dwelling.  
Enforcement: Yes  
Code Section: 120-160

**Case: 3**  
File Number: V-083-13-14  
Case Type: Area Variance  
Applicant: Thomas Gangemi  
Address: 403 Benton Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the parking area in the rear yard of a single family dwelling that has a lot coverage of 75%, where 50% is permitted.  
Enforcement: Yes  
Code Section: 120-11

**Case: 4**  
File Number: V-084-13-14  
Case Type: Use Variance  
Applicant: Patti Billard  
Address: 294 Clay Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To re-establish use of a property as a three-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199

**Case: 5**  
File Number: V-085-13-14  
Case Type: Area Variance  
Applicant: Ruben V. Leon Jr.  
Address: 128 Hempel Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To install a 4' chain link fence and gate in the front yard of a single family home, where only 3' and non chain link are permitted.  
Enforcement: No  
Code Section: 120-167

**Case: 6**  
File Number: V-086-13-14  
Case Type: Area Variance  
Applicant: Colleen Burke  
Address: 4203 Lake Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To install an 18" x 36" attached sign for "Colleen Burke, Real Estate Broker" in an R-1 zone where signs for home occupations are not permitted, and to install a 4' white picket fence in the front yard of this two-family dwelling, where only 3' is permitted.  
Enforcement: No  
Code Section: 120-139; 120-167

**Case: 7**  
File Number: V-087-13-14  
Case Type: Area Variance  
Applicant: Lisa Boshnack  
Address: 140 Alexander Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To establish outdoor seating, an expansion of a non-conforming use, and to install a 6' fence with gate along the Broadway Street frontage, where only 3' is permitted and an 8' fence along the south and east lot lines where only 6' is permitted.  
Enforcement: No  
Code Section: 120-199; 120-167

**Case: 8**  
File Number: V-088-13-14  
Case Type: Area Variance  
Applicant: Clifford Charlson  
Address: 360 Alexander Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To install a 12' x 20' shed in the front yard of a single family home and to legalize two front yard parking areas.  
Enforcement: No  
Code Section: 120-163

**Case: 9**  
File Number: V-089-13-14  
Case Type: Use Variance  
Applicant: Abraham Cherian  
Address: 1139 Hudson Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NE  
Purpose: To establish a rooming house with four rooms in a single family dwelling, a use that is not permitted in the district.  
Enforcement: Yes  
Code Section: 120-34

**Case: 10**  
File Number: V-090-13-14  
Case Type: Area Variance  
Applicant: David W. Anderson  
Address: 264-270 Hayward Avenue  
Zoning District: Public Market Village District (PMV)  
Quadrant: NE  
Purpose: To waive the transparency requirement in order to remove front windows and infill with decorative panels.  
Enforcement: Yes  
Code Section: 120-159

**Case: 11**  
File Number: V-092-13-14  
Case Type: Area Variance  
Applicant: Kevin Salva, Zweigle's  
Address: 651 N. Plymouth Avenue  
Zoning District: M-1 Industrial District  
Quadrant: NW  
Purpose: To waive the design requirements associated with the construction of a 4,500 sq. ft. addition to Zweigle's, an existing food processing operation.  
Enforcement: No  
Code Section: 120-159

**Case:** 12  
File Number: V-091-13-14  
Case Type: Area Variance  
Applicant: Jeff Szkolnik, Fastrac Markets  
Address: 375 W. Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Quadrant: NW  
Purpose: To waive the distance separation requirement for the establishment of a high-impact use (i.e. Fastrac, a convenience store with gas sales), and to waive certain sign requirements.  
Enforcement: No  
Code Section: 120-146.1; 120-177

**Written comments may be submitted by June 11<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

**CITY OF ROCHESTER  
30 CHURCH STREET**

**ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B**

**Cases 1-7 Public Hearing Begins: 9:30 AM  
Cases 8-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A**

**July 17, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1 \*Held from 04/10/14 Public Hearing\***  
File Number: V-075-13-14  
Case Type: Area Variance  
Applicant: David Palusio  
Address: 474 East Avenue  
Zoning District: R-3/O-O High-Density Residential District with Office Overlay  
Quadrant: SE  
Purpose: To construct a one-story, six-car garage in the side yard in conjunction with the proposed redevelopment of the existing building from offices to nine apartments.  
Enforcement: No  
Code Section: 120-163

**Case: 2 \*Held from 06/12/14 Public Hearing\***  
File Number: V-087-13-14  
Case Type: Area Variance  
Applicant: Lisa Boshnack  
Address: 140 Alexander Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To establish outdoor seating, an expansion of a non-conforming use, and to install a 6' fence with gate along the Broadway Street frontage, where only 3' is permitted and an 8' fence along the south and east lot lines where only 6' is permitted.  
Enforcement: No  
Code Section: 120-199; 120-167

**Case: 3 \*Held from 06/12/14 Public Hearing\***  
File Number: V-090-13-14  
Case Type: Area Variance  
Applicant: David W. Anderson  
Address: 264-270 Hayward Avenue  
Zoning District: Public Market Village District  
Quadrant: NE  
Purpose: To legalize an existing front yard parking area and to legalize an existing chain link fence with gate that is higher than the permitted 6'.  
Enforcement: No  
Code Section: 120-167; 120-173

**Case:** 4 **\*Held from 06/12/14 Public Hearing\***  
File Number: V-092-13-14  
Case Type: Area Variance  
Applicant: Kevin Salva, Zweigle's  
Address: 651 N. Plymouth Avenue  
Zoning District: M-1 Industrial District  
Quadrant: NW  
Purpose: To waive the design requirements associated with the construction of a 4,500 sq. ft. addition to Zweigle's, an existing food processing operation.  
Enforcement: No  
Code Section: 120-159

**Case:** 5 **\*Held from 06/12/14 Public Hearing\***  
File Number: V-091-13-14  
Case Type: Area Variance  
Applicant: Jeff Szkolnik, Fastrac Markets  
Address: 375 W. Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Quadrant: NW  
Purpose: To waive the distance separation requirement for the establishment of a high-impact use (i.e. Fastrac, a convenience store with gas sales), and to waive certain sign requirements.  
Enforcement: No  
Code Section: 120-146.1; 120-177

**Case:** 6  
File Number: V-001-14-15  
Case Type: Area Variance  
Applicant: Rev. Nicolas Gonzalez Jr.  
Address: 116 Campbell Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To install a permanent wheelchair ramp in the front yard of a church.  
Enforcement: No  
Code Section: 120-149

**Case:** 7  
File Number: V-002-14-15  
Case Type: Area Variance  
Applicant: Ryan Feltner  
Address: 28 Browncroft Boulevard  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To widen the existing driveway of a two-family home to allow four vehicles to park, thereby creating front yard parking.  
Enforcement: No  
Code Section: 120-173

**Case: 8**  
File Number: V-003-14-15  
Case Type: Area Variance  
Applicant: Joseph O'Donnell  
Address: 211 North Winton Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SE  
Purpose: To expand an existing, nonconforming high impact retail sales operation by adding 182 sq. ft. of storage space for Tops Express, and to legalize an existing outdoor ice machine, a use not permitted in the C-1 district.  
Enforcement: Yes  
Code Section: 120-163; 120-199

**Case: 9**  
File Number: V-004-14-15  
Case Type: Use Variance  
Applicant: Wafik Altaweel  
Address: 1252 North Clinton Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NE  
Purpose: To establish use of the property as a high-impact retail convenience / grocery store offering for sale beer, lotto, and tobacco, a use not permitted in the C-1 district.  
Enforcement: No  
Code Section: 120-34  
SEQR: Unlisted

**Case: 10**  
File Number: V-005-14-15  
Case Type: Use Variance  
Applicant: Larry Masci  
Address: 110 Mayflower Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To re-establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199

**Case: 11**  
File Number: V-006-14-15  
Case Type: Use Variance  
Applicant: Eli Adahan  
Address: 71 Pullman Avenue  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To re-establish use of a property as a four-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199

**Case:** 12  
**File Number:** V-007-14-15  
**Case Type:** Area Variance  
**Applicant:** Maye Development  
**Address:** 660-668 West Main Street  
**Zoning District:** C-2 Community Center District  
**Quadrant:** SW  
**Purpose:** To demolish a vacant two-family dwelling and a vacant church (Designated Building of Historic Value) to construct a 17,922 sq. ft. full-line food store that does not meet certain lot, area, yard, and bulk requirements.  
**Enforcement:** Yes  
**Code Section:** 120-44; 120-45; 120-158

**Written comments may be submitted by July 16<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:30 AM - 9:00 AM  
CONFERENCE ROOM 223B

Public Hearing Begins: 9:00 AM  
CITY COUNCIL CHAMBERS 302A

**Wednesday, August 13, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

<b>Case:</b>	<b>1</b>	<b>*Held from 07/22/14 Public Hearing*</b>
File Number:	V-007-14-15	
Case Type:	Area Variance	
Applicant:	Maye Development	
Address:	660-668 West Main Street	
Zoning District:	C-2 Community Center District	
Quadrant:	SW	
Purpose:	To demolish a vacant two-family dwelling and a vacant church (Designated Building of Historic Value) to construct a 17,922 sq. ft. full-line food store that does not meet certain lot, area, yard, and bulk requirements.	
Enforcement:	Yes	
Code Section:	120-44; 120-45; 120-158	

Written comments may be submitted by August 12<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)

**\*\* REVISED**

Cases 1-7 Public Hearing Begins: 9:30 AM  
Cases 8-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

**Thursday, August 14, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-008-14-15  
Case Type: Area Variance  
Applicant: Melissa & Ryan Kelley  
Address: 686 Norton Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
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: 2**  
File Number: V-009-14-15  
Case Type: Area Variance  
Applicant: Robert Johnson  
Address: 400 Dunn Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To legalize an attached carport located in the side yard setback of a single family home.  
Enforcement: Yes  
Code Section: 120-20  
SEQR: Type 2

**Case: 3**  
File Number: V-010-14-15  
Case Type: Area Variance  
Applicant: Fernando Rivera  
Address: 303 Orange Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To install a 6' high chain link fence in the front yard of a single family home, and to legalize the enclosure of an open front porch.  
Enforcement: No  
Code Section: 120-167; 120-160  
SEQR: Type 2

**Case: 4**  
File Number: V-011-14-15  
Case Type: Area Variance  
Applicant: Dennis Swetz  
Address: 42 Wetmore Park  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To construct a 22' x 24' detached two-car garage, resulting in lot coverage of 60% where 50% is permitted, and to legalize the further enclosure of an existing enclosed porch.  
Enforcement: No  
Code Section: 120-11; 120-160  
SEQR: Type 2

**Case: 5**  
File Number: V-012-14-15  
Case Type: Area Variance  
Applicant: Bruce Hunt  
Address: 136 Rossiter Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the parking area in the rear yard of a single family dwelling that has a lot coverage of 67%, where 50% is permitted.  
Enforcement: Yes  
Code Section: 120-11  
SEQR: Type 2

**Case: 6**  
File Number: V-013-14-15  
Case Type: Area Variance  
Applicant: Michael Gacek, Unity Church of Greater Rochester  
Address: 55 Prince Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To replace the detached sign with a 10' high x 35 square feet LED digital sign and to legalize the existing attached sign for "Unity Church of Greater Rochester".  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case: 7**  
File Number: V-014-14-15  
Case Type: Area Variance  
Applicant: Amy Butler  
Address: 1400 N. Goodman Street  
Zoning District: M-1 Industrial District  
Quadrant: NE  
Purpose: To install approximately 4 acres of solar panels in the front yard of the Baush & Lomb facility.  
Enforcement: No  
Code Section: 120-163  
SEQR: Unlisted

**Case: 8**  
File Number: V-015-14-15  
Case Type: Area Variance  
Applicant: Dean Ekberg  
Address: 212 South Fitzhugh Street  
Zoning District: R-3 High-Density Residential District  
Quadrant: SW  
Purpose: To replace an existing attached deck that is 12' x 14' and located in the side yard setback.  
Enforcement: No  
Code Section: 120-28  
SEQR: Type 2

**Case: 9**  
File Number: V-016-14-15  
Case Type: Area Variance  
Applicant: Joe Ventura  
Address: 179 Atlantic Avenue  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To change the use of a first floor commercial storefront to an apartment, not meeting certain dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-166  
SEQR: Type 2

**Case: 10**  
File Number: V-017-14-15  
Case Type: Use Variance  
Applicant: Lisa Santos, Lisa's Fine Jewelry  
Address: 1085 Hudson Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NE  
Purpose: To add a second hand dealer's operation to the existing pawn shop, a prohibited use in the C-1 zone.  
Enforcement: No  
Code Section: 120-34  
SEQR: Unlisted

**Case: 11**  
File Number: V-018-14-15  
Case Type: Use Variance  
Applicant: Renee Palozzi, Chester's Check Cashing  
Address: 810 N. Goodman Street \*\*  
Zoning District: C-2 Community Center District \*\*  
Quadrant: NE  
Purpose: To legalize an existing ATM machine on the exterior façade of the building to be operated from 6:00 am to 2:00 am daily, associated with Chester's Check Cashing.  
Enforcement: Yes \*\*  
Code Section: 120-42  
SEQR: Unlisted

<b>Case:</b>	<b>12</b>
File Number:	V-019-14-15
Case Type:	Area Variance
Applicant:	Muhammad Khan
Address:	98 Lyell Avenue
Zoning District:	C-2 Community Center District
Quadrant:	NW
Purpose:	To legalize signage on three sides of the gas canopy and a detached sign with LED pricing that is 7' high and 7'9" wide for "Racetrac".
Enforcement:	Yes
Code Section:	120-177
SEQR:	Type 2

**Written comments may be submitted by August 13<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)**

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 223B

**\*REVISED\***

Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

**September 11, 2014**

**I. Meeting with Staff**

**II. Public Hearings**

**Case: 1** **\*Held from the 08/14/14 Hearing\***  
File Number: V-018-14-15  
Case Type: Use Variance  
Applicant: Renee Palozzi, Chester's Check Cashing  
Address: 810 N Goodman Street  
Zoning District: C-2 Community Center District  
Quadrant: NE  
Purpose: To legalize an existing ATM machine on the exterior façade of the building and to be operated from 6:00 am to 2:00 am daily, associated with Chester's Check Cashing.  
Enforcement: Yes  
Code Section: 120-42  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 2**  
File Number: V-020-14-15  
Case Type: Use Variance  
Applicant: Betsy Brugg, on behalf of Hakarat Hatov Properties  
Address: 769 Lake Avenue  
Zoning District: C-2 Community Center District  
Quadrant: NW  
Purpose: To legalize a basement apartment unit, not meeting the dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-166  
SEQR: Type 2

**Case: 3**  
File Number: V-021-14-15  
Case Type: Use Variance  
Applicant: Joseph Mead  
Address: 242 Dartmouth Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To legalize the conversion of a three-family to a four-family dwelling, not meeting the dwelling unit conversion standards, and to legalize the paving in the rear yard that exceeds lot coverage limitations.  
Enforcement: No  
Code Section: 120-20; 120-166  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 4 *\*Postponed by City Staff to Oct. 16, 2014 Hearing\**  
File Number: V-022-14-15  
Case Type: Use Variance  
Applicant: Ann Chaintreuil  
Address: 266 Alexander Street  
Zoning District: R-2 Medium-Density Residential District / O-B Overlay Boutique District  
Quadrant: SE  
Purpose: To change the use of the 1st floor rear from an office to an apartment, not meeting the dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-166  
SEQR: Type 2

**Case:** 5  
File Number: V-023-14-15  
Case Type: Area Variance  
Applicant: Joe Billone  
Address: 316 & 320 Meigs Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To legalize the parking area in the rear yard of two four-family dwellings that exceed the lot coverage requirement.  
Enforcement: No  
Code Section: 120-20  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 6  
File Number: V-024-14-15  
Case Type: Area Variance  
Applicant: Michael Warren  
Address: 556 Chili Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: To legalize an existing sign on the awning for "Henner's Liquor" and install a second LED sign that is 3' x 6'.  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case:** 7  
File Number: V-025-14-15  
Case Type: Area Variance  
Applicant: Chantal Lischer  
Address: 160 Westmoreland Drive  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To install a fence in the front yard that is 6' in height where 3' is permitted.  
Enforcement: No  
Code Section: 120-167  
SEQR: Type 2

**Case: 8**  
File Number: V-026-14-15  
Case Type: Area Variance  
Applicant: Charles Lane  
Address: 105 Glendale Park  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To legalize an existing 3' high chain link fence in the front yard of a two-family dwelling.  
Enforcement: Yes  
Code Section: 120-167  
SEQR: Type 2

**Case: 9**  
File Number: V-027-14-15  
Case Type: Area Variance  
Applicant: Judy Nanni  
Address: 1670 Mount Hope Avenue  
Zoning District: R-1 Low-Density Residential District / O-B Overlay Boutique  
Quadrant: SE  
Purpose: To legalize the front yard parking that resulted from the conversion of a one-car garage to living space.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 10**  
File Number: V-028-14-15  
Case Type: Use Variance  
Applicant: Rosa Vazquez  
Address: 74 Bay Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NE  
Purpose: To re-establish use of a property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Type 2

**Case: 11**  
File Number: P-001-14-15  
Case Type: Appeal  
Applicant: Rushdi Moussa  
Address: 969 Bay Street  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SE  
Purpose: To appeal the decision of the Director of Planning and Zoning relating to the extension of the 90 day vacancy period for this high impact retail use.  
Enforcement: Yes  
Code Section: 120-199  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

<b>Case:</b>	<b>12</b>
File Number:	V-029-14-15
Case Type:	Area Variance
Applicant:	Jacqueline Duvivier, PUC Achieve Charter School
Address:	8 Mark Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	To install a sign for "PUC Achieve Charter School" that is 2'8" x 14' (37 square feet) where 15 square feet is permitted.
Enforcement:	No
Code Section:	120-177
SEQR:	Type 2

Written comments may be submitted by September 10<sup>th</sup>, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)

**October 16, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1** *Postponed from the 09/11/14 Hearing*  
File Number: V-022-14-15  
Case Type: Use Variance  
Applicant: Ann Chaintreuil  
Address: 266 Alexander Street  
Zoning District: R-2 Medium-Density Residential District / O-B Overlay Boutique District  
Quadrant: SE  
Purpose: To change the use from a two-family and an office to a four-family dwelling, not meeting the dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-166  
SEQR: Type 2

**Case: 2**  
File Number: V-030-14-15  
Case Type: Use Variance  
Applicant: Maximo Del Valle  
Address: 718 Brown Street  
Zoning District: C-2 Community Center District  
Quadrant: SW  
Purpose: To change the use from a single to a two-family dwelling, a use not permitted in the district and not meeting the dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-42; 120-166  
SEQR: Type 2

**Case: 3**  
File Number: V-031-14-15  
Case Type: Area Variance  
Applicant: Ken Glazer, Buckingham Properties  
Address: 218-224 and 230-250 Alexander Street and 330-350 Monroe Avenue  
Zoning District: C-2 Community Center District  
Quadrant: SE  
Purpose: To convert a former 6-story hospital building to 51 studio apartments at 230-250 Alexander Street, not meeting the dwelling unit conversion standards; and to waive the maximum square footage requirement for a principal use or structure, in existing and proposed structures at 218-224 and 230-250 Alexander Street and 330-350 Monroe Avenue.  
Enforcement: No  
Code Section: 120-166; 120-45  
SEQR: Unlisted

**Case: 4**  
File Number: V-032-14-15  
Case Type: Area Variance  
Applicant: Thomas Gangemi  
Address: 403 Benton Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: Based on new information, a rehearing was granted by the Zoning Board of Appeals on July 17, 2014 to legalize the parking area in the rear yard of a single family dwelling that exceeds the lot coverage limitation.  
Enforcement: Yes  
Code Section: 120-11  
SEQR: Type 2

**Case: 5**  
File Number: V-033-14-15  
Case Type: Area Variance  
Applicant: Cara Thibault  
Address: 901 Glide Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To legalize a deck in the front yard.  
Enforcement: Yes  
Code Section: 120-163  
SEQR: Type 2

**Case: 6**  
File Number: V-034-14-15  
Case Type: Area Variance  
Applicant: Gregory Kennedy  
Address: 86 Raines Park  
Zoning District: R-1 Low-Density Residential District  
Quadrant: NW  
Purpose: To legalize an 8' x 16' shed located in the side yard.  
Enforcement: Yes  
Code Section: 120-163  
SEQR: Type 2

**Case: 7**  
File Number: V-035-14-15  
Case Type: Area Variance  
Applicant: Etta Bonner  
Address: 1062 Genesee Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SW  
Purpose: To legalize a kitchen on the second floor of a single family home, and to install a driveway that results in front yard parking.  
Enforcement: Yes  
Code Section: 120-166; 120-173  
SEQR: Type 2

**Case: 8**  
File Number: V-036-14-15  
Case Type: Area Variance  
Applicant: Thomas Masaschi  
Address: One Boys Club Place (aka 15 Boys Club Place)  
Zoning District: R-3 High-Density Residential District  
Quadrant: SW  
Purpose: To install an internally illuminated sign that is 158 sq. ft. on the roof of the arena and to legalize an existing attached sign for "Paul Louis Arena", not meeting the sign requirements of the district.  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case: 9**  
File Number: V-037-14-15  
Case Type: Area Variance  
Applicant: Brad Rhodes, SignArt Inc.  
Address: 670 Thurston Road  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: Remove and replace the signs for "Rite Aid", including an existing detached pole sign, not meeting the sign requirements.  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case: 10**  
File Number: V-038-14-15  
Case Type: Area Variance  
Applicant: Rory Van Grol  
Address: 17 Fairfax Road (aka 420 Merchants Road)  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To waive the off-street parking requirement associated with a change in use from a store to a sit-down café/restaurant.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted

**Case: 11**  
File Number: V-039-14-15  
Case Type: Area Variance  
Applicant: Kevin M. Neary  
Address: 110 Lattimore Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the front yard parking that resulted from the conversion of a one-car garage to living space.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Unlisted

<b>Case:</b>	<b>12</b>
File Number:	V-040-14-15
Case Type:	Area Variance
Applicant:	Rachel Wiener, OTP-Upper Monroe LLC
Address:	35 Wellesley Street
Zoning District:	R-2 Medium Density Residential District
Quadrant:	SE
Purpose:	To legalize the front yard parking area.
Enforcement:	No
Code Section:	120-173
SEQR:	Type 2

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

CITY OF ROCHESTER  
30 CHURCH STREET

ZONING BOARD OF APPEALS  
MEETING WITH STAFF: 8:45 AM - 9:30 AM  
CONFERENCE ROOM 124B

Cases 1-6 Public Hearing Begins: 9:30 AM  
Cases 7-12 Public Hearing Begins: 11:30 AM  
CITY COUNCIL CHAMBERS 302A

**November 13, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case: 1**  
File Number: V-041-14-15  
Case Type: Use Variance  
Applicant: Gregory Michne  
Address: 27 Vick Park A  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: SE  
Purpose: To change the use from a two-family to a three-family dwelling, a use not permitted in the district and not meeting the dwelling unit conversion standards.  
Enforcement: No  
Code Section: 120-17; 120-166  
SEQR: Type 2

**Case: 2**  
File Number: V-042-14-15  
Case Type: Area Variance  
Applicant: Ken Goodman  
Address: 172 Cornhill Place  
Zoning District: R-3 High-Density Residential District  
Quadrant: SW  
Purpose: To install a 16' x 8' elevated deck in the side yard of a single family home that fails to meet the side yard setback requirement.  
Enforcement: No  
Code Section: 120-28; 120-163  
SEQR: Type 2

**Case: 3**  
File Number: V-043-14-15  
Case Type: Area Variance  
Applicant: Bin Liu  
Address: 138 Raleigh Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To construct a parking area in the rear yard that exceeds the lot coverage requirement.  
Enforcement: Yes  
Code Section: 120-11  
SEQR: Type 2

**Case:** 4  
File Number: V-044-14-15  
Case Type: Area Variance  
Applicant: Mary Jo Provenzano  
Address: 85 Dalkeith Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To remove and replace a garage in the rear yard that is 16' x 18' thereby exceeding the lot coverage requirement.  
Enforcement: No  
Code Section: 120-11  
SEQR: Type 2

**Case:** 5  
File Number: V-045-14-15  
Case Type: Area Variance  
Applicant: Bashir Ahmed, on behalf of Hamidiye Academy  
Address: 853 & 871 Culver Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To install a 5' high white vinyl fence in the front yard of the Hamidiye Academy where only 3' is permitted.  
Enforcement: No  
Code Section: 120-167  
SEQR: Type 2

**Case:** 6  
File Number: V-046-14-15  
Case Type: Area Variance  
Applicant: David Connors  
Address: 178 Castleman Street  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To legalize the front yard parking that resulted from the conversion of a one-car garage to living space.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 7**  
File Number: V-047-14-15  
Case Type: Use Variance  
Applicant: David Rucci  
Address: 264 Spencer Street  
Zoning District: C-2 Community Center District  
Quadrant: NW  
Purpose: To consider the economic hardship associated with the establishment of the use of the property for vehicle sales with accessory repair, a use not permitted in the district.  
Enforcement: No  
Code Section: 120-42

**Case: 8**  
File Number: V-048-14-15  
Case Type: Area Variance  
Applicant: Jamie Rawleigh  
Address: 1151 Ridgeway Avenue  
Zoning District: M-1 Industrial District  
Quadrant: NW  
Purpose: To remove and replace the sign faces on an existing 20' tall pole sign for "AMF Bowling Co."  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case: 9**  
File Number: V-049-14-15  
Case Type: Area Variance  
Applicant: Tim Leaty  
Address: 1650-1664 Dewey Avenue  
Zoning District: M-1 Industrial District  
Quadrant: NW  
Purpose: To waive the off-street parking requirement associated with a change in use from a retail store to a place of worship, and to legalize the existing parking area that does not meet parking design requirements.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 10  
File Number: V-050-14-15  
Case Type: Area Variance  
Applicant: Ryan Feltner  
Address: 28 Browncroft Boulevard  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To widen the existing driveway of a two-family home to allow four vehicles to park, thereby creating front yard parking.  
Enforcement: No  
Code Section: 120-173  
SEQR: Type 2

**Case:** 11  
File Number: V-051-14-15  
Case Type: Area Variance  
Applicant: John Lagoyda  
Address: 950 Maple Street  
Zoning District: M-1 Industrial District  
Quadrant: SW  
Purpose: To remove and replace the sign faces on an existing 19' tall pole sign for "Maple Auto Service".  
Enforcement: Yes  
Code Section: 120-177  
SEQR: Type 2

Written comments may be submitted by **November 12<sup>th</sup>, 2014** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)

**December 11, 2014**

**I. Meeting with Staff**

**II. Public Hearings:**

**Case:** 1  
File Number: P-001-14-15  
Case Type: Appeal (Re-hearing)  
Applicant: Rushdi Moussa  
Address: 969 Bay Street  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SE  
Purpose: To appeal the decision of the Director of Planning and Zoning relating to the extension of the 90 day vacancy period for this high impact retail use.  
Enforcement: No  
Code Section: 120-199  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 2  
File Number: V-047-14-15 *\*Held from 11/13/14 Hearing\**  
Case Type: Use Variance  
Applicant: David Rucci  
Address: 264 Spencer Street  
Zoning District: C-2 Community Center District  
Quadrant: NW  
Purpose: To consider the economic hardship associated with the establishment of the use of the property for vehicle sales with accessory repair, a use not permitted in the district.  
Enforcement: No  
Code Section: 120-42

**Case:** 3  
File Number: V-052-14-15  
Case Type: Use & Area Variance  
Applicant: Herbert Starkes  
Address: 519 Thurston Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: To establish live entertainment accessory to an existing bar/restaurant and to waive the off street parking requirements associated with this request; to extend the hours of operation from 11:00 pm to 2:00 am for the bar/restaurant.  
Enforcement: No  
Code Section: 120-34; 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 4  
File Number: V-053-14-15  
Case Type: Area Variance  
Applicant: Michael Zanghi, Highland Hospital  
Address: 1000 South Avenue  
Zoning District: Institutional Planned Development District # 8  
Quadrant: SE  
Purpose: To construct a 2-story, 30,000 sq. ft. addition to the southeast corner of Highland Hospital, thereby expanding a nonconforming use.  
Enforcement: No  
Code Section: 120-3; 120-199  
SEQR: Type 1  
Lead Agency: Director of Planning & Zoning

**Case:** 5  
File Number: V-054-14-15  
Case Type: Area Variance  
Applicant: Nick Testa  
Address: 595 Jefferson Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: SW  
Purpose: To legalize an existing rooftop sign that is 3' x 12' that does not meet the sign requirements.  
Enforcement: No  
Code Section: 120-177  
SEQR: Type 2

**Case:** 6  
File Number: V-055-14-15  
Case Type: Use Variance  
Applicant: Richard Martinez  
Address: 215 Hebard Street  
Zoning District: R-2 Medium-Density Residential District  
Quadrant: NE  
Purpose: To establish use of the property as a three-family dwelling that fails to meet the dwelling unit conversion standards.  
Enforcement: Yes  
Code Section: 120-166  
SEQR: Type 2

**Case:** 7  
File Number: V-056-14-15  
Case Type: Area Variance  
Applicant: Tolga Turmen  
Address: 430 W. Ridge Road  
Zoning District: C-3 Regional Destination Center District  
Quadrant: NW  
Purpose: To waive the distance separation requirement for the establishment of a high-impact use by adding a second hand dealer to an existing pawn shop.  
Enforcement: No  
Code Section: 120-146.1  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 8  
File Number: V-057-14-15  
Case Type: Area Variance  
Applicant: Bredes Acevedo  
Address: 1054 N. Clinton Avenue  
Zoning District: C-2 Community Center District  
Quadrant: NE  
Purpose: To waive the off-street parking requirement associated with a change in use from a retail store to a place of worship, and to legalize the existing parking area that does not meet parking design requirements.  
Enforcement: Yes  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case:** 9  
File Number: V-058-14-15  
Case Type: Use Variance  
Applicant: Kip Finley, Indus Real Estate  
Address: 3885 Lake Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NW  
Purpose: To consider the economic hardship associated with the establishment of a drive-thru operation that is connected to a proposed sit-down restaurant for Dunkin' Donuts.  
Enforcement: No  
Code Section: 120-34

**Case: 10**  
File Number: V-059-14-15  
Case Type: Area Variance  
Applicant: Nestory Ntahombaye, Nile Lutheran Mission  
Address: 500 Lyell Avenue  
Zoning District: C-1 Neighborhood Center District  
Quadrant: NW  
Purpose: To waive the off-street parking requirement associated with the establishment of a place of worship.  
Enforcement: No  
Code Section: 120-173  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 11**  
File Number: P-002-14-15  
Case Type: Appeal  
Applicant: Kevin Olsson  
Address: 120 Castlebar Road  
Zoning District: R-1 Low-Density Residential District  
Quadrant: SE  
Purpose: To appeal the certificate of zoning compliance issued on 09/15/14 to construct a trellis in the side yard of a single family home.  
Enforcement: No  
Code Section: 120-163; 120-189  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

Written comments may be submitted by **December 10<sup>th</sup>, 2014** to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or [Jill.Symonds@CityofRochester.gov](mailto:Jill.Symonds@CityofRochester.gov)