

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 7-11 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

April 21, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-066-15-16
Case Type: Area Variance (**Rehearing**)
Address: 1431 Mount Hope Avenue
Zoning District: C-V Collegetown Village District
Applicant: Torben Arend
Purpose: To modify a condition from the previously approved sign package. The proposal is to install a third attached sign on the west elevation in lieu of the proposed monument sign.
Code Section: 120-177
SEQR: Type II
Enforcement: No

Case: 2 ***Held by the Applicant from the 03/24/16 Hearing**
File Number: V-055-15-16
Case Type: Area Variance
Address: 371 Averill Avenue
Zoning District: C-2 Community Center District
Applicant: Lyjha Wilton
Purpose: To construct a 7,480 sq. ft. addition to the existing 2,760 sq. ft. building to be used as a meat market, thereby exceeding the 6,000 sq. ft. size limitation for a principal use in the district.
Code Section: 120-45
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3 ***Held by the Zoning Board from the 03/24/16 Hearing**
File Number: V-060-15-16
Case Type: Use Variance
Address: 68 Clifford Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sarah Howell
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: No

SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 4 *Held by the Applicant from the 03/24/16 Hearing

File Number: V-063-15-16
Case Type: Area Variance
Address: 980 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: James A. Boglioli, Esq., on behalf of Delta Sonic
Purpose: To legalize the existing 20' tall kiosk sign for "Delta Sonic" which includes a proposed LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-065-15-16
Case Type: Area Variance
Address: 527-531 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Michael Mammano
Purpose: To install three internally illuminated signs that are 3' x 35' each for "Pet Supplies Plus", exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-067-15-16
Case Type: Area Variance
Address: 676 Hudson Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Rev. Robert Rios
Purpose: To expand a place of worship by adding 600 sq. ft. of space and to demolish a single family dwelling at 275 Bernard Street in order to construct additional parking, not meeting the front or side yard setback requirements and exceeding lot coverage.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 7
File Number: V-068-15-16
Case Type: Area Variances
Address: 800 Atlantic Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott L. Fiske
Purpose: To construct a 266 sq. ft. addition to an existing one-bay vehicle repair operation, thereby expanding a nonconforming use, and not meeting the lot coverage, front and rear yard setback requirements.
Code Section: 120-11, 120-199, 120-200
Enforcement: Yes
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 8
File Number: V-069-15-16
Case Type: Use Variance
Address: 1628 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Frank Santonastaso
Purpose: To consider the economic hardship associated with the legalization of an existing three-bay vehicle repair operation, a use not permitted in the district.
Code Section: 120-42
Enforcement: Yes

Case: 9
File Number: V-070-15-16
Case Type: Use and Area Variance
Address: 989 S. Clinton Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Destinee Howell
Purpose: To add live entertainment to a bar/restaurant, which is not permitted in the district, and to waive the associated parking requirement.
Code Section: 120-34, 120-173
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **10**
File Number: V-071-15-16
Case Type: Use Variance
Address: 28 Locust Street
Zoning District: R-1 Low Density Residential District
Applicant: Talius James
Purpose: To establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **11**
File Number: V-072-15-16
Case Type: Area Variance
Address: 1490 Hudson Avenue
Zoning District: C-3 Regional Destination Center District
Applicant: Kurt Charland
Purpose: To install new signs for the "Walmart" gas station on the existing 30' pole, canopy, kiosk, and pumps, not meeting certain sign requirements.
Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II