

CITY OF ROCHESTER
30 CHURCH STREET

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

***REVISED**

Cases 1-9 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

February 18, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-046-15-16
Case Type: Use Variance
Address: 111 Industrial Street
Zoning District: CCD-C Center City – Cascade-Canal District
Applicant: Loretta Spezio
Purpose: To consider the economic hardship associated with the proposal to store trucks and equipment on the vacant lot at 111 Industrial Street to serve the existing paving and trucking company located at 100-106 Industrial Street. Outdoor uses are prohibited in this District.
Code Section: 120-64
Enforcement: Yes

Case: 2
File Number: V-047-15-16
Case Type: Area Variance
Address: 130 White Street
Zoning District: C-3 Regional Destination Center District
Applicant: P. Reffell
Purpose: To legalize a change in use from office to church on the first floor of this building, not meeting the off-street parking requirements.
Code Section: 120-173
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: Yes

Case: 3
File Number: V-048-15-16
Case Type: Area Variance
Address: 430 Mount Read Blvd
Zoning District: R-1 Low-Density Residential District
Applicant: Askar Salem
Purpose: To install a 3' x 5' internally illuminated attached sign for "Chester's" take-out food, which is located in a high-impact retail store with gas sales **and to legalize the existing signs on the gas canopy and pumps**, not meeting certain sign requirements.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 4
File Number: V-049-15-16
Case Type: Area Variances
Address: 771-777 Monroe Avenue and 1849 East Avenue
Zoning District: C-2 Community Center District
Applicant: Speedway, LLC
Purpose: To remove the existing 24' tall pole sign and replace it with a 6' tall monument sign with LED gas pricing for Speedway at each of the above locations, not meeting certain sign requirements.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 5
File Number: V-050-15-16
Case Type: Area Variance
Address: 495 St. Paul Street
Zoning District: CCD-R Center City District – Riverfront District
Applicant: Mark Minunni
Purpose: To demolish a Designated Building of Historic Value as part of a project that includes the construction of a new brewing facility and tank farm for the Genesee Brewery.
Code Section: 120-65
SEQR: Type I
Enforcement: No

Case: 6
File Number: V-051-15-16
Case Type: Area Variance
Address: 490 N. Goodman Street
Zoning District: C-2 Community Center District
Applicant: Razy Kased
Purpose: To renovate the front façade of the existing place of worship, not meeting the **city-wide design standards**.
Code Section: 120-159
SEQR: Type II
Enforcement: No

Case: 7
File Number: V-052-15-16
Case Type: Area Variance
Address: 835 W. Main Street (aka 849 W. Main Street)
Zoning District: C-2 Community Center District
Applicant: Reza Hourmanesh
Purpose: To legalize the combination of two retail spaces in the Bull's Head Plaza resulting in a low-impact retail store of 8,200 sq. ft., thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.
Code Section: 120-45
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: Yes

Case: 8
File Number: V-053-15-16
Case Type: Area Variance
Address: 247 N. Clinton Avenue
Zoning District: CCD-B Center City – Base District
Applicant: Nasser Ahmed
Purpose: To establish use of the property as a high-impact retail store, not meeting the distance separation requirements.
Code Section: 120-63, 120-146.1
SEQR: Unlisted (Lead: Zoning Board of Appeals)
Enforcement: No

Case: 9
File Number: V-054-15-16
Case Type: Area Variance
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village District
Applicant: Torben Arend
Purpose: To waive certain sign requirements associated with the sign package for the proposed CVS pharmacy with drive-thru.
Code Section: 120-177
SEQR: Type II
Enforcement: No