

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
CITY COUNCIL CHAMBERS 302A

*REVISED

Thursday, May 19, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1 ****Withdrawn by the Applicant**
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 install a "Collegetown" sign on the south elevation of the CVS building, and to modify a condition from the previously approved sign package by installing a third attached sign for "CVS" 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 04/21/16 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 and renovate the existing 20' tall kiosk sign for "Delta Sonic" which also includes the installation of an LED display, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 3 ***Held by the Applicant from the 04/21/16 Hearing**
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: 4
File Number: V-073-15-16
Case Type: Area Variances
Address: 1176, 1182, 1186-188 Mt. Hope Avenue, 16, 24 Gold Street and 17 Langslow Street
Zoning District: C-1 Neighborhood Center District, R-1 Low Density Residential District
Applicant: 10 Gold Street Properties, LLC
Purpose: To construct a 5-story mixed use building not meeting the rear yard setback, and to construct a 4-story residential building not meeting certain Citywide Design Standards.
Code Section: 120-36, 120-157
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 5
File Number: V-074-15-16
Case Type: Area Variance
Address: 28 Sodus Street
Zoning District: R-1 Low Density Residential District
Applicant: Mark Caramanna
Purpose: To expand an existing two-family dwelling into the third floor, thereby expanding a nonconforming use.
Code Section: 120-199
Enforcement: No
SEQR: Type II