



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case #1:

Staff Reviewer: Jill Symonds

File Number: V-001-16-17

Applicant: Ihor Korda

Project Address: 22 Fleming Street

Zoning District: H-V Harbortown Village District

Section of Code: 120-173

Request: **To legalize the parking in front of a single family dwelling on a parcel that also contains a two family dwelling.**

Background: The subject property is located on the corner of Fleming and Estes Street and therefore, has two front yards. There is a two-story, two family dwelling and a one-story, single family dwelling on the property. The one-story, single family dwelling is located in what was likely a former garage.

There is an existing driveway that leads from Fleming Street to the one-story, single family dwelling. The applicant is proposing to retain this driveway and parking area.

Code Compliance: Section 120-173 provides that parking for residential uses shall not be located in the required side or front yard setback except in a legal driveway that provides access to the rear yard, a detached or an attached garage. **The driveway and parking area is located in front of the single-story, single family dwelling, which is not permitted (area variance required).**

Code Enforcement: This property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 22 1/2 Fleming St Rochester

2. APPLICANT: IHOR KORDA COMPANY NAME: -

ADDRESS: 31 Hocman Drive CITY: Rochester ZIP CODE: 14626

PHONE: 585-563-2613 FAX: -

E-MAIL ADDRESS Sirbee@MSN.COM

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

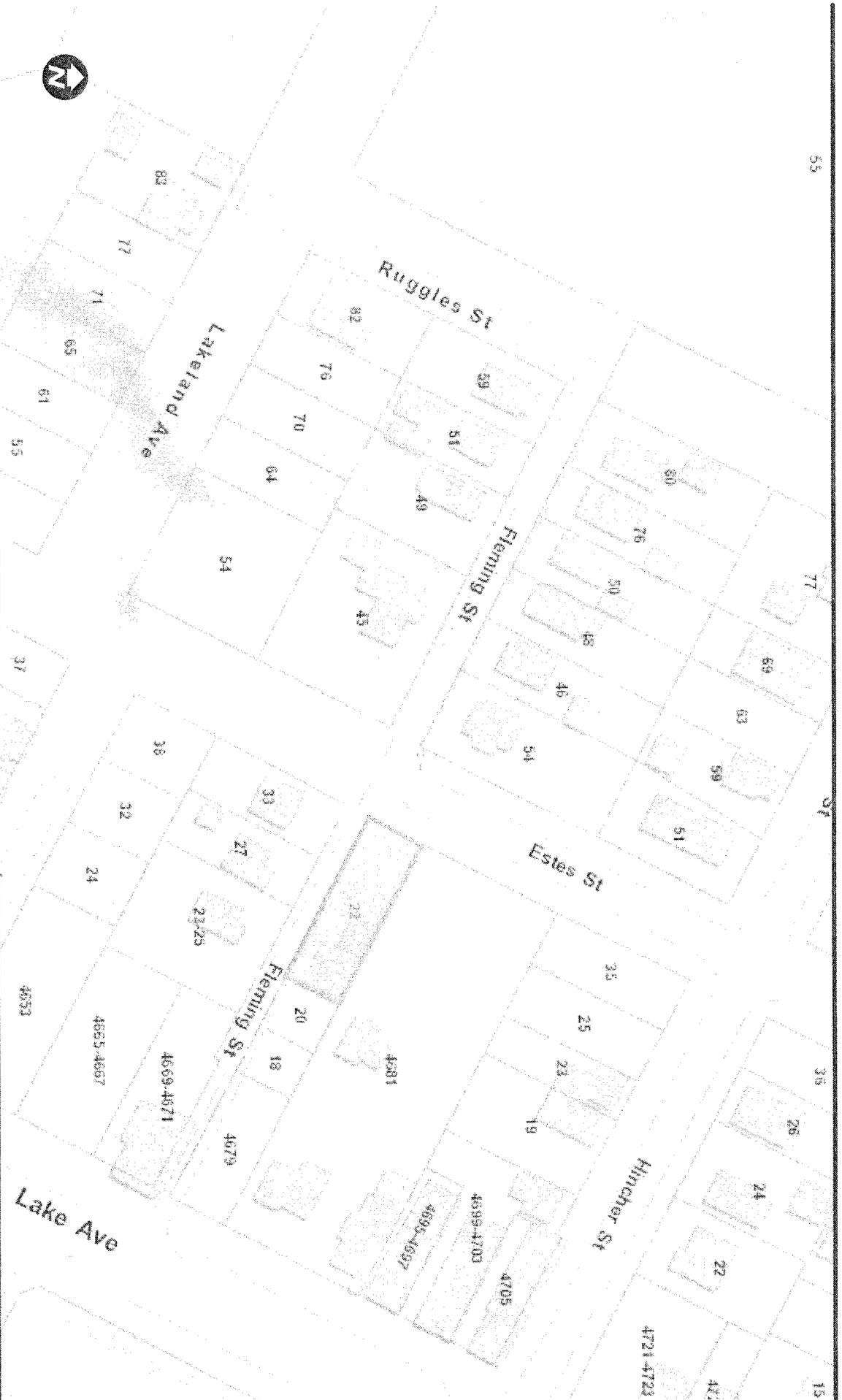
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Ihor Korda DATE: 5-18-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

22 FLEMING ST



July 5, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



City of Rochester, NY

AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. **Benefits.** The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

There is no other parking for my TENANTS
then this area

B. **Essential character of the area.** No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

This parking has been part of the
property since AND BEFORE I BOUGHT IT IN 1995

C. **No other remedy.** There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

TENANTS need to PARK Somewhere
I DO NOT want them parking on lawn. IT will
Ruin the lawn and make the neighborhood LOOK
TRASHY.

D. **Significance.** The requested variance is not substantial.

Parking is needed

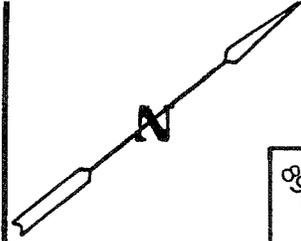
E. **Physical and environmental conditions.** The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

NONE

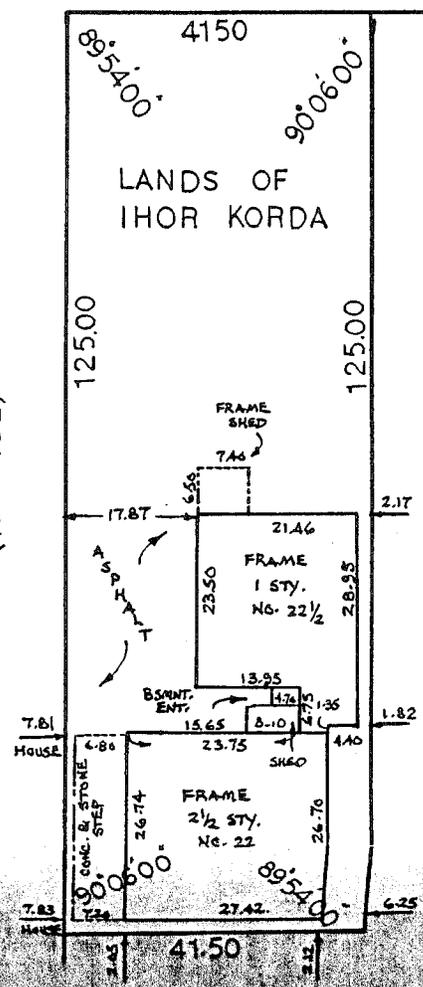
F. **Not self created.** The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

Driveway Been there nothing new is being added nor has been added by me

ESTES STREET
(60' WIDE)



FLEMING STREET
(16' WIDE)



REFERENCES

- 1) LIBER. 8680 OF DEEDS PAGE 42
- 2) ROCHESTER CITY SURVEY DISTRICT 1, MAP 34
- 3) TAX ACCT. No. 047-540-1-20

This survey is certified to those named above during the period that the survey was made. The surveyor is not responsible for any errors or omissions in this instrument or in any other instrument which may be recorded in the future. Copies of this survey map and bearing the land surveying board seal are on file and are not intended to be a true and valid copy. Unintentional omission or addition to this survey map is to the violation of section 7000 of the New York State Education Law.

This map is subject to the provisions of subdivision 1 of section 7000 of the Education Law. The land surveying board seal is on file and is not intended to be a true and valid copy. Unintentional omission or addition to this survey map is to the violation of section 7000 of the New York State Education Law.

CERTIFICATION:

I GREGORY T. PAULY HEREBY CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED 2-6-15 AND FROM REFERENCES LISTED ABOVE.

Gregory T. Pauly
GREGORY T. PAULY, L.S. 2-30-73

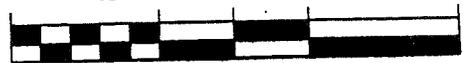
GREGORY T. PAULY
LICENSED LAND SURVEYOR

71 BUTCHER ROAD
HILTON, NEW YORK 14458
(585) 392-4999

TITLE: INSTRUMENT SURVEY OF PART OF LOT 17 IN THE FORMER VILLAGE OF CHARLOTTE, NOW CITY OF ROCHESTER MONROE COUNTY NEW YORK

DATE: 2-16-15
FILE: 22 FLEMING ST

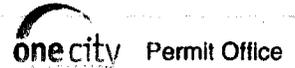
SCALE: 1" = 20' (in feet)





City of Rochester

Bureau of Architecture and Engineering
Department of Environmental Services
City Hall Room 121B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov



November 4, 2013

**Ihor Korda
31 Rocmar Dr.
Rochester, New York 14626**

Re: #22 Fleming Street (Illegal Front Yard Parking)

Dear Mr. Korda:

The City of Rochester will soon begin the Hincer Street Group Improvement Project. The scope of this project includes new granite stone curbs, spot sidewalk replacements, new catch basins, new driveway aprons and topsoil/seeding of disturbed areas. A public information meeting about the project will be scheduled and you will be notified of the date.

As a part of the review process for the project, the City reviews all driveways relative to size, location and legality. A field inspection revealed your garage has been converted into living area, therefore the parking in front of the house is considered to be illegal front yard parking. The City of Rochester Zoning Code does not allow front yard parking unless you obtain a variance from the City of Rochester Zoning Office. Without a variance, the existing driveway apron will be removed and full-height curbing will be installed in its place as part of this project.

If you wish to retain the parking area on your property, you will need to apply to the Zoning Board of Appeals for an area variance. Please find enclosed the area variance application materials.

You will need to complete this application by **December 20, 2013**, and make an appointment with Jill Symonds (428-7364 or Jill.Symonds@CityofRochester.gov) to submit the application. If you have any questions about the variance application process, please feel free to call Ms. Symonds and she will assist you in this process. For more information on the street reconstruction project, please contact Lisa Reyes, Project Engineer at 428-6354.

We look forward to working with you as we move forward on this project.

Sincerely,

Terry Mott
Sr. Engineer Technician

428-6354 Lisa

enclosure

- xc: A. Giglio, Street Design Project Engineer
- M. Barry, Director Planning/Zoning
- L. Reyes, Project Engineer
- T. Mott, DES Permits
- J. Symonds, Zoning
- File

** sirbee@msn.com*

G:\DIV\PERM\PROJ\CT\HincerGroup\EncroachmentLetters\FlemingSt#22D.W..doc

503-2613



N/F
IHOR
KORDA
22 FLEMING

WOOD
PICKET
PRIVACY

X
X
SP

Asphalt

SAN MH
257.54

STONE
PORCH

CS

RF 17.00

DH

SAN

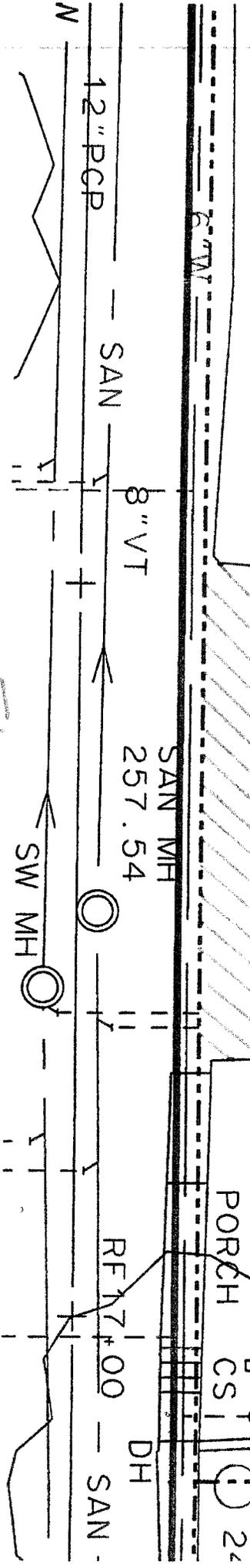
12" PCP

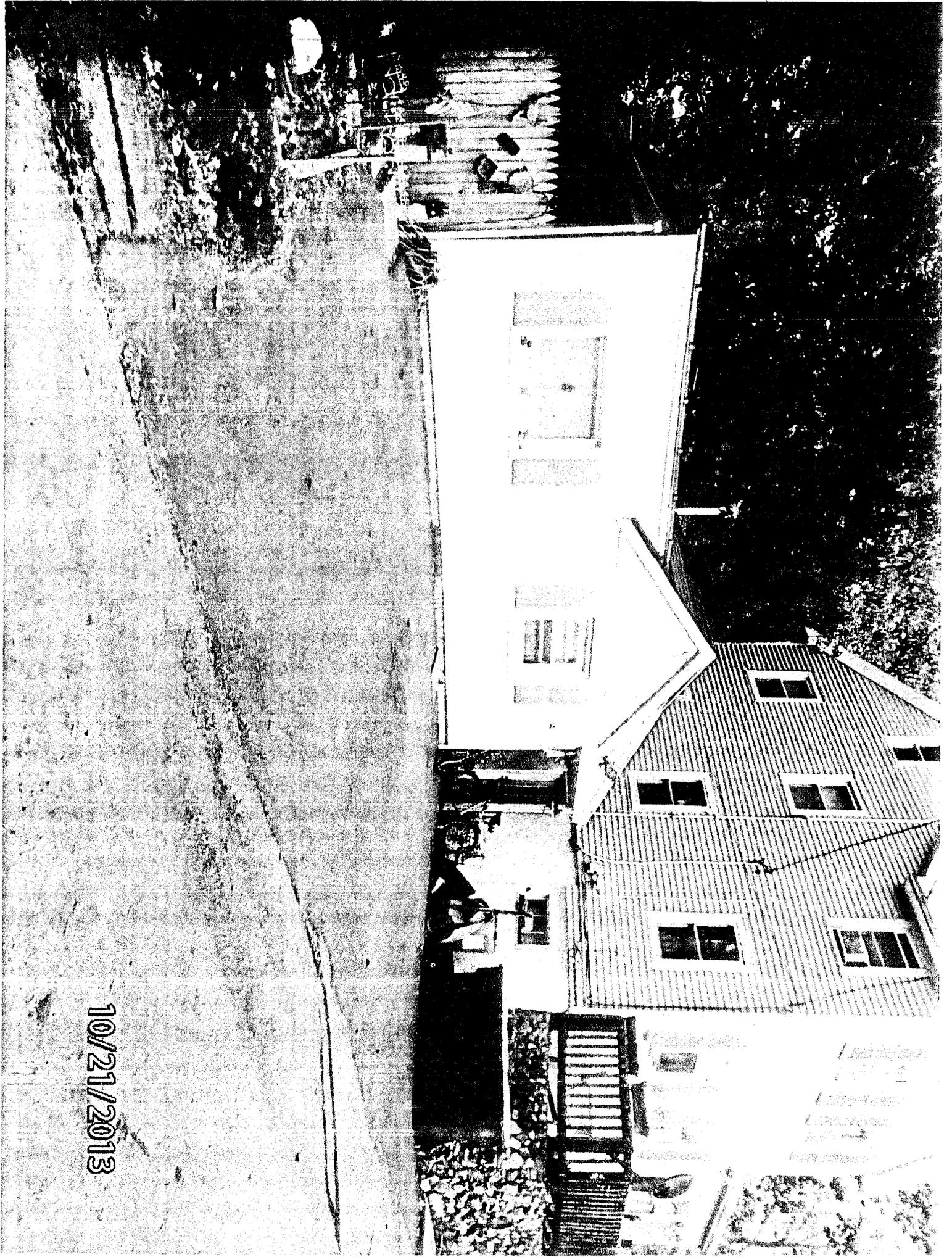
SAN

8" VT

SW MH

Fleming Street





10/21/2013



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Use Variance

Case # 2:

Staff Reviewer: Jill Symonds

File Number: V-002-16-17

Applicant: Tiffany Angelo

Project Address: 53 Van Stallen Street

Zoning District: R-1 Low-Density Residential District

Section of Code: 120-199

Request: **To re-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.**

Analysis: The subject property is a vacant built-as single family dwelling. At a time when the zoning district permitted it, the dwelling was converted to a 2-family dwelling. Under the 2003 Zoning Code, the use as a 2-family dwelling in an R-1 district is nonconforming. In accordance with Section 120-199 of the Zoning Code, nonconforming uses are subject to abandonment if there is a period of vacancy greater than 9 months. City records show that the dwelling has been vacant since April 29, 2015, and therefore, has lost its rights to the two-family dwelling. The applicant is proposing to re-establish the nonconforming two-family dwelling.

Code Compliance: In accordance with section 120-199, a use variance is required to re-establish the use of the structure as a two-family dwelling since it has been vacant for a period of greater than nine months.

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 53 Van Station St Rochester, NY 14621

2. APPLICANT: Tiffany Angelo COMPANY NAME: Rice Properties LLC

ADDRESS: 1165 Army Ave CITY: Rochester ZIP CODE: 14615

PHONE: 565-643-5015 ext 265 FAX: 565-643-5114

E-MAIL ADDRESS: tiffanyangelo@yahoo.com

INTEREST IN PROPERTY: Owner Lessee Other Property Manager

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Property to continue to exist as a 2 family dwelling.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): NA

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature] DATE: 6/2/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: [Signature] DATE: 6/2/16



City of Rochester, NY

USE VARIANCE STATEMENT OF INCOME AND EXPENSE

PLEASE NOTE: AT HEARING TIME, APPLICANTS MAY BE ASKED TO PROVIDE AT LEAST TWO (2) CALENDAR YEARS OF FINANCIAL INFORMATION, OR FROM THE DATE OF PURCHASE, WHICHEVER IS LESS.

PROPERTY ADDRESS: 53 Van Stallen St Rochester, NY 14621

A. PROPERTY DATA

1. Date property was purchased by current owner 4/19/2016

2. Was a Certificate of Occupancy issued? Yes
Date of issuance? 11/1/13
If so, for what use(s)? 2 Family dwelling
If not, why? _____

3. Cost of Purchase \$ 20,000

4. Original Amount of Mortgage(s) NA
Mortgage Holder(s) _____
Address _____
Interest Rate(s) _____ Term of mortgage(s) _____

5. Is the property for sale? NO
If so, for how long? _____
asking price? _____
for what use(s) _____
Have any offers been received? _____
If so, for what amount(s)? _____
Summarize any attempts to sell the property _____

6. Present value of property 39,000
Source of valuation City of Rochester Assessment

If used as Single family

B. GROSS ANNUAL INCOME (Information provided must be for permitted uses, not the proposed use)

USE (# of Apts., Retail Store, Office, etc.)	UNIT SIZE (sq. ft.; # of bedrooms)	MONTHLY RENT AMOUNT	ANNUAL RENT AMOUNT
1. <u>Single Residence</u>	<u>4 Bedrooms</u>	<u>\$ 850.⁰⁰</u>	<u>\$ 10,200</u>
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
TOTAL ANNUAL INCOME:			<u>\$ 10,200</u>
LESS (8%) VACANCY FACTOR: (Explain, if greater than 8%)			<u>- 816</u>
TOTAL ADJUSTED GROSS INCOME:			<u>\$ 9,384</u>

C. ANNUAL EXPENSES

1. Annual Fixed Charges		
Real Estate Taxes (City & County)		<u>2907.⁰⁰</u>
Insurance		<u>400.⁰⁰</u>
Average Annual Interest (over next 5 years).....		<u>/</u>
2. Operating Expenses		
Electric		<u>/</u>
Fuel		<u>/</u>
Water		<u>480.⁰⁰</u>
Pure Waters		<u>/</u>
Advertising..... <u>tenant placement fee</u>		<u>\$ 850</u>
Miscellaneous (attach explanation) <u>management fees</u>		<u>\$ 1,020</u>
3. Maintenance Expenses (attach list)		
Repairs		<u>/</u>
General Building Maintenance	<u>1090 rent allowance</u>	<u>1020</u>
Yard and Ground Care..... <u>April -> November 60 per month</u>		<u>480.⁰⁰</u>
Miscellaneous.....		<u>/</u>
TOTAL ANNUAL EXPENSES:		<u>7157</u>
PROFIT or (LOSS)		<u>2,227</u>

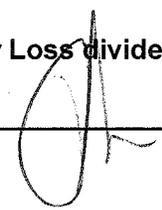
D. TOTAL INVESTMENT

1. Down payment	<u>Purchase price plus closing costs</u>	<u>21,363.78</u>
2. Capital Improvements (attach list)	<u>See repair list</u>	<u>18,130</u>
3. Principal paid to date (original mortgage less current principal balance)		<u>/</u>
TOTAL INVESTMENT:		<u>39,493.78</u>

E. RATE OF RETURN/YR. [Profit or Loss divided by Total Investment]

0.05
6/2/16

SIGNATURE OF PREPARER _____



DATE _____

If used as 2 family

B. GROSS ANNUAL INCOME (Information provided must be for permitted uses, not the proposed use)

USE (# of Apts., Retail Store, Office, etc.)	UNIT SIZE (sq. ft.; # of bedrooms)	MONTHLY RENT AMOUNT	ANNUAL RENT AMOUNT
1. DOWN	1 Bedroom	\$ 550	6,600 ⁰⁰
2. UP	2 Bedrooms	\$ 650	7,800
3.			
4.			
5.			
6.			
TOTAL ANNUAL INCOME:			14,400
LESS (8%) VACANCY FACTOR: (Explain, if greater than 8%)			-1,152
TOTAL ADJUSTED GROSS INCOME:			13,248

C. ANNUAL EXPENSES

1. <u>Annual Fixed Charges</u>		
Real Estate Taxes (City & County)		2907. ⁰⁰
Insurance		450. ⁰⁰
Average Annual Interest (over next 5 years).....		/
2. <u>Operating Expenses</u>		
Electric		/
Fuel		/
Water		720. ⁰⁰
Pure Waters		/
Advertising.....	tenant placement fees	1200
Miscellaneous (attach explanation)	management fees	1440
3. <u>Maintenance Expenses (attach list)</u>		
Repairs		/
General Building Maintenance	10% rent allowance	1440. ⁰⁰
Yard and Ground Care.....	April → November @ 60 per month	480. ⁰⁰
Miscellaneous.....		/
TOTAL ANNUAL EXPENSES:		8637
PROFIT or (LOSS)		4611

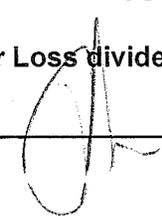
D. TOTAL INVESTMENT

1. Down payment	Purchase price plus closing costs	21,363.78
2. Capital Improvements (attach list)	See repairs list	10,145
3. Principal paid to date (original mortgage less current principal balance)		/
TOTAL INVESTMENT:		31,508.78

E. RATE OF RETURN/YR. [Profit or Loss divided by Total Investment]

0.14

SIGNATURE OF PREPARER _____ DATE _____





USE VARIANCE
STATEMENT OF UNNECESSARY HARDSHIP

City of Rochester, NY

A use variance shall be granted only if the applicant can establish the existence of EACH of the following, in accordance with Section 120-195B(3) of the Zoning Ordinance:

A. No reasonable return. The subject property is not capable of yielding a reasonable rate of return if used for its present use or developed, redeveloped or used for any other use permitted in the district in which the property is located. There is no means other than the granting of the variance by which the property can yield a reasonable return. Such inability to yield a reasonable return must be shown by specific fact, and not the unsupported opinion of the owner or those appearing for the owner.

If required to deconvert this 2 family dwelling to a single family, the owner will be required to spend thousands of dollars in rehabing and repairing this property to legally deconvert this property per code, plus, the income possibilities for a single family rental verses a 2 family rental, will cause him to lose \$4,800 per year in rental income. Rate of return for a single family is 5%, and 11% as a 2 family.

B. Unique circumstances. The inability to yield a reasonable return results from a unique circumstances peculiar to the subject property which do not apply to or affect other properties in the immediate vicinity that are subject to the same regulations. The personal situation of the owner shall not be considered a unique circumstance.

Aside from a lot of cosmetic repairs and roofing repairs, the subject property is structurally sound as a 2 family dwelling. Will require more demolition, rehabilitation and deconversion to be brought to a single family than necessary. Doing so, will cause the owner the inability to yield a reasonable rate of return.

C. Not self created. The inability to yield a reasonable return is not the result of any action or inaction by the owner or their predecessors in title. Acquisition or improvement of the subject property at any time after the enactment of the provision sought to be varied shall raise a rebuttable presumption that the owner's inability to realize a reasonable return is the result of the owner's action.

Rucinn Group LLC purchased this property on 4/19/2016. The subject property was vacant at the time of purchase and in need of a decent amount of repairs to include roofing. The subject property lost its rights in Feb 2016, two months prior to the closing, under no control by Rucinn Group, and the prior owner was not in a financial situation to make any repairs to the property causing it to remain vacant and

D. Essential character of the area - surrounding uses and facilities. The granting of the variance will not be materially detrimental to the public health, safety, and welfare or injurious to the enjoyment, use, or development of neighboring properties and the community or the general plan (i.e. Zoning Ordinance and Comprehensive Plan intent).

It is my understanding that this is an R-1 zoning district, however, on this Small Street there is more than a handful of other 2 family residences. Numbers 29, 44, 82, 111, 123, 134, 139 and 144. Also, the neighboring Street to Van Stallen, Weaver Street, has 41 2 family residences that I found listed. This being said, 53 Van Stallen would not stick out or be detrimental in any way to the neighboring properties as a 2 family.

E. No other remedy. There is no means other than the granting of the variance by which the hardship can be avoided or remedied to permit the economic use of the subject property.

If the Use Variance is not granted to allow continuation as a 2 family dwelling, then the owner will be faced with approx \$7985 in ^{extra} rehab work, as well as a loss of \$4200 per year of rental income. Doing so will face him with extreme financial hardship as he plans on owning this property for more than 10-15 years. This will result in an over all loss for him to total \$49,985 plus over a 10 year period.

REAL ESTATE CLOSING STATEMENT

BUYER: THE RUCINN GROUP, LLC
ATTORNEY: PAUL FIORAVANTI

SELLER: Wholesale Home Brokers, LLC

PROPERTY: 53 Van Stallen Street, Rochester, New York

CLOSING: April 17, 2016

CREDITS TO SELLER:

Purchase Price	\$ 20,000.00	
2016 County Taxes \$1,131.70		
adjusted 256 days	\$ 793.74	
2015-16 City Taxes \$1,774.53		
adjusted 72 days	\$ 350.04	
<u>TOTAL CREDITS TO SELLER</u>		<u>\$ 21,143.78</u>

CREDITS TO BUYER:

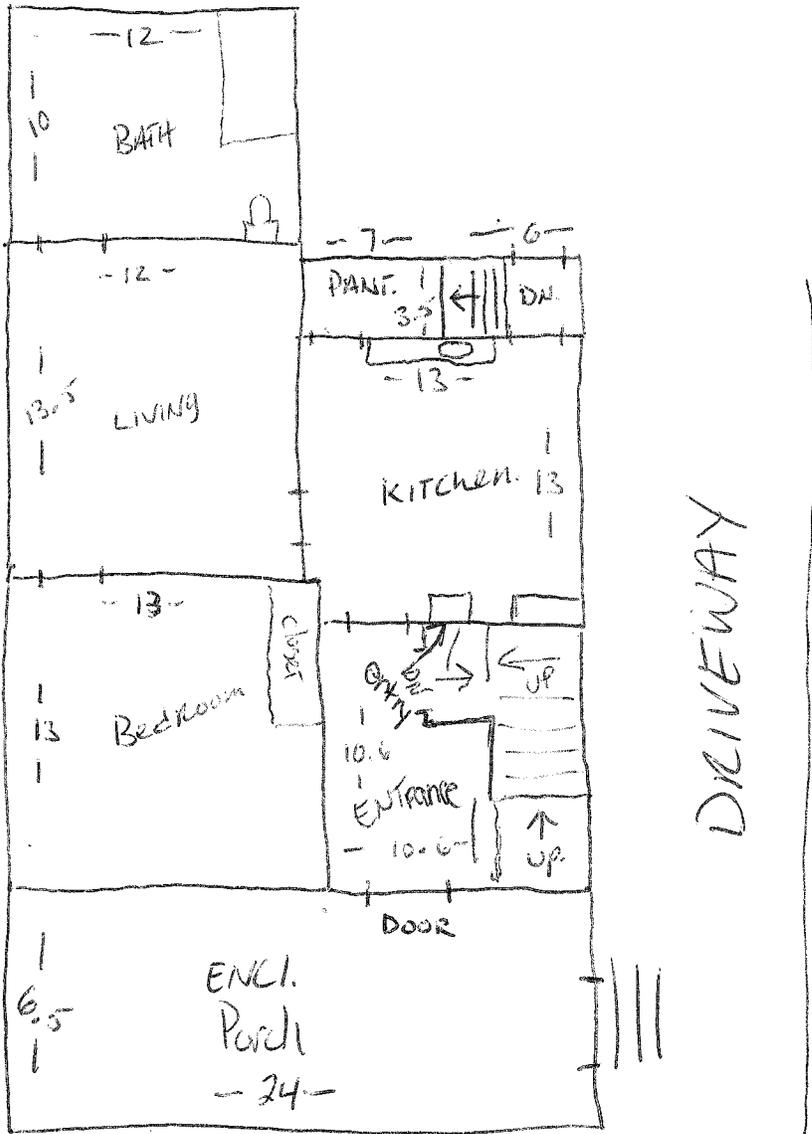
Deposit	\$ 500.00
<u>BALANCE DUE SELLER</u>	<u>\$ 20,643.78</u>

BUYER EXPENSES:

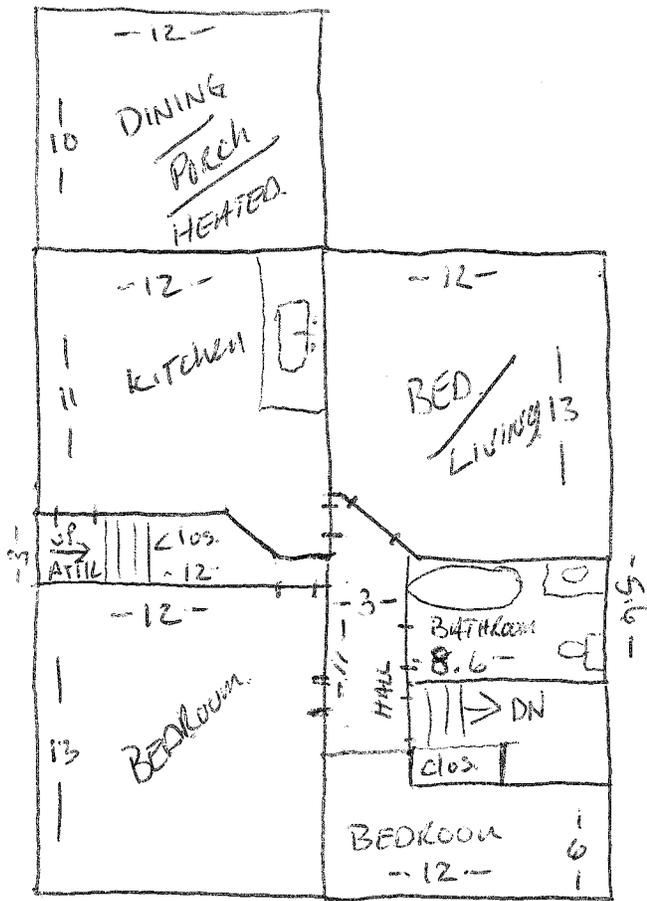
Record Deed	\$ 60.00	
Record Equalization Form	\$ 125.00	
Title Exam	\$ 35.00	
Wire fee	\$ 25.00	
Buyer Attorney Fee	\$ 475.00	
<u>CLOSING EXPENSES</u>		<u>\$ 720.00</u>

CLOSING SUMMARY

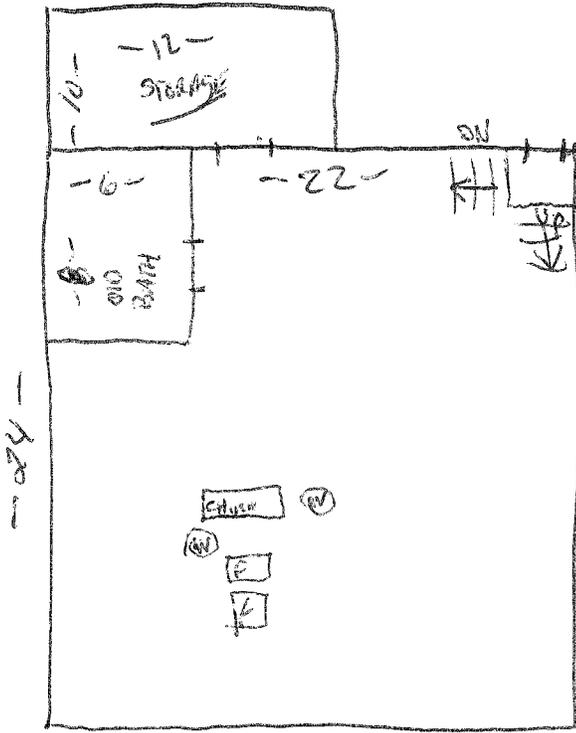
BALANCE DUE SELLER	\$ 20,643.78
Plus: CLOSING EXPENSES	\$ 720.00
<u>TOTAL REQUIRED TO CLOSE</u>	<u>\$ 21,363.78</u>
Less: Wire	\$ 21,636.78
Credit to Apply to 28 Sawyer Street	\$ 273.00



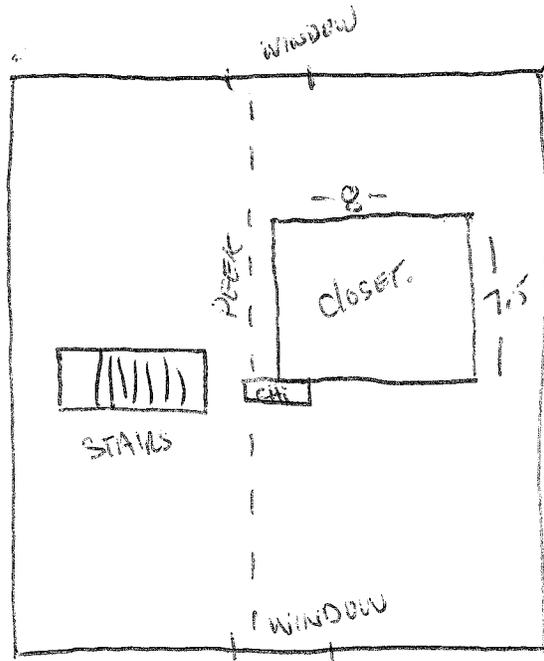
FIRST FLOOR - 1 Family



SECOND FLOOR. - 1 Family



BASEMENT



ATTIC

RACE Properties, LLC.

1683 Dewey Ave
Rochester, NY 14615

Work Order Detail			
Work Order #	6042	Request By	
Location	RUCINNGROUP 53VANSTALLEN 53VANSTALLEN	Work Phone	
Date Created	06/08/2016	Mobile Phone	
Managed By	Rachel Eckerson Tel. (585) 643-5015 Email: re.raceproperties@yahoo.com	Home Phone	
Priority	Med	Authorization to Enter	No
Status	Open	Start Date	06/08/2016
Age	0	Scheduled End Date	
Category	Make Ready Estimate	Date Completed	

Description of Work	
Location	RUCINNGROUP 53VANSTALLEN Estimate for make ready of both apartments if allowed to stay as 2 family - \$6160 UP Apartment Patch and paint entire apartment complete Clean and recaulk tub/shower Replace one interior bedroom door Install smoke detectors and carbon monoxide detectors Remove carpeting in hallway and paint floors Repair 3 broken windows Final cleaning DOWN Apartment Patch and paint apartment complete Repair/replace bathroom floor from water damage Repair kitchen cabinets Clean and recaulk tub Repair 2 interior doors
Description	Repair 3 broken windows Install smoke detectors and carbon monoxide detectors Final cleaning Common area work - Estimate - \$3985 Clean basement from all trash and debris Roof repairs and gutter replacement/repairs Replace front steps with new - includes permit

Replace back common door with new

Replace stolen copper plumbing

Estimate to De-convert 2 family residence to single family - \$7985 (all of the above plus this extra cost to deconvert)

Remove second floor kitchen, all cabinets, appliances, plumbing, electrical all the way to basement. Replace kitchen flooring

Combine electrical into single service per city code, includes permits and inspections

Combine heating system and heat ducts to one furnace. Install bigger furnace to heat entire house

Remove two entry doors to separate apartment 1 and 2 entrances

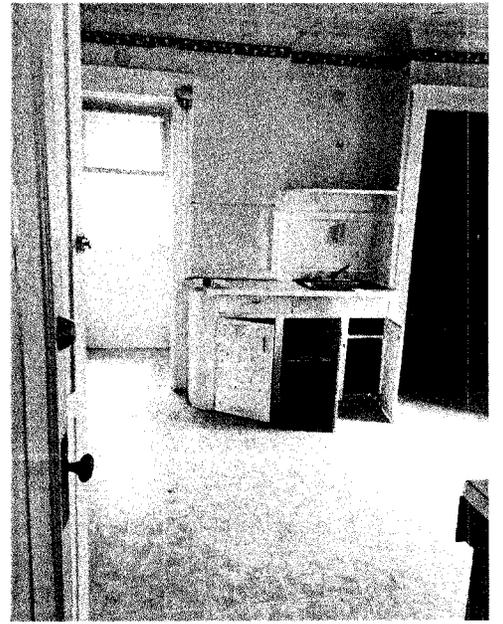
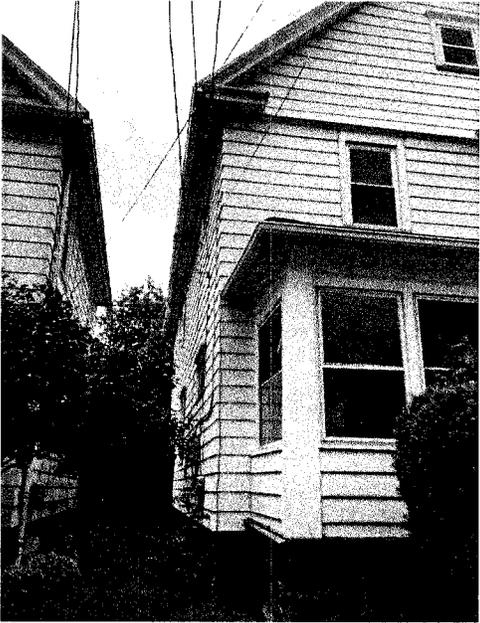
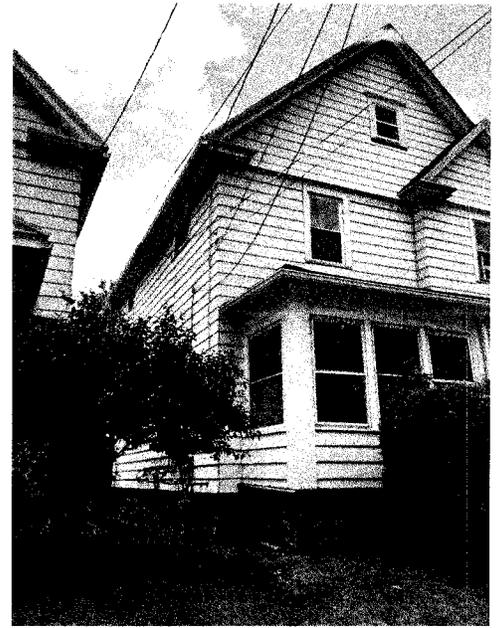
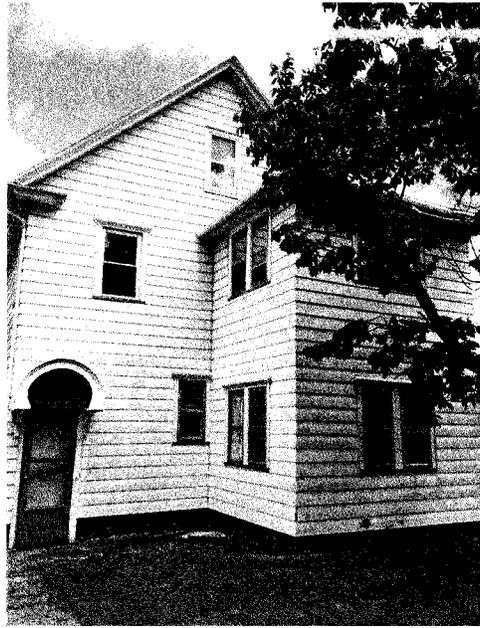
Required Materials

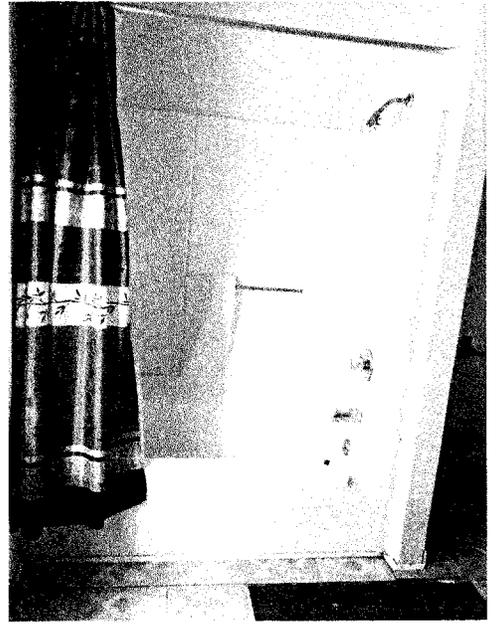
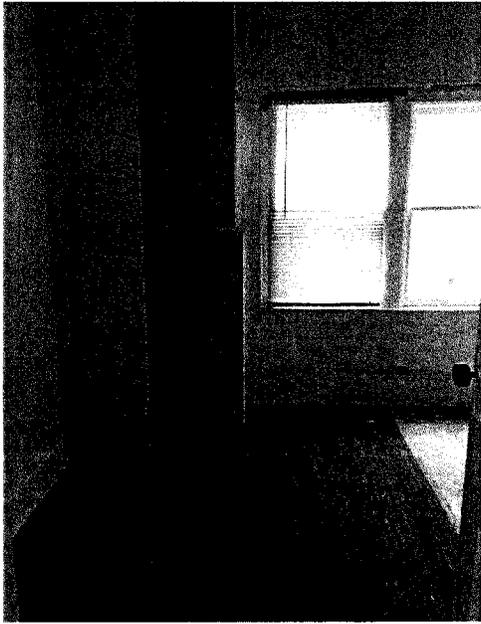
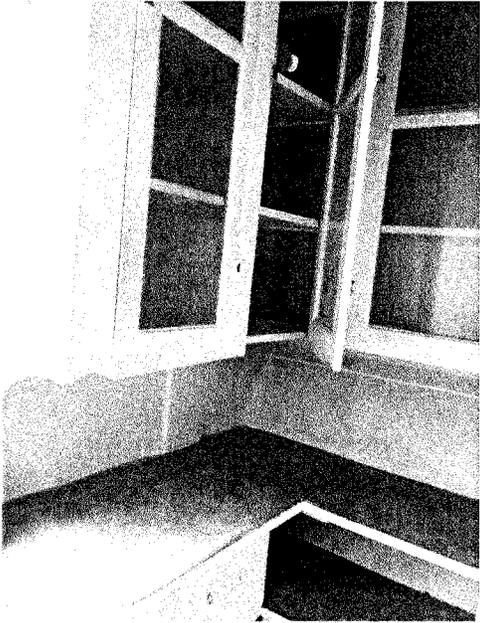
Vendors

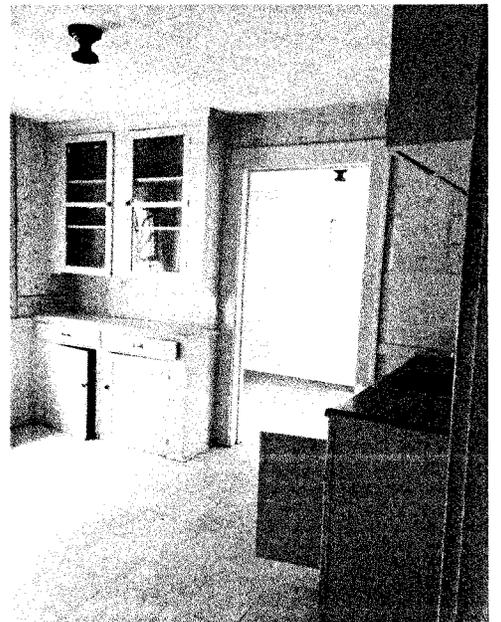
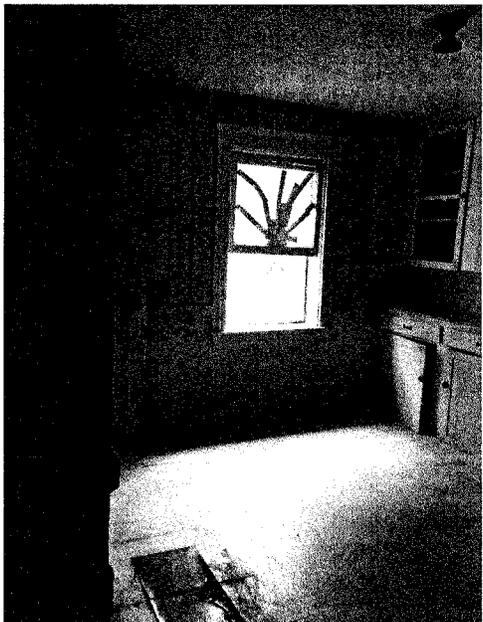
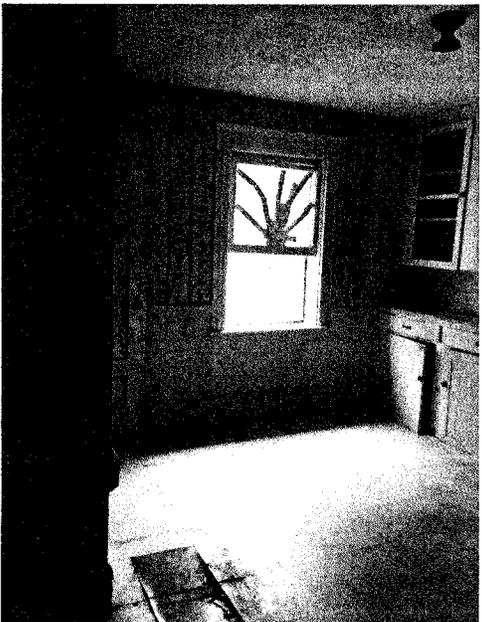
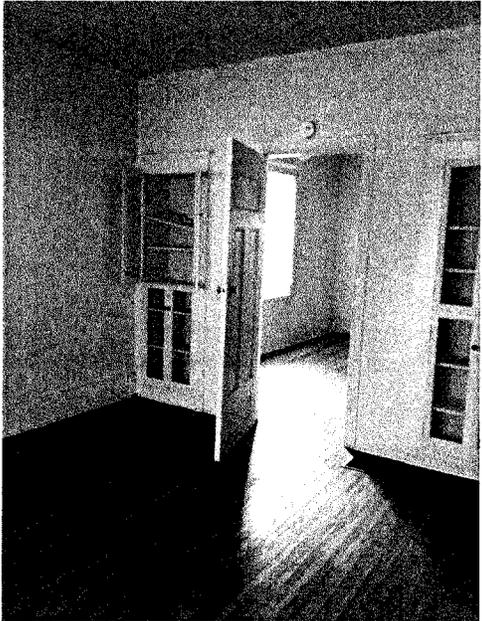
Name	Address	Phone
Third Reign LLC	140 North Drive	

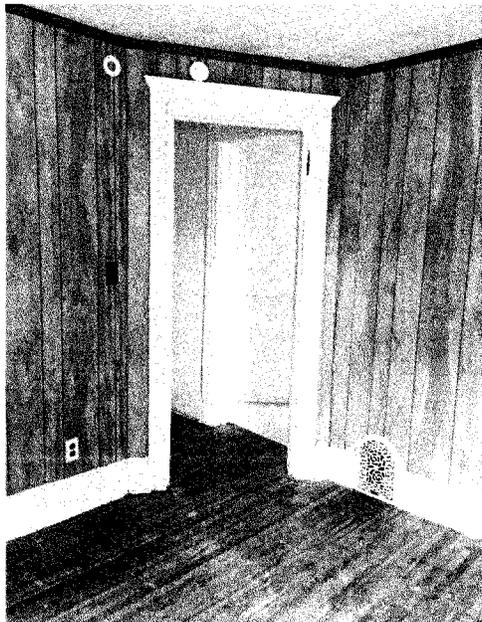
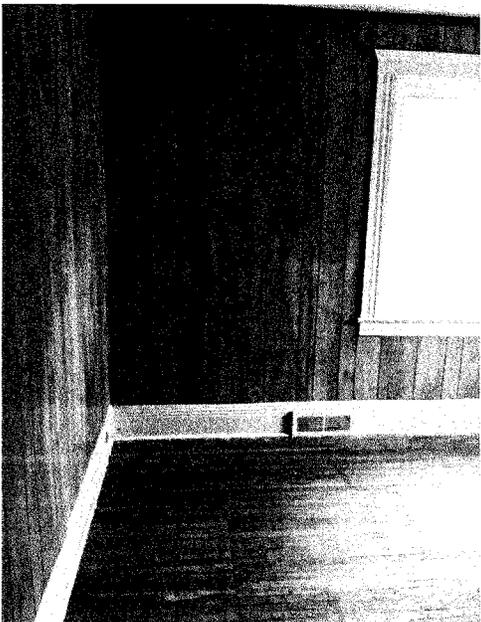
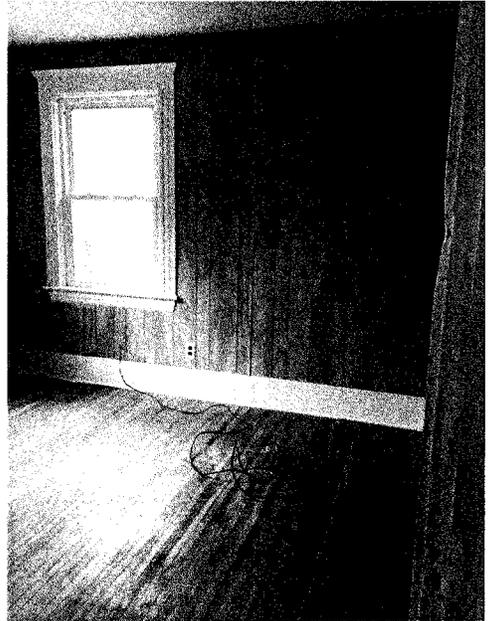
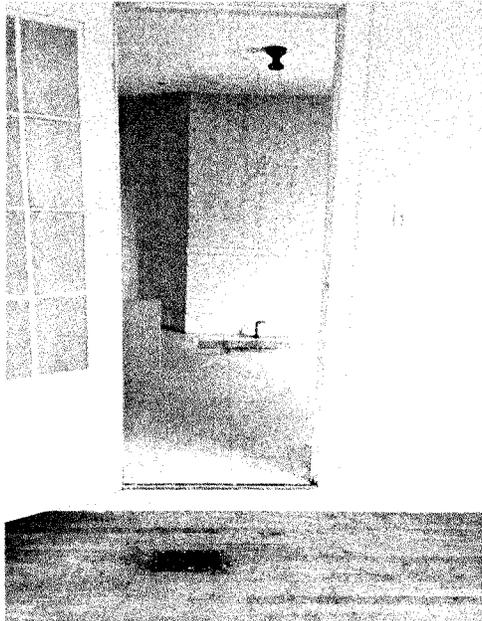
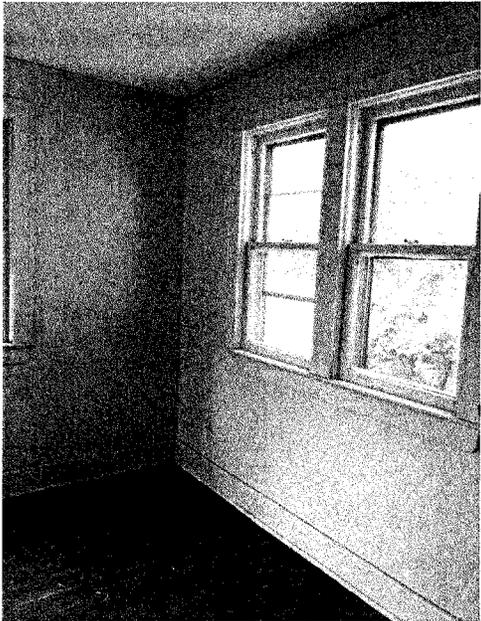
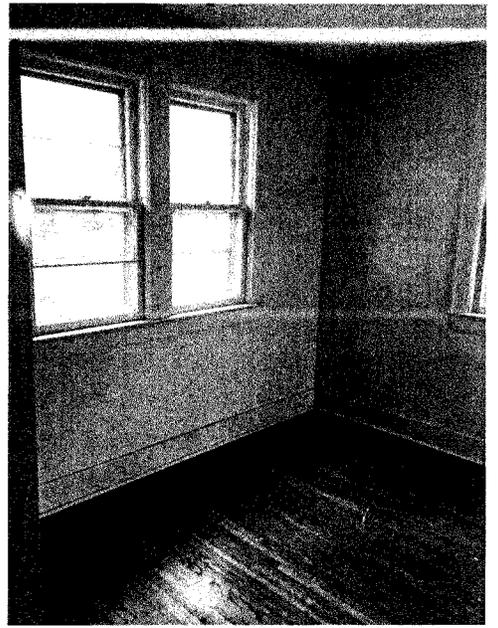
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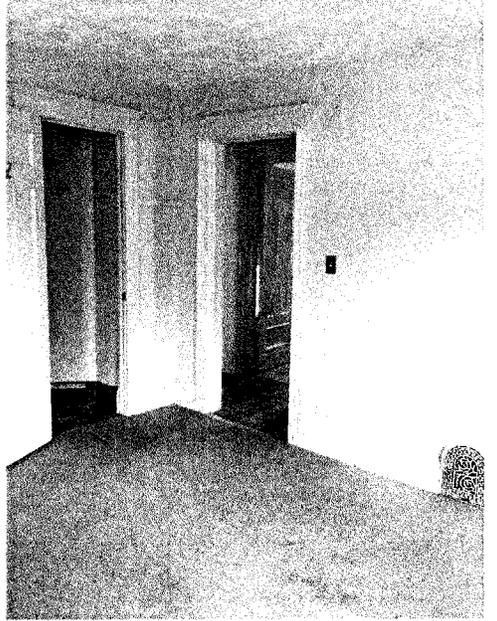
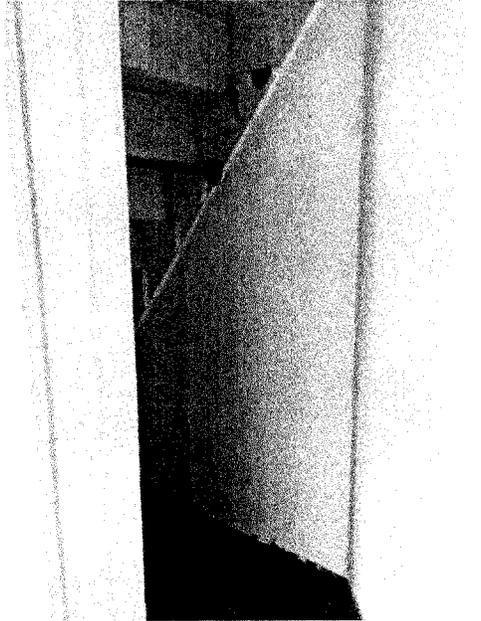
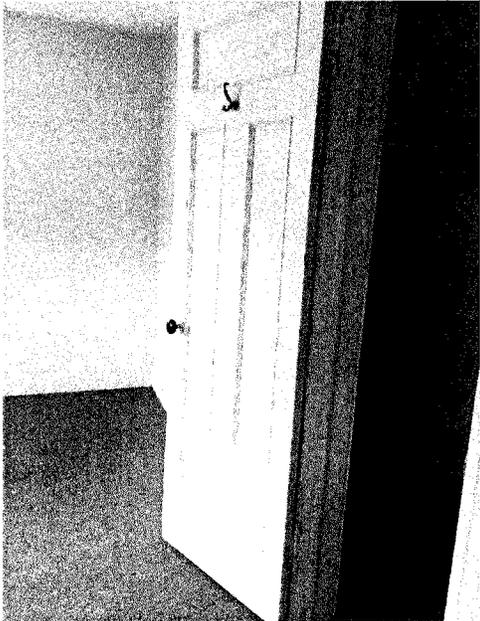
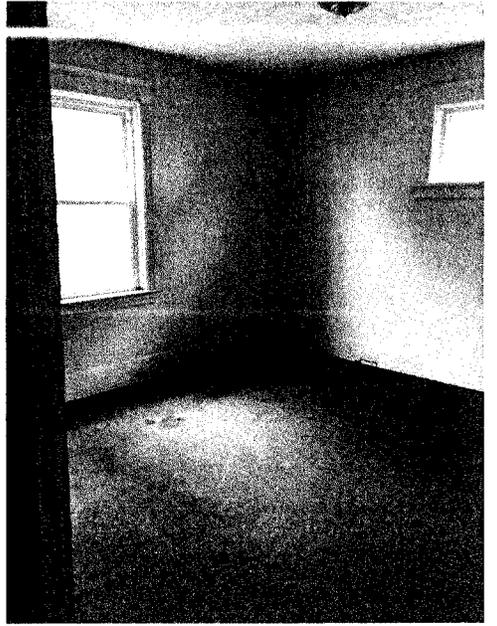
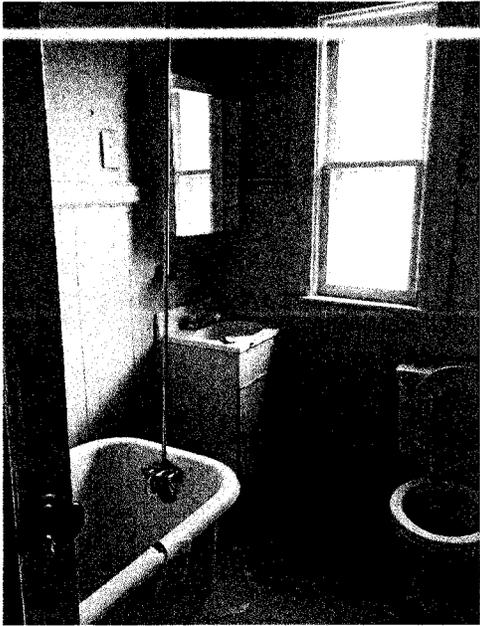
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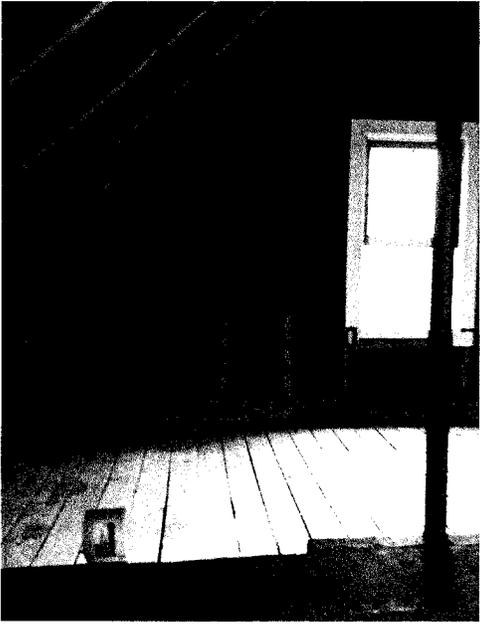
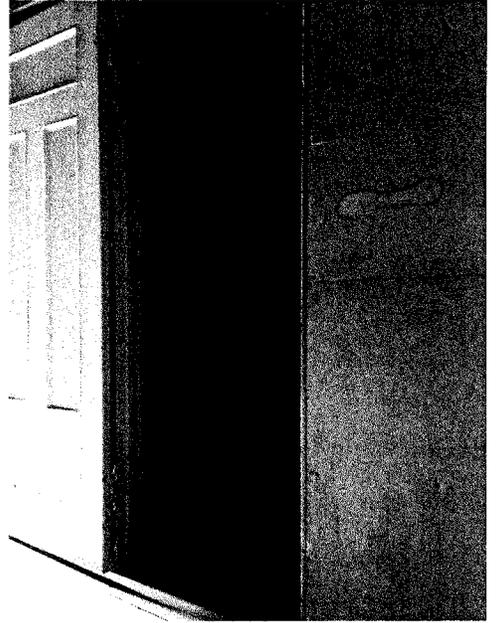
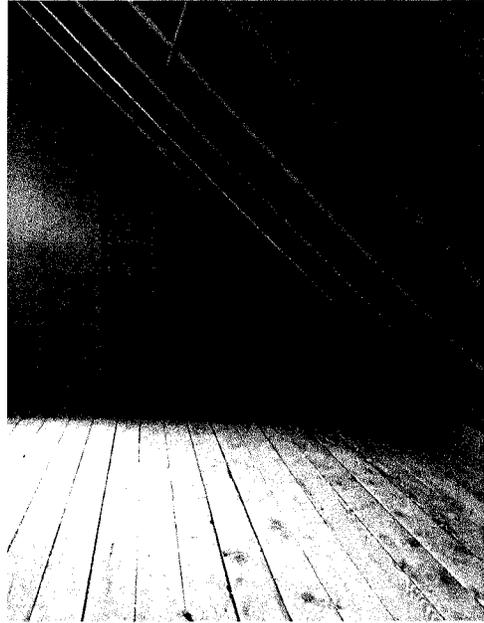


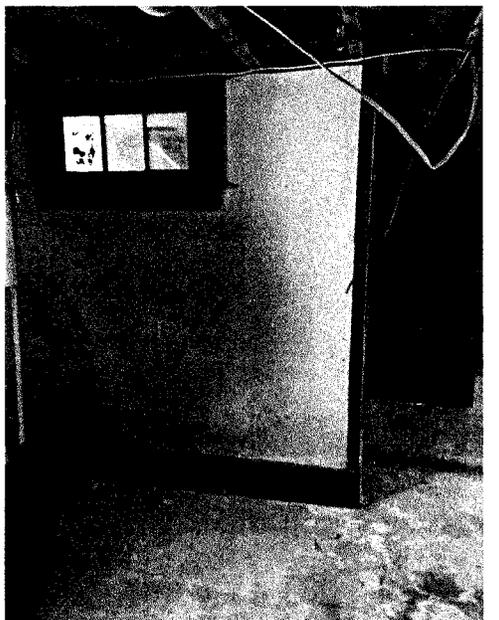
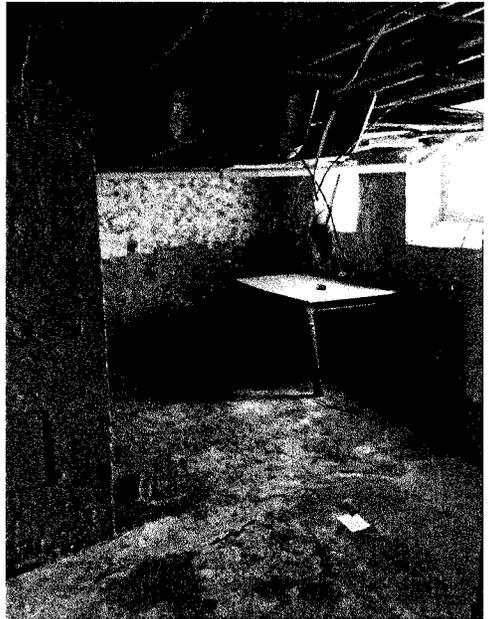
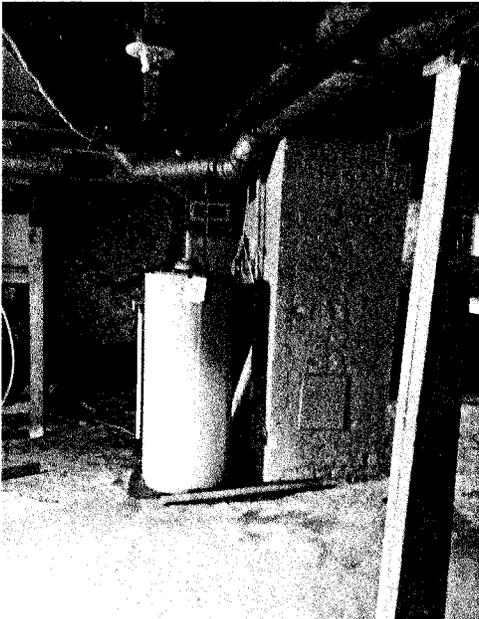
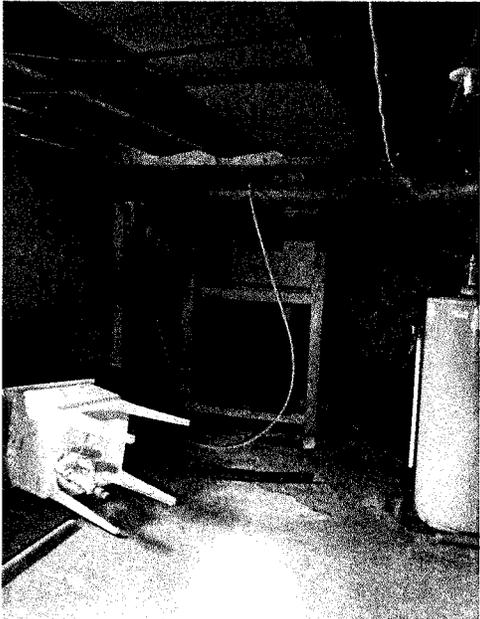
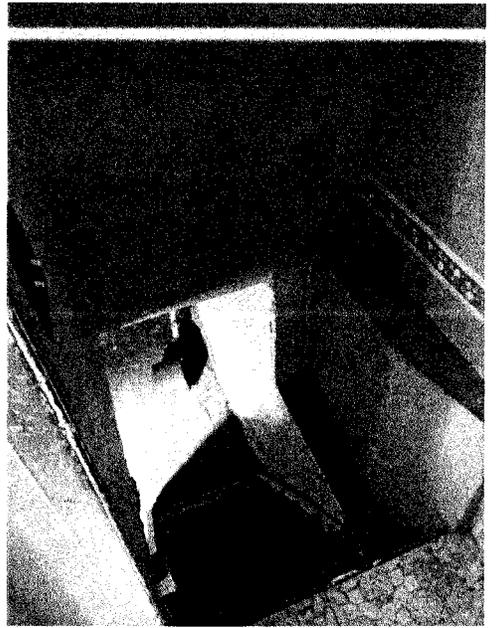


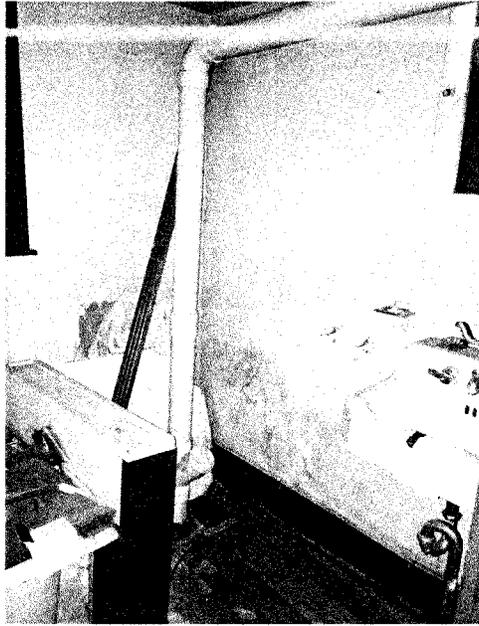














CITY OF ROCHESTER

CERTIFICATE NO.: 01626 I
DATE ISSUED: NOVEMBER 1, 2013
EXPIRATION: DECEMBER 1, 2019
LEGAL USE: TWO FAMILIES

CASE NO.: 483503
PERMIT:
SBL NO: 09171000030170000000

CERTIFICATE OF OCCUPANCY

PROPERTY LOCATION: 0053 VAN STALLEN ST

This is to certify that the above property may be legally occupied in the following manner:

- FRAME 2 1/2 STORIES**
- FIRST FLOOR - ONE FAMILY**
- SECOND FLOOR - ONE FAMILY**
- NO THIRD FLOOR OCCUPANCY**
- TWO CAR DETACHED GARAGE**

This Certificate is issued and based on the application made by:

FORTRESS HILL PROPERTIES, {OWNER}, ON NOVEMBER 18, 2010

The Certificate of Occupancy remains in effect from the date of issuance until the expiration date noted above, unless sooner terminated by the occurrence of any of the events enumerated in Section 90-16A(2) of the City Code and must be renewed, if applicable, no later than the expiration date of this Certificate.

This is to certify that the above property conforms to issued building permits and substantially conforms with the requirements of the following codes of the City of Rochester: Zoning Ordinance, Building Code, Property Code, and, where applicable, the N.Y.S Multiple Residency Law.

CODE COMPLIANCE COORDINATOR

NOTICE AND DISCLAIMER

PROPERTY INSPECTIONS ARE VISUAL AND NON-DESTRUCTIVE ONLY AND ARE NOT INTENDED TO PROVIDE INFORMATION CONCERNING POSSIBLE HIDDEN DEFECTS WITHIN OR BEHIND WALLS, CEILINGS, PARTITIONS OR FLOORS. IN ADDITION, THE CITY MAKES NO REPRESENTATION, CERTIFICATION OR GUARANTEE TO ANY PERSON OR ENTITY, AND ASSUMES NO LIABILITY FOR REAL OR CLAIMED FAILURE TO OBSERVE OR CITE ANY DEFECTS, WHETHER HIDDEN OR OBVIOUS, IN CONJUNCTION WITH ANY INSPECTION REQUISITE FOR ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PROPERTY INSPECTIONS MAY RESULT IN CERTAIN DEFICIENCIES BEING NOTED BUT NOT CITED AS VIOLATIONS BASED ON THEIR CATEGORIZATION AS MINOR IN NATURE. CITY INSPECTIONS ARE DONE TO PROMOTE THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC AS A WHOLE. BY ENHANCING THE CITY'S HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

LENDERS AND PURCHASERS ARE STRONGLY ENCOURAGED TO CONSULT INDEPENDENT INSPECTORS.

EEO Employer/Handicapped

RACE Properties LLC

Research. Analyze. Compare. Exit.

www.racepropertiesllc.com

1683 Dewey Ave. Rochester, NY 14615 Phone 585.643.5015 Fax 585.643-5014

June 3rd 2016

To whom it may concern,

Attached are comps on the subject property located at 53 Van Stallen St Rochester, NY 14621. I have completed these comps for single families as well as 2 family dwellings in this neighborhood.

You can see that that list and sale prices do very a good deal between single families and 2 families. The average list/sales price for a 2 family with the same similar bedroom and bathroom break down as the subject property, ranges from \$30,000 to approx. \$50,000, while for single families it ranges from \$10,000 to \$29,000.

It is my professional opinion that this owner stands to make a much higher rate of return during his ownership, and also upon selling the property, if it remains to be a 2 family dwelling, instead of being faced with it as a single family.

Thank you,



Randi Streb
Race Properties LLC
Licensed Real Estate Broker

Comp Analysis

Single Family Comps

<u>Listing #</u>	<u>Status</u>	<u>Address</u>	<u>Size</u>	<u>Siding</u>	<u>SE</u>	<u>Gross rents</u>	<u>CofO?</u>	<u>DOM</u>	<u>Listed at</u>	<u>Sold at</u>	<u>Sale/List Date</u>	<u>Assessed at</u>
R284869	Sold	15 Northeast Ave	3br/1ba	Alum/Vinyl	1,193	9000	No	31	19,900	21,000	1/7/2016	32,500
R287657	Sold	33 Peckham	5br/3ba	Wood	1,700	11700	No	25	25,000	34,000	1/11/2016	34,000
R296652	Sold	41 Hoff St	4br/1ba	Comp	1,596	9600	No	5	14,900	10,000	5/4/2016	21,000
R295668	Active	42 Farbridge St	3br/1ba	Comp	1,534	9000	Yes	70	29,900	N/A		31,700
Subject Property												
		53 Van stallen	4br/ 2ba	Alum	1,660	10200	No					39,000 (as 2 fam)
2 Family Comps												
R289936	Sold	733 Norton St	4br/2ba	Comp	2,268	14400	No	23	24,900	29,000	2/1/2016	38,000
R296718	Pending	134 Van Stallen	4br/2ba	Vinyl	1,846	14400	No	16	34,900		4/22/2016	40,000
R298260	Active	182 Weyl St	3br/2ba	Vinyl	1,758	15300	No	41	49,900			42,000
R275025	Pending	59 Laser St	4br/3ba	Comp	1,628	16800	Yes	142	39,900		10/22/2015	33,200
Subject Property												
		53 Van stallen	3br/ 2ba	Alum	1,660	14400	Yes					39,000 (as 2 fam)



MLS#: R275025 **2-4 Family Residential** **Pending Sale**
Address: 69 Laser St **Area:** 261400 **List Price:** \$39,900
County: Monroe **Zip Code:** 14621 **VR Pricing:** N **Low List Price:**
Town: Rochester **Nrst Cross Street:** Joseph **Photos:** 13
Village: **Subdivision:** HERDLE GUNKLE & SCHROT **Attachments:**
Tax Map #: 261400-091-800-0002-005-000-0000 **Neighborhood:** 14621
School District: Rochester **Square Feet:** 1,628 **Acres:** 0.08
High School: **Lot Frontage:** 36 **Lot Depth:** 95 **Lot Shape:**
Middle School: Other - See Remarks **Year Built:** 1900 **Lot #:**
Elementary School: **Year Built Description:** Existing

Listing Office Information

Offc Name: RE/MAX Custom/ RMCU

Offc Lic#: 10991209764

Offc PhFAX: 585-671-1111 / 585-288-3413

Address: 574 Empire Blvd

Rochester, NY 14609

Owner Information:

Name: Lamart Gomillion

Owner 2:

Address: 3732 Rio Ridge Dr

Hephzibah GA 30815

Showing-Appt #/Desc: 585-322-5124 / AGENT

Showing/Appt Instructions: Tenant Occupied, Call List Agent for Showing Instructions

Private Remarks:

Buyers Agent to verify all info/Taxes. Easy to show

LAName/ID: Michael Fox/44516

LA NY RE Lic#: 10401235560

LAEmail: foxmichael3@gmail.com

LA Cell / Fax: 585-322-5124 / F:585-500-4504

LA Direct / Ext: 585-500-4503

LA Voice Mail:

Exclusions:

Listing Type: ER

Service Type:

Negotiation With: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

DOM: 142

Unbranded Virtual Tour:

LA2 Name/ID:

LA2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent):

3

Compensation (Buyer's Agent):

3

Compensation (Broker's Agent):

3

List Date: 06/02/15 **Expiration Date:**

General Information

Lot Information:

Neighborhood Street

Type of Residence: 3 Unit

Exterior Construction: Composition

Rent Includes:

Water, Refuse Removal

Parking/Driveway: 2 or More Spaces

Attic Description: Full

Basement Description: Full

Foundation Descr:

Total # Apartments: 3

Electric Meters: 3

Total # Rooms: 4

Gas Meters: 3

of Fireplaces:

of Gas FP: 0

of Woodstove FP: 0

Stories: 2.50

Heat Units: 3

of Artificial FP: 0

of Pellet FP: 0

of Other FP: 0

Garage Spaces: 0.0

of Freestanding FP: 0

of Woodburning FP: 0

Not Represented to Code: 0

On Waterfront: No Description:

Name:

Footage:

Island: NA

Riparian Rights: N

Apt. 1 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 2/1/0#

Rooms: 5

Features: Dining Area With Kitchen, Dining Area With Living Room, Eat-In Kitchen, Living Room

Rent: \$525

Owner Occupied: N

Appliances:

Apt. 2 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 1/1/0#

Rooms: 3

Features: Living Room

Rent: \$450

Owner Occupied: N

Appliances:

Apt. 3 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 1/1/0#

Rooms: 2

Features: Eat-In Kitchen, Other - See Remarks

Rent: \$425

Owner Occupied: N

Appliances:

Apt. 4 Studio?

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths:

Rooms:

Features:

Rent:

Owner Occupied:

Appliances:

Public Remarks:

3 Unit investment property. New CofO underway. Newer furnaces and many others.

Directions:

Joseph ave to Laser St

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
MUL REALTOR Full (NYS)

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237 Andrews Street, Rochester, NY 14604

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06/03/16 12:34 PM

459 Laser St

ML#: R275025

Interior & Exterior Features

Kitchen Equipment/Appliances Included:
Other - See Remarks

Additional Interior Features:

Accessibility:

Additional Exterior Features:

Floor Description:

Wood-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:

Forced Air

Sewer Desc: Sewer Connected

Water Resources: Public Connected

Heating Fuel Desc:

Gas

ENERGY STAR® Qualified:

Water Heater Fuel:

Gas

Separate Utilities:

Financial Information

Possible Financing:

Cash Only, Conventional

Type of Sale:

Normal

Operating Expenses:

Repairs/Maintenance, Water / Sewer, Insurance

Gross Annual Income: \$0

Annual Op Expenses: \$0

Net Operating Income: \$0

1st Mortgage Balance:

2nd Mortgage Balance: \$0

Equity:

Escrow Agent/Bank: Remax Custom / Key Bank

Annual Special Assessment: \$0

Town/County Tax: \$662

City/Village Tax: \$0

School Tax: \$1,696

Total Taxes: \$2,358

Assessed Value: \$33,200

Type of Tenancy:

Type of Tenancy - Apt 1: Month to Month

Type of Tenancy - Apt 2: Lease

Type of Tenancy - Apt 3: Month to Month

Type of Tenancy - Apt 4:

Lease Expires - Apt 1:

Lease Expires - Apt 2: 04/01/16

Lease Expires - Apt 3:

Lease Expires - Apt 4:

Certificate of Occupancy: Supplied

Tax Information:

Display & Occupancy Information

Possession: At Closing

Internet: Yes Internet Street Address: Yes

Lockbox Serial #:

IDX: Yes AVM: No Blog: No Realtor.com: Yes

Pending & Comp Information

SAName/ID:

SA2 Name/ID:

Office Name:

Original List Price: \$49,000

Sale Price:

Seller Concessions:

Terms of Sale:

Contract Date: 10/22/15

Closed Date:

Reported Date:

DOM: 142

Tiffany Angelo
NY Licensed Assoc. R.E. Broker

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604

MUL Realtor Full (NYS)

Page 2

06/03/16 12:34 PM

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MLS#: R289936 **2-4 Family Residential** **Closed Sale or Rented**
Address: #733 Norton St **Area:** #261400 **List Price:** \$24,900
County: #Monroe **Zip Code:** #14621 **VR Pricing:** N **Low List Price:**
Town: #Rochester **Frst Cross Street:** Seneca **Photos:** 1
Village: **Subdivision:** #ST JOSEPH ST LT ASSN **Attachments:**
Tax Map #: #261400-091-640-0003-014-000-0000 **Neighborhood:** 14621
School District: Rochester **Square Feet:** #2,268 **Acres:** #0.11
High School: **Lot Frontage:** #39 **Lot Depth:** #120 **Lot Shape:**
Middle School: Other - See Remarks **Year Built:** 1962 **Lot #:**
Elementary School: **Year Built Description:** Existing

Listing Office Information

Offc Name: Witt Realty/ WITT

Offc Lic#: 109911663

Offc PhFax: 585-288-1280 / 585-288-1299

Address: 1978 East Main Street

Rochester, NY 14609

Owner Information:

Name: LLC Green River Capotal

Owner 2:

Address: #13801 Wireless Way

#Oklahoma City OK# 73134

Showing-Appt #/Desc: 585-750-5218 / AGENT

Showing/Appt Instructions: Lockbox - Call First

Private Remarks:

LAName/ID: Ulysses M. Grant/6848

LA NY RE Lic#: 10301201058

LAEmail: ugrnter@aol.com

LA Cell / Fax: / F:585-288-1299

LA Direct / Ext: 585-288-1280

LA Voice Mail: 585-750-5218

Exclusions:

Listing Type: ER

Service Type:

Negotiation With: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

LA2 Name/ID:

LA2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 2.5

Compensation (Buyer's Agent): 2.5

Compensation (Broker's Agent): 2

List Date: 12/22/15 **Expiration Date:** 03/21/16

DOM: 23

Great investment property. Prices well below the assessed value. Cas only. Proof of funds needed with all offers.

General Information

Lot Information:

Near Bus Line

Type of Residence: Detached

Exterior Construction: Composition

Rent Includes:

Other - See Remarks

Parking/Driveway: Blacktop

Attic Description: Full

Basement Description: Full

Foundation Descr:

Total # Apartments: 2	# Electric Meters: 2						
Total # Rooms: 10	# Gas Meters: 2	# of Fireplaces:	# of Gas FP: 0	# of Woodstove FP: 0			
# Stories: #2.00	# Heat Units: 2	# of Artificial FP: 0	# of Pellet FP: 0	# of Other FP: 0			
# Garage Spaces: 2.0		# of Freestanding FP: 0	# of Woodburning FP: 0	# Not Represented to Code: 0			

On Waterfront: No **Description:** **Name:** **Footage:** **Island:** NA **Riparian Rights:** N

Apt. 1 Studio? N	Living Room:	Dining Room:	Kitchen:	Bedroom 1:	Bedroom 2:	Bedroom 3:
# Beds/Baths: 2/1/0	# Rooms: 5	Features: Eat-In Kitchen, Formal Dining Room				
Rent: \$0	Owner Occupied: N	Appliances:				

Apt. 2 Studio? N	Living Room:	Dining Room:	Kitchen:	Bedroom 1:	Bedroom 2:	Bedroom 3:
# Beds/Baths: 2/1/0	# Rooms: 5	Features: Eat-In Kitchen, Formal Dining Room, Porch				
Rent: \$0	Owner Occupied: N	Appliances:				

Apt. 3 Studio?	Living Room:	Dining Room:	Kitchen:	Bedroom 1:	Bedroom 2:	Bedroom 3:
# Beds/Baths:	# Rooms:	Features:				
Rent:	Owner Occupied:	Appliances:				

Apt. 4 Studio?	Living Room:	Dining Room:	Kitchen:	Bedroom 1:	Bedroom 2:	Bedroom 3:
# Beds/Baths:	# Rooms:	Features:				
Rent:	Owner Occupied:	Appliances:				

Public Remarks:

Great investment property. All separate utilities. Priced below thh assessed value. Cash only. Proof of funds needed with all offers.

Directions:

Seneca to norton, east on norton.

Tiffany Angelo
 NY Licensed Assoc. R.E. Broker
 MUL REALTOR Full (NYS)

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733 Norton St
Interior & Exterior Features

ML#: R289936

Kitchen Equipment/Appliances Included:
None

Additional Interior Features:

Accessibility:

Additional Exterior Features:

Floor Description:
Hardwood-Some, Vinyl-Some

Utilities Information

HVAC Type:
Forced Air

Sewer Desc: Sewer Connected

Water Resources: Public Connected

Heating Fuel Desc:
Gas

ENERGY STAR® Qualified:

Water Heater Fuel:
Gas

Separate Utilities:

Financial Information

Possible Financing:
Cash Only

Type of Sale:

Bank Owned / REO

Operating Expenses:

Workers Comp

Gross Annual Income: \$0

Annual Op Expenses: \$0

Net Operating Income: \$0

1st Mortgage Balance:

2nd Mortgage Balance: \$0

Equity:

Town/County Tax: \$634

City/Village Tax: \$654

School Tax: \$1,100

Total Taxes: \$2,388

Assessed Value: ≈\$38,000

Type of Tenancy:

Escrow Agent/Bank: Witt Realty / 1st Niagara

Annual Special Assessment: \$0

Type of Tenancy - Apt 1: Other

Lease Expires - Apt 1:

Type of Tenancy - Apt 2: Other

Lease Expires - Apt 2:

Type of Tenancy - Apt 3:

Lease Expires - Apt 3:

Type of Tenancy - Apt 4:

Lease Expires - Apt 4:

Certificate of Occupancy: Not Supplied

Tax Information:

Display & Occupancy Information

Possession: At Closing

Lockbox Serial #:

Internet: Yes Internet Street Address: Yes

IDX: Yes AVM: No

Blog: No Realtor.com: Yes

Pending & Comp Information

SAName/ID: Fisher, Warner/ 21972

Original List Price: \$24,900

Contract Date: 01/14/16

SA2 Name/ID: ,

Sale Price: \$29,000

Closed Date: 02/01/16

Office Name: RE/MAX Plus/RPLUS

Seller Concessions: \$0

Reported Date: 02/15/16

Terms of Sale: Cash

DOM: 23

Tiffany Angelo
NY Licensed Assoc. R.E. Broker

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604

MUL Realtor Full (NYS)

Page 2

06/03/16 12:34 PM

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MLS#: R296718 **2-4 Family Residential** **Pending Sale**
Area: #261400 **List Price:** \$34,900
County: #Monroe **Zip Code:** #14621 **VR Pricing:** N **Low List Price:**
Town: #Rochester **1st Cross Street:** Joseph Ave **Photos:** 2
Village: **Subdivision:** #ST JOSEPH ST LT ASSN **Attachments:** 1
Tax Map #: #261400-091-720-0001-011-000-0000 **Neighborhood:** 14621
School District: Rochester **Square Feet:** #1,846 **Acres:** #0.11
High School: **Lot Frontage:** #40 **Lot Depth:** #120 **Lot Shape:**
Middle School: **Year Built:** 1920 **Lot #:**
Elementary School: **Year Built Description:** Existing

Listing Office Information

Offc Name: Nothnagle REALTORS/ NOTH01

Offc Lic#: 109940999

Offc Ph/Fax: 585-442-1800 / 585-756-7291

Address: 217 West Main Street

Rochester, NY 14614

Owner Information:

Name: ATF

Owner 2:

Address:

LAName/ID: Peter DiMartino/24742

LA NY RE Lic#: 10301206056

LAEmail: pdimartino@nothnagle.com

LA Cell / Fax: 585-727-3955/ F:585-756-7555

LA Direct / Ext: 585-756-7263

LA Voice Mail:

LA2 Name/ID:

LA2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 3%

Compensation (Buyer's Agent): 3%

Compensation (Broker's Agent): 3%

List Date: 04/06/16 **Expiration Date:**

Exclusions:

Listing Type: ER

Service Type:

Negotiation With: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No **DOM:** 16

Showing-Appt #/Desc: 585-727-3955 / AGENT

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks: **Unbranded Virtual Tour:**

PC33596 Seller will provide quit claim deed only, seller will not supply survey. Buyer is responsible for removal of all contents inside and out. Cash ONLY. EMAIL pdimartino@nothnagle.com for showing instructions.

General Information

Lot Information:

Neighborhood Street

Type of Residence: 2 Unit

Exterior Construction: Vinyl

Rent Includes:

Other - See Remarks

Parking/Driveway: 2 or More Spaces

Attic Description: Crawl Space

Basement Description: Full

Foundation Descr:

Total # Apartments: 2

Electric Meters: 2

Total # Rooms: 2

Gas Meters: 2

of Fireplaces:

of Gas FP: 0

of Woodstove FP: 0

Stories: 2.00

Heat Units: 2

of Artificial FP: 0

of Pellet FP: 0

of Other FP: 0

Garage Spaces: 1.0

of Freestanding FP: 0

of Woodburning FP: 0

Not Represented to Code: 0

On Waterfront: No Description:

Name:

Footage:

Island: NA

Riparian Rights: N

Apt. 1 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 2/1/0#

Rooms: 4

Features: Other - See Remarks

Rent: \$0

Owner Occupied: N

Appliances:

Apt. 2 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 2/1/0#

Rooms: 4

Features: Other - See Remarks

Rent: \$0

Owner Occupied: N

Appliances:

Apt. 3 Studio?

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths:

Rooms:

Features:

Rent:

Owner Occupied:

Appliances:

Apt. 4 Studio?

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths:

Rooms:

Features:

Rent:

Owner Occupied:

Appliances:

Public Remarks:

Opportunity knocks- 2 family vinyl sided.....Detached garage...Being sold as is cash only.

Directions:

Joseph Ave to Van Stallen

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
MUL REALTOR Full (NYS)

Page 1 RACE Properties LLC

237 Andrews Street, Rochester, NY 14604

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06/03/16 12:34 PM

134 Van Stallen St
Interior & Exterior Features

ML#: R296718

Kitchen Equipment/Appliances Included:
None

Additional Interior Features:

Accessibility:

Additional Exterior Features:

Floor Description:
Other - See Remarks

Utilities Information

HVAC Type:
Forced Air

Sewer Desc: Sewer Connected

Water Resources: Public Connected

Heating Fuel Desc:
Gas

ENERGY STAR® Qualified:

Water Heater Fuel:
Gas

Separate Utilities:

Financial Information

Possible Financing:
Cash Only

Type of Sale:
Bank Owned / REO

Operating Expenses:
Other - See Remarks

Gross Annual Income:	\$0	
Annual Op Expenses:	\$0	Town/County Tax: \$484
Net Operating Income:	\$0	City/Village Tax: \$0
1st Mortgage Balance:		School Tax: \$1,795
2nd Mortgage Balance:	\$0	Total Taxes: \$2,279
Equity:		Assessed Value: \$40,000

Type of Tenancy:

Escrow Agent/Bank: Nothnagle Realtors / M&T

Annual Special Assessment: \$0

Type of Tenancy - Apt 1: Other
 Type of Tenancy - Apt 2: Other
 Type of Tenancy - Apt 3:
 Type of Tenancy - Apt 4:

Lease Expires - Apt 1:
 Lease Expires - Apt 2:
 Lease Expires - Apt 3:
 Lease Expires - Apt 4:

Certificate of Occupancy: Not Supplied

Tax Information:

Display & Occupancy Information

Possession: At Closing

Lockbox Serial #:

Internet: Yes Internet Street Address: Yes

IDX: Yes AVM: Yes Blog: No Realtor.com: Yes

Pending & Comp Information

SAName/ID:

Original List Price: \$34,900

Contract Date: 04/22/16

SA2 Name/ID:

Sale Price:

Closed Date:

Office Name:

Seller Concessions:

Reported Date:

Terms of Sale:

DOM: 16

Tiffany Angelo
NY Licensed Assoc. R.E. Broker

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604

MUL Realtor Full (NYS)

Page 2

06/03/16 12:34 PM

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MLS#: R298260 **2-4 Family Residential** **Active**
Address: 182 Weyl St **Area:** 261400 **List Price:** \$49,900
County: Monroe **Zip Code:** 14621 **VR Pricing:** N **Low List Price:**
Town: Rochester **Nrst Cross Street:** hudson ave **Photos:** 8
Village: **Subdivision:** SZAFRANIEC SUBN **Attachments:**
Tax Map #: 261400-091-720-0003-037-000-0000 **Neighborhood:** Homestead Heights
School District: Rochester **Square Feet:** 1,758 **Acres:** 0.16
High School: **Lot Frontage:** 70 **Lot Depth:** 102 **Lot Shape:**
Middle School: Other - See Remarks **Year Built:** 1920 **Lot #:**
Elementary School: **Year Built Description:** Existing

Listing Office Information

Offc Name: Anointed Realty/ PRLR

Offc Lic#: 109914866

Offc Ph/Fax: 585-563-1360 / 585-232-8441

Address: 404 Campbell Street

Rochester, NY 14611

Owner Information:

Name: Kenrick Rouse

Owner 2:

Address: 182 Weyl St

Rochester NY 14621

Showing-Appt #/Desc: 585-755-7606 / AGENT

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks:

LAName/ID: Barry A. Jones/23631

LA NY RE Lic#: 49JO1111828

LAEmail: barry@anointedrealty.com

LA Cell / Fax: 585-755-7606 / F:585-232-8441

LA Direct / Ext: 585-563-1360 / Ext:103

LA Voice Mail:

LA2 Name/ID:

LA2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 3

Compensation (Buyer's Agent): 3

Compensation (Broker's Agent): 3

List Date: 04/23/16 **Expiration Date:**

Exclusions:

Listing Type: ER

Service Type:

Negotiation With: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No **DOM:** 41

Unbranded Virtual Tour:

General Information

Lot Information:

Neighborhood Street

Type of Residence: 2 Unit

Exterior Construction: Vinyl

Rent Includes:

Water, Hot Water No Utilities

Parking/Driveway: Blacktop, 2 or More Spaces

Attic Description: Full

Basement Description: Full

Foundation Descr:

Total # Apartments: 2

Electric Meters: 2

Total # Rooms: 11

Gas Meters: 2

of Fireplaces:

of Gas FP: 0

of Woodstove FP: 0

Stories: 2.50

Heat Units: 2

of Artificial FP: 0

of Pellet FP: 0

of Other FP: 0

Garage Spaces: 4.0

of Freestanding FP: 0

of Woodburning FP: 0

Not Represented to Code: 0

On Waterfront: No **Description:**

Name:

Footage:

Island: NA

Riparian Rights: N

Apt. 1 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 1/1/0#

Rooms: 5

Features: Dining Area With Living Room

Appliances:

Rent: \$550

Owner Occupied: Y

Apt. 2 Studio? N

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths: 2/1/0#

Rooms: 6

Features: Other - See Remarks

Appliances:

Rent: \$650

Owner Occupied: Y

Apt. 3 Studio?

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths:

Rooms:

Features:

Appliances:

Rent:

Owner Occupied:

Apt. 4 Studio?

Living Room:

Dining Room:

Kitchen:

Bedroom 1:

Bedroom 2:

Bedroom 3:

Beds/Baths:

Rooms:

Features:

Appliances:

Rent:

Owner Occupied:

Public Remarks:

PROPERTY HAS DOUBLE LOT ALSO

Directions:

SOUTH ON HUDSON PAST NORTON WYLE ON LEFT

Tiffany Angelo

NY Licensed Assoc. R.E. Broker

MUL REALTOR Full (NYS)

Page 1

RACE Properties LLC

237 Andrews Street, Rochester, NY 14604

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06/03/16 12:33 PM

182 Weyl St
Interior & Exterior Features

ML#: R298260

Kitchen Equipment/Appliances Included:
Refrigerator(s)-Some, Oven Range Gas-Some

Additional Interior Features:

Accessibility:

Additional Exterior Features:

Floor Description:
Hardwood-Some, Ceramic-Some, Wood-Some

Utilities Information

HVAC Type:
Forced Air

Sewer Desc: Sewer Connected
Water Resources: Public Connected

Heating Fuel Desc:
Gas

ENERGY STAR® Qualified:

Water Heater Fuel:
Gas

Separate Utilities:

Financial Information

Possible Financing:
Cash Only, Conventional, FHA, USDA-FSA Loan

Type of Sale:
Normal

Operating Expenses:
Water / Sewer, Other - See Remarks, Refuse, Insurance, Repairs/Maintenance

Gross Annual Income:	\$0	
Annual Op Expenses:	\$0	Town/County Tax: \$516
Net Operating Income:	\$0	City/Village Tax: \$1,000
1st Mortgage Balance:		School Tax: \$1,004
2nd Mortgage Balance:	\$0	Total Taxes: \$2,520
Equity:		Assessed Value: ≈\$42,000

Type of Tenancy:

Escrow Agent/Bank: ANOINTED REALTY / KEY
Annual Special Assessment: \$0

Type of Tenancy - Apt 1:
Type of Tenancy - Apt 2:
Type of Tenancy - Apt 3:
Type of Tenancy - Apt 4:

Lease Expires - Apt 1:
Lease Expires - Apt 2:
Lease Expires - Apt 3:
Lease Expires - Apt 4:

Certificate of Occupancy: Negotiable

Tax Information:

Display & Occupancy Information

Possession: After Closing
Internet: Yes **Internet Street Address:** Yes

Lockbox Serial #:
IDX: Yes **AVM:** No **Blog:** No **Realtor.com:** Yes

Pending & Comp Information

SAName/ID:
SA2 Name/ID:
Office Name:

Original List Price:	\$49,900	Contract Date:
Sale Price:		Closed Date:
Seller Concessions:		Reported Date:
Terms of Sale:		DOM: 41

Tiffany Angelo
NY Licensed Assoc. R.E. Broker

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604

MUL Realtor Full (NYS)

Page 2

06/03/16 12:33 PM

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MLS#: R284869
Address: #15 Northeast Ave
County: #Monroe
Town: #Rochester
Village:
TxMap#: 261400-091-640-0002-030-000-0000
School District: Rochester
High School:
Middle School: Other
Elementary School:

Single Family Residential

Area#: #261400
Zip: #14621
VR Pricing: N
List Price: \$19,900
Low List Price:
Subdivision: #STEPHEN ZIELINSKIS R
Acres: 0.09
Neighborhood: 14621
Lot Frontage: #41
Lot Depth: #100
Square Feet: #1,193
Year Built: 1920
Year Built Desc: Existing
#Attach: #Photos 1

Closed Sale or Rented

Listing Office Information

Offc Name: Hunt Real Estate ERA/Columbus / HUNT34

Offc Lic#: 109931033

Offc Ph/Fax: 585-785-2000 / 585-785-2199

Address: 3300 Monroe Avenue, Ste. 209

Rochester, NY 14618

Owner Information:

Name: M&T Bank

Owner 2:

Address:

LA Name/ID: Larry M. Magguilli/ 6522

LA NY Lic#: 10301208010

LA Email: larry.magguilli@huntrerealestate.com

LA Cell / Fax: / F: 585-785-2199

LA Direct/Ext: 585-785-2000

LA Voice Mail:

Exclusions:

Listing Type: ER

Service Type:

Negotiation w/: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

LA 2 Name/ID:

LA 2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 1500

Compensation (Buyer's Agent): 1500

Compensation (Broker's Agent): 1500

List Date: 09/25/15 **Expiration Date:** 09/23/16

DOM: 31

Showing Appt#Desc: 585-389-1500 Appointment Service

Showing/Appt Instructions: Lockbox - Must Make Appt

Private Remarks: **Unbranded Virtual Tour:** <http://idx.imprev.net/C1:09C2BD7:0/34570/74145/index.html>

Taxes are estimation, buyer agent responsible for verifying exact tax records. Property is a bank owned foreclosure and is being sold in "as is" condition. Updates/Responses on offer status will be done via email please. For update on offers or further questions please email Rose6083@aol.com

General Information

Style of Residence:

2 Story

Built By/Model:

Stories: #2.50

Exterior Constr: Aluminum/Steel, Vinyl

Driveway Desc: Blacktop

Garage (# of Spaces)/Desc: 0.00

Lot Information: Neighborhood Street

Attic Desc: Full

Basemnt Desc: Full

On Waterfront: No **Descr:**

Full Baths:	1	Total Bdrms:	3	Beds	Full	Half
Half Baths:	0	#Total Rooms:	7	1st Floor	0	0
Total Baths:	1.0	# Beds/Septic:		2nd Floor	3	1
				3rd Floor	0	0
				Basement	0	0
				Total	3	1

Foundation Desc: Block

Footage: **Island:** NA

Riparian Rights: No

Public Remarks:

This great two story greets you with an open covered front porch. Great for relaxing! Situated on a nice lot with a large backyard and a detached garage. Located close to amenities. Great floor plan that allows lots of light to flow through!

Directions to Property:

Hudson Ave to Northeast Ave

Interior and Exterior Features

Room:	Flr:	Dim:	Room:	Flr:	Dim:	Room:	Flr:	Dim:	Total # of Fireplaces: 0	# of Artificial FP: 0
Dining Room:			Other:			1st Bedroom:				# of Freestanding FP: 0
Family Room:			Other2:			2nd Bedroom:				# of Gas FP: 0
Kitchen:			Other3:			3rd Bedroom:				# of Pellet FP: 0
Living Room:			Other4:			4th Bedroom:				# of Woodburning FP: 0
						5th Bedroom:				# of Woodstove FP: 0
						6th Bedroom:				# of Not Rep to Code FP: 0

RES - Realtor Full (NYS)

Page 1

06/03/16 12:11 PM

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15 Northeast Ave, Rochester

ML#: R284869

Interior & Exterior Features

Additional Rooms:
Living Room

Additional Interior Features:
Circuit Breakers - Some

Kitchen/Dining Desc:
Eat-In

Additional Exterior Features:
Cable TV Available

Kitchen Equipment/Appliances Included:
None

Accessibility:

Floor Description:
Hardwood-Some

Utilities Information

HVAC Type:
Forced Air

Sewer Description: Sewer Connected
Water Resources: Public Connected

Heating Fuel Description:
Gas

ENERGY STAR® Qualified:

Water Heater Fuel: Gas

Emergency Backup System:

Financial Information

Possible Financing:
Cash Only, FHA

Type of Sale:
Bank Owned / REO

1st Mortgage Balance: 0
2nd Mortgage Balance: 0
Escrow Agent/Bank: HUNT ERA / M&T BANK
HOA Payment Description: None
HOA Amenities:

Equity:
Tax Information:
Assessed Value: \$32,500
Annual Special Assessment: \$0
HOA Fee:
Town/County Tax: \$658
City/Village Tax: \$0
School Tax: \$100
Total Taxes: \$758
Lot Rent:

Display & Occupancy Information

Possession: At Closing

Lockbox Serial #:

Internet: Y Internet Street Address: Y IDX: Yes AVM: No Blog: No Realtor.com: Yes

Pending & Comp Information

Selling Agent Name/ID: Ellison, Nathaniel/ 11017
Selling Agent2 Name/ID:
Selling Office Name: House Is A Home Realty/ HIAH

Original List Price: \$19,900 Contract Date: 10/26/15
Sale Price: \$21,000 Closed Date: 01/07/16
Seller Concessions: \$0 Reported Date: 01/11/16
Terms of Sale: Cash DOM: 31

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
RES Realtor Full (NYS)

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604
06/03/16 12:11 PM



MLS#: R287657 **Single Family Residential** **Closed Sale or Rented**
Address: #33 Peckham St **Area#:** #261400
County: #Monroe **Zip:** #14621 **VR Pricing:** N **List Price:** \$25,000
Town: #Rochester **Nrst Cross Str:** St Casimir **Low List Price:**
Village: **Subdivision:** #BLOCK & BLAUW **Acres:** 0.08
TxMap#: 261400-091-640-0002-058-000-0000 **Neighborhood:** 14621 **Lot Frontage:** #34
School District: Rochester **Lot Depth:** #100
High School: **Square Feet:** 1,700 **Lot Shape:**
Middle School: Other **Year Built:** 1920 **Lot #:**
Elementary School: **Year Built Desc:** Existing **#Attach:** **#Photos:** 17

Listing Office Information

Offc Name: RE/MAX Realty Group, Ltd. / RMAX

Offc Lic#: 109901787

Offc Ph/Fax: 585-248-0250 / 585-248-0449

Address: 40A Grove Street

Pittsford, NY 14534

Owner Information:

Name: # Gallina

Owner 2:

Address: # 14580

Showing Appt#/Desc: 585-330-6013 Agent

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks:

24 Hr Notice Please

LA Name/ID: Carole J. Snow/ 12173

LA NY Lic#: 10301201784

LA Email: carolesnow@remax.net

LA Cell / Fax: 585-330-6013 / F: 585-425-0773

LA Direct/Ext: 585-756-7460

LA Voice Mail:

Exclusions: N

Listing Type: ER

Service Type:

Negotiation w/: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

LA 2 Name/ID:

LA 2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 3%

Compensation (Buyer's Agent): 3%

Compensation (Broker's Agent): 0

List Date: 11/05/15 **Expiration Date:** 03/23/16

DOM: 25

General Information

Style of Residence:

Colonial

Built By/Model:

Stories: #1.50

Exterior Constr: Composition

Driveway Desc: Blacktop

Garage (# of Spaces)/Desc: 0.00

Lot Information: Neighborhood Street, Near Bus Line

Attic Desc: Crawl Space

Basemnt Desc: Full, Partially Finished

On Waterfront: No **Descr:**

Name:

Footage:

Island: NA

Riparian Rights: No

	Full Baths:	3	Total Bdrms:	5		Beds	Full	Half
	Half Baths:	0	#Total Rooms:	9	1st Floor	2	1	0
	Total Baths:	3.0	# Beds/Septic:		2nd Floor	3	1	0
					3rd Floor	0	0	0
					Basement	0	1	0
					Total	5	3	0

Foundation Desc: Block

Public Remarks:

Huge single! Priced way below assessed value! Well cared for-same family since built! An investor could probably get \$1,000/month rent for this large 5 bed, 3 full bath (1 Jacuzzi)home! Newer aluminum insulated garage/shed w/electric & loft for storage! Nice kitchen! Hardwoods! Fenced rear yard! Part finished basemnt for playroom! Near bus line!

Directions to Property:

Norton to St Casimir to Peckham

Interior and Exterior Features

Room:	Flr:	Dim:	Room:	Flr:	Dim:	Room:	Flr:	Dim:	Total # of Fireplaces:	0	# of Artificial FP:	0
Dining Room:	(1)		Other:			1st Bedroom:	(1)				# of Freestanding FP:	0
Family Room:	(2)		Other2:			2nd Bedroom:	(1)				# of Gas FP:	0
Kitchen:	(1)		Other3:			3rd Bedroom:	(2)				# of Pellet FP:	0
Living Room:	(1)		Other4:			4th Bedroom:	(2)				# of Woodburning FP:	0
						5th Bedroom:	(2)				# of Woodstove FP:	0
						6th Bedroom:					# of Not Rep to Code FP:	0

RES - Realtor Full (NYS)

Page 1

06/03/16 12:11 PM

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33 Peckham St, Rochester

ML#: R287657

Interior & Exterior Features

Additional Rooms:

1st Floor Bedroom, Basement / Rec Room, Family Room, Laundry-Basement, Living Room, Porch - Open Porch

Additional Interior Features:

Ceiling Fan, Circuit Breakers - Some, Copper Plumbing - Some, Security System - Owned, Whirlpool Tub

Kitchen/Dining Desc:

Eat-In, Formal Dining Room

Additional Exterior Features:

Cable TV Available, Fully Fenced Yard, High Speed Internet, Shed

Kitchen Equipment/Appliances Included:

Oven/Range-Electric, Refrigerator

Accessibility:

Floor Description:

Hardwood-Some, Resilient-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:

Baseboard, Hot Water

Sewer Description: Sewer Connected

Water Resources: Public Connected

Heating Fuel Description:

Oil

ENERGY STAR® Qualified:

Emergency Backup System:

Water Heater Fuel: Gas

Financial Information

Possible Financing:

Conventional, FHA, VA

Type of Sale:

Normal

Equity:

Tax Information:

Assessed Value: \$34,000

Annual Special Assessment: \$0

HOA Fee:

Town/County Tax: \$610

City/Village Tax: \$0

School Tax: \$1,245

Total Taxes: \$1,855

Lot Rent:

1st Mortgage Balance: 0

2nd Mortgage Balance: 0

Escrow Agent/Bank: Re/Max Realty Group / ESL

HOA Payment Description: None

HOA Amenities:

Display & Occupancy Information

Possession: At Closing, Immediate

Lockbox Serial #:

Internet: Y **Internet Street Address:** Y **IDX:** Yes **AVM:** No **Blog:** No **Realtor.com:** Yes

Pending & Comp Information

Selling Agent Name/ID: Snow, Carole/ 12173

Selling Agent2 Name/ID:

Selling Office Name: RE/MAX Realty Group, Ltd./ RMAX

Original List Price: \$25,000 **Contract Date:** 11/30/15

Sale Price: \$15,000 **Closed Date:** 01/11/16

Seller Concessions: \$0 **Reported Date:** 01/14/16

Terms of Sale: Cash **DOM:** 25

Tiffany Angelo
 NY Licensed Assoc. R.E. Broker
 RES Realtor Full (NYS)

RACE Properties LLC
 237 Andrews Street, Rochester, NY 14604



MLS#: R296652
41 Hoff Street
County: Monroe
Town: Rochester
Village:
TxMap#: 261400-091.800-0001-020
School District: Rochester
High School: Other
Middle School: Other
Elementary School: Other

Single Family Residential

Area#: 261400
Zip: 14621
VR Pricing: N
List Price: \$14,900
Low List Price:
Acres: 0.09
Lot Frontage: 43
Lot Depth: 96
Lot Shape: Rectangular
Lot #:
#Attach: 2 **#Photos:** 8

Listing Office Information

Offc Name: Nothnagle REALTORS / NOTH10

Offc Lic#: 39NO0769982

Offc Ph/Fax: 585-671-5180 / 585-671-3378

Address: 2055 Empire Blvd

Webster, NY 14580

Owner Information:

Name: Maria Papa

Owner 2:

Address:

Showing Appt#/Desc: 585-233-2778 Agent

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks:

PC03486 Co-Lister: Gloria Magin (585)233-2778

LA Name/ID: Tricia L. Magin/ 22949

LA NY Lic#: 40MA0933865

LA Email: gmagin@rochester.rr.com

LA Cell / Fax: 585-329-5010 / F: 585-671-3378

LA Direct/Ext: 585-347-1880

LA Voice Mail:

Exclusions: N

Listing Type: ER

Service Type:

Negotiation w/: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

LA 2 Name/ID:

LA 2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): \$750

Compensation (Buyer's Agent): \$750

Compensation (Broker's Agent): \$750

List Date: 04/06/16 **Expiration Date:** 07/31/16

DOM: 5

General Information

Style of Residence:

Colonial

Built By/Model:

Stories: 2.50

Exterior Constr: Shake Shingle

Driveway Desc: Blacktop

Garage (# of Spaces)/Desc: 2.00/Detached

Lot Information: Neighborhood Street

Attic Desc: Full

Basemnt Desc: Full

On Waterfront: No **Descr:**

Name:

Footage:

Island: NA

Riparian Rights: No

	Full Baths:	1	Total Bdrms:	4	Beds	Full	Half
	Half Baths:	0	#Total Rooms:	7	1st Floor	0	0
	Total Baths:	1.0	# Beds/Septic:		2nd Floor	4	1
					3rd Floor	0	0
					Basement	0	0
					Total	4	1

Public Remarks:

Owner-occupied for the past 60 years. Property sold in "as-is" condition. Front enclosed porch. 2-car detached garage.

Directions to Property:

Property is off Avenue D between Joseph Avenue and Hudson Avenue.

Interior and Exterior Features

Room:	Flr:	Dim:	Room:	Flr:	Dim:	Room:	Flr:	Dim:	Total # of Fireplaces:	0	# of Artificial FP:	0
Dining Room:			Other:			1st Bedroom:					# of Freestanding FP:	0
Family Room:			Other2:			2nd Bedroom:					# of Gas FP:	0
Kitchen:			Other3:			3rd Bedroom:					# of Pellet FP:	0
Living Room:			Other4:			4th Bedroom:					# of Woodburning FP:	0
						5th Bedroom:					# of Woodstove FP:	0
						6th Bedroom:					# of Not Rep to Code FP:	0

RES - Realtor Full (NYS)

Page 1

06/03/16 12:12 PM

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41 Hoff Street, Rochester

ML#: R296652

Interior & Exterior Features

Additional Rooms:

Foyer/Entry Hall, Laundry-Basement, Porch - Enclosed, Living Room

Additional Interior Features:

Circuit Breakers - Some, Copper Plumbing - Some, Drapes - Some

Kitchen/Dining Desc:

Eat-In, Formal Dining Room

Additional Exterior Features:

Cable TV Available, Partially Fenced Yard

Kitchen Equipment/Appliances Included:

Refrigerator

Accessibility:

Floor Description:

Hardwood-Some, Resilient-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:

Forced Air

Sewer Description: Sewer Connected

Water Resources: Public Connected

Heating Fuel Description:

Gas

ENERGY STAR® Qualified:

Emergency Backup System:

Water Heater Fuel: Gas

Financial Information

Possible Financing:

Cash Only

Type of Sale:

Normal

Equity:

Tax Information:

Assessed Value: \$18,300

Annual Special Assessment: \$0

HOA Fee:

Town/County Tax: \$253

City/Village Tax: \$0

School Tax: \$1,045

Total Taxes: \$1,298

Lot Rent:

1st Mortgage Balance: 0

2nd Mortgage Balance: 0

Escrow Agent/Bank: Nothnagle / M&T

HOA Payment Description: None

HOA Amenities:

Display & Occupancy Information

Possession: At Closing

Lockbox Serial #:

Internet: Y Internet Street Address: Y IDX: Yes AVM: No Blog: No Realtor.com: Yes

Pending & Comp Information

Selling Agent Name/ID: Dalel-Rodriguez, Indira/ 49231

Selling Agent2 Name/ID: ,

Selling Office Name: Nothnagle REALTORS/ NOTH07

Original List Price: \$14,900 Contract Date: 04/11/16

Sale Price: \$10,000 Closed Date: 05/04/16

Seller Concessions: \$0 Reported Date: 06/01/16

Terms of Sale: Cash DOM: 5

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
RES Realtor Full (NYS)

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604



MLS#: R295668 **Single Family Residential** **Active**
42 Farbridge St **Area#:** 261400
County: Monroe **Zip:** 14621 **VR Pricing:** N **List Price:** \$29,900
Town: Rochester **Mrst Cross Str:** Remington Ave **Low List Price:**
Village: **Subdivision:** HRS M COPPEJANS **Acres:** 0.10
TxMap#: 261400-091-710-0004-037-000 **Neighborhood:** 14621 **Lot Frontage:** 35
School District: Rochester **Lot Depth:** 117
High School: **Square Feet:** 1,534 **Lot Shape:** Rectangular
Middle School: Other **Year Built:** 1917 **Lot #:**
Elementary School: **Year Built Desc:** Existing **#Attach:** **#Photos:** 25

Listing Office Information

Offc Name: RE/MAX Realty Group, Ltd. / RMAX

Offc Lic#: 109901787

Offc Ph/Fax: 585-248-0250 / 585-248-0449

Address: 40A Grove Street

Pittsford, NY 14534

LA Name/ID: Carole J. Snow/ 12173

LA NY Lic#: 10301201784

LA Email: carolesnow@remax.net

LA Cell / Fax: 585-330-6013 / F: 585-425-0773

LA Direct/Ext: 585-756-7460

LA Voice Mail:

LA 2 Name/ID:

LA 2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 3%

Compensation (Buyer's Agent): 3%

Compensation (Broker's Agent): 0

List Date: 03/25/16 **Expiration Date:**

Exclusions: N

Listing Type: ER

Service Type:

Negotiation w/: Listing Broker Only

DOM: 70

Special Conditions Apply. Call Listing Broker: No

Showing Appt#/Desc: 585-330-6013 Agent

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks: Unbranded Virtual Tour:

General Information

Style of Residence:

Colonial

Built By/Model:

Stories: 2.50

Exterior Constr: Composition

Driveway Desc: Blacktop

Garage (# of Spaces)/Desc: 1.00/Detached

Lot Information: Neighborhood Street

Attic Desc: Full

Foundation Desc: Block

Basemnt Desc: Full

On Waterfront: No **Descr:**

Name:

Footage:

Island: NA

Riparian Rights: No

	Full Baths:	1	Total Bdrms:	3		Beds	Full	Half
	Half Baths:	0	#Total Rooms:	6	1st Floor	0	0	0
	Total Baths:	1.0	# Beds/Septic:		2nd Floor	3	1	0
					3rd Floor	0	0	0
					Basement	0	0	0
					Total	3	1	0

Public Remarks:

Great 3-bedroom colonial 2 1-car garage! thermal windows, lots of new drywall, new C of O and Lead Cert! Long term tenant (15 years) cash @ \$700/month! Priced below assessed value!

Directions to Property:

Clifford to Joseph Ave to left onto Farbridge

Interior and Exterior Features

Room:	Flr:	Dim:	Room:	Flr:	Dim:	Room:	Flr:	Dim:	Total # of Fireplaces:	0	# of Artificial FP:	0
Dining Room:	(1)		Other:			1st Bedroom:	(2)				# of Freestanding FP:	0
Family Room:			Other2:			2nd Bedroom:	(2)				# of Gas FP:	0
Kitchen:	(1)		Other3:			3rd Bedroom:	(2)				# of Pellet FP:	0
Living Room:	(1)		Other4:			4th Bedroom:					# of Woodburning FP:	0
						5th Bedroom:					# of Woodstove FP:	0
						6th Bedroom:					# of Not Rep to Code FP:	0

42 Farbridge St, Rochester

ML#: R295668

Interior & Exterior Features

Additional Rooms:

Laundry-Basement, Living Room, Porch - Open Porch

Additional Interior Features:

Circuit Breakers - Some, Copper Plumbing - Some, Security System - Owned

Kitchen/Dining Desc:

Eat-In, Formal Dining Room

Additional Exterior Features:

Cable TV Available, Fully Fenced Yard, High Speed Internet, Thermal Windows - Some

Kitchen Equipment/Appliances Included:

None

Accessibility:

Floor Description:

Hardwood-Some, Resilient-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:

Forced Air

Sewer Description: Sewer Connected

Water Resources: Public Connected

Heating Fuel Description:

Gas

ENERGY STAR® Qualified:

Emergency Backup System:

Water Heater Fuel: Gas

Financial Information

Possible Financing:

Cash Only, Conventional, FHA, VA

Type of Sale:

Normal

Equity:

Tax Information:

Assessed Value: \$31,700

Annual Special Assessment: \$0

HOA Fee:

Town/County Tax: \$545

City/Village Tax: \$0

School Tax: \$1,209

Total Taxes: \$1,754

Lot Rent:

1st Mortgage Balance: 0

2nd Mortgage Balance: 0

Escrow Agent/Bank: Re/Max Realty Group / ESL

HOA Payment Description: None

HOA Amenities:

Display & Occupancy Information

Possession: At Closing, Tenants Rights

Lockbox Serial #:

Internet: Y Internet Street Address: Y IDX: Yes AVM: No Blog: No Realtor.com: Yes

Pending & Comp Information

Selling Agent Name/ID:

Selling Agent2 Name/ID:

Selling Office Name:

Original List Price: \$29,900

Sale Price:

Seller Concessions:

Terms of Sale:

Contract Date:

Closed Date:

Reported Date:

DOM: 70

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
RES Realtor Full (NYS)

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604



MLS#: R295669 **Single Family Residential** **Active**
38 Peckham St
County: Monroe **Area#:** 261400
Town: Rochester **Zip:** 14621 **VR Pricing:** N **List Price:** \$29,900
Village: **Nrst Cross Str:** Hudson Ave **Low List Price:**
TxMap#: 261400-091-640-0002-049-000 **Subdivision:** BLOCK & BLAUW **Acres:** 0.08
School District: Rochester **Neighborhood:** 14621 **Lot Frontage:** 34
High School: **Square Feet:** 1,125 **Lot Depth:** 100
Middle School: Other **Year Built:** 1920 **Lot Shape:** Rectangular
Elementary School: **Year Built Desc:** Existing **#Attach:** **#Photos:** 9

Listing Office Information

Offc Name: RE/MAX Realty Group, Ltd. / RMAX

Offc Lic#: 109901787

Offc Ph/Fax: 585-248-0250 / 585-248-0449

Address: 40A Grove Street

Pittsford, NY 14534

Owner Information:

Name: Irizarry

Owner 2:

Address:

Showing Appt#/Desc: 585-330-6013 Agent

Showing/Appt Instructions: Call List Agent for Showing Instructions

Private Remarks:

LA Name/ID: Carole J. Snow/ 12173

LA NY Lic#: 10301201784

LA Email: carolesnow@remax.net

LA Cell / Fax: 585-330-6013 / F: 585-425-0773

LA Direct/Ext: 585-756-7460

LA Voice Mail:

Exclusions: N

Listing Type: ER

Service Type:

Negotiation w/: Listing Broker Only

Special Conditions Apply. Call Listing Broker: No

LA 2 Name/ID:

LA 2 Email:

LA 2 Cell / Fax:

LA 2 Direct / Ext:

Compensation (Sub Agent): 3%

Compensation (Buyer's Agent): 3%

Compensation (Broker's Agent): 0

List Date: 03/25/16 **Expiration Date:**

DOM: 70

General Information

Style of Residence:

Ranch

Built By/Model:

Exterior Constr: Aluminum/Steel, Vinyl

Driveway Desc: Blacktop

Garage (# of Spaces)/Desc: 0.00

Lot Information: Near Bus Line, Neighborhood Street

Attic Desc: Crawl Space

Basemnt Desc: Full

On Waterfront: No **Descr:**

Name:

Footage:

Island: NA

Riparian Rights: No

Full Baths:	1	Total Bdrms:	2	Beds	Full	Half
Half Baths:	0	#Total Rooms:	4	1st Floor	2	1
Total Baths:	1.0	# Beds/Septic:		2nd Floor	0	0
				3rd Floor	0	0
				Basement	0	0
				Total	2	1

Public Remarks:

Super ranch! Very, very nice inside and out - tenant is neat as a pin! Long term (9 year) tenant paying \$650/month cash! C of O in place! Newer roof, exterior doors, new porch, vinyl sided, thermal windows and new water heater! Priced well below assessed value! Can be packaged w/R295670,R295672,R295673,R295578

Directions to Property:

Hudson south of Norton to right onto Peckham!

Interior and Exterior Features

Room:	Flr:	Dim:	Room:	Flr:	Dim:	Room:	Flr:	Dim:	Total # of Fireplaces: 0	# of Artificial FP: 0
Dining Room:	(1)		Other:			1st Bedroom:	(1)			# of Freestanding FP: 0
Family Room:			Other2:			2nd Bedroom:	(1)			# of Gas FP: 0
Kitchen:	(1)		Other3:			3rd Bedroom:				# of Pellet FP: 0
Living Room:	(1)		Other4:			4th Bedroom:				# of Woodburning FP: 0
						5th Bedroom:				# of Woodstove FP: 0
						6th Bedroom:				# of Not Rep to Code FP: 0

38 Peckham St, Rochester

ML#: R295669

Interior & Exterior Features

Additional Rooms:

1st Floor Bedroom, Living Room, Porch - Enclosed

Additional Interior Features:

Circuit Breakers - Some, Copper Plumbing - Some

Kitchen/Dining Desc:

Formal Dining Room, Eat-In

Additional Exterior Features:

Fully Fenced Yard, Cable TV Available, High Speed Internet, Thermal Windows - Some

Kitchen Equipment/Appliances Included:

None

Accessibility:

Floor Description:

Resilient-Some, Laminate-Some, Wall To Wall Carpet-Some

Utilities Information

HVAC Type:

Forced Air

Sewer Description: Sewer Connected

Water Resources: Public Connected

Heating Fuel Description:

Gas

ENERGY STAR® Qualified:

Emergency Backup System:

Water Heater Fuel: Gas

Financial Information

Possible Financing:

Cash Only, Conventional, FHA, VA

Type of Sale:

Normal

Equity:

Tax Information:

Assessed Value: \$36,000

Annual Special Assessment: \$0

HOA Fee:

Town/County Tax: \$901

City/Village Tax: \$0

School Tax: \$1,620

Total Taxes: \$2,521

Lot Rent:

1st Mortgage Balance: 0

2nd Mortgage Balance: 0

Escrow Agent/Bank: Re/Max Realty Group / ESL

HOA Payment Description: None

HOA Amenities:

Display & Occupancy Information

Possession: At Closing, Tenants Rights

Lockbox Serial #:

Internet: Y Internet Street Address: Y IDX: Yes AVM: No Blog: No Realtor.com: Yes

Pending & Comp Information

Selling Agent Name/ID:

Selling Agent2 Name/ID:

Selling Office Name:

Original List Price: \$29,900

Sale Price:

Seller Concessions:

Terms of Sale:

Contract Date:

Closed Date:

Reported Date:

DOM: 70

Tiffany Angelo
NY Licensed Assoc. R.E. Broker
RES Realtor Full (NYS)

RACE Properties LLC
237 Andrews Street, Rochester, NY 14604

RACE PROPERTIES LLC
1683 Dewey Ave Rochester, NY 14615
Phone 585-643-5015 Fax 585-643-5014
www.racerealtyofrochester.com

PROPERTY MANAGEMENT AGREEMENT

This agreement is made and entered on **January 21 2016**, between **The Rucinn Group LLC**, Tony Sary as member, hereinafter called "Owner", and RACE Properties LLC, hereinafter called "Manager".

Owner hereby employs the services of the Manager to manage, operate, control rent and lease the following properties:

12 Concord St Rochester, NY 14605	38 Scrantom St Rochester, NY 14605	84 Roth St Rochester, NY 14621
107 Melrose St. Rochester, NY 14619	68 Roxborough Rd Rochester, NY 14619	13 Cady St Rochester, NY 14608
16 Wright Ter Rochester, NY 14605	376 Maple St Rochester, NY 14611	63-65 Ontario St Rochester, NY 146
658 Garson Ave Rochester, NY 14609	798 Exchange St Rochester, NY 14608	632 Clifford Ave Rochester, NY 14621
21-23 Finch St Rochester, NY 14613	24 Delamaine Dr Rochester, NY 14621	417 Hayward Ave Rochester, NY 14
322 Garson Ave Rochester, NY 14609	470 Grand Ave Rochester, NY 14609	498 Conkey Ave Rochester, NY 14621
53 Van Stallen St Rochester, NY 14621	28 Sawyer St Rochester, NY 14619	

Bills associated with the property: The Owner is responsible for paying the City of Rochester water bill, City of Rochester property tax bill, Monroe county property tax bill and insurance policy bill.

Refuse collection: The City of Rochester includes refuse collection charges in the property tax bill for single family units, doubles and triples. Buildings with four or more units must contract with the City or a private vendor for refuse collection.

Lawn care: Tenants are responsible for lawn care in single family units. In multiple family units, a per cutting fee will be charged the Owner.

Snow removal: Tenants are responsible for snow removal in single and multiple family units up to a 4 unit building.

Appliances: Tenants are responsible for supplying their own appliances.

Responsibilities of Manager:

The Owner hereby appoints Manager their lawful agent and attorney-in-fact with full authority to do any and all lawful things necessary for the fulfillment of the Agreement, including the following:

1. To collect all rents due and as they become due, giving receipts therefore: To render to the Owner a monthly accounting of rents received and expenses paid out and to remit to the Owner all income less any sums paid out.
2. To make or cause to be made all decorating, maintenance, alterations and repairs to said property and to hire and supervise all employees and other labor for the accomplishment of same.
3. To advertise the property and display signs thereon; to rent and lease the property; to sign, renew and cancel rental agreements and leases for the property or any part thereof; to sue and recover for rent and for loss of or damage to any part of the property and/or furnishings thereof; and, when expedient, to compromise, settle and release any such legal proceedings or lawsuits including, but not limited to, authority to make any decisions that arise during any eviction proceeding or ancillary legal proceeding.

Liability of Manager:

Except in cases of gross negligence by the management company, Owner hereby agrees to hold Manager harmless from any and all claims, charges, debts, demands and lawsuits, including attorney's fees related to his management of the

herein described property and from any liability for injury on or about the property which may be suffered by any employee, tenant or guest upon the property.

Compensation of Manager:

Owner agrees to compensate Manager as follows:



- 10% of all rental income received.
- 100% of one month's rent for each vacancy filled. Manager will replace tenant at no charge to Owner if tenant is evicted or if he/she vacates the premises within six months of the initial move-in date for apartments and within one year of the initial move-in date for single family homes.

Term of Agreement:

The term of this agreement shall commence on the first day of January 2016 and shall end of the first day of Jan. 2017.

Upon expiration of the above initial term, the Agreement shall automatically be renewed and extended for a like period of time unless terminated in writing by either party 30 days prior to the date for such renewal.

This agreement may also be terminated by mutual agreement of the parties at any time upon payment to Manager of all fees, commissions and expenses agreed by both parties to be due Manager under terms of this Agreement. It may also be broken with 30 days written notice by either party without a mutual agreement.

Entire Understanding:

This agreement sets forth the entire understanding between the parties with respect to the subject matter hereof and may not be modified, changed or amended except by a writing signed by the party to be charged.

Governing Law:

This agreement, regardless of where made, shall be construed, governed and enforced in accordance with the laws of the State of New York applicable to agreements to be executed and performed wholly within said state.

No Representations:

Neither party has made any representations or promises other than those contained in this Agreement or in some further writing signed by the party making the representation or promise.

IN WITNESS WHEREOF, the parties hereto execute this Agreement on the date first above written.



The Rucinn Group LLC, Tony Sary as member, Owner



RACE Properties LLC, Randi Streb as member

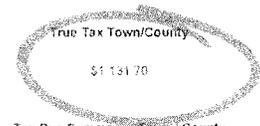


[School Tax Statement](#) | [Combined Town and County Tax Statement](#) | [Duplicate School Statement](#) | [Duplicate Combined Statement](#)

Normal

SWIS Code/Account #	Owner Name	Ownership Information	Property Address	Mailing Address
261400 091 71-3-17	RUCINR GROUP LLC		53 VAN STALLEN ST ROCHESTER NY 14621	1048 IRVINE AVE #711 NEWPORT BEACH, CA 92660

Legal Description	True Tax Town/County	True Tax School
0046 00 202 17 06219 7 SEC D ST JOSEPH ST LOT ASSN SUB	\$1,131.70	59 00



Tax Due Summary - Town / County

Tax Year	Original Tax	Tax Sale Lien Sold	Penalties and Interest	Fees	Total Due	Delinquent	Bankruptcy	Foreclosure	3RD Party Lien
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For details on your Town/County Tax please click the 'Tax History' Button.

[Property Detail](#) | [Tax History](#) | [Payment History](#) | [Address Search](#)

53 VAN STALLEN ST - 14621



City of Rochester, NY
 Lovely A. Warren, Mayor

SBL: 091.71-3-17

SBL20: 09171000030170000000



Owner Name: RUCINN GROUP LLC
 Owner Address: 1048 IRVINE AVE #711
 NEWPORT BEACH CA 92660
 Frontage: 40
 Depth: 119.09
 Acreage: 0.11
 Use Code: 220 - TWO FAMILY RESIDENCE
 Zoning: R-1
 Land Value: \$2,800.00
 Assessed Value: \$39,000.00
 Tentative Land Value: \$2,800.00
 Tentative Total Value: \$30,000.00
 Sale Date: 2016/04
 Sale Price: \$20,000.00

Structures

OLD STYLE	Beds	3	First Floor Area	817
	Baths	2	Second Floor Area	843
	Stories	2.5	Additional Story	0
	Year	1900	Half Story	0
	Exterior Wall Type	ALUMINUM/VINYL	Finished Basement	0
	Heat Type	HOT AIR	Finished Rec Room	
	Fuel Type	GAS	Finished Attic	
	Central Air		Finished Over Garage	
	Fireplaces		Total Living Area	1,660
	Basement Type	FULL		
	Basement Garage			

Other Structures

Accessory	Dimension 1	Dimension 2	Year Built
ENCLOSED PORCH	22	7	1900
DET 1 STORY	22	20	1900

53 VAN STALLEN ST - 14621

SBL: 091.71-3-17

SBL20: 09171000030170000000



City of Rochester, NY
Lovely A. Warren, Mayor

Taxes

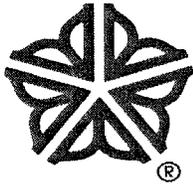
Instaliments	Amount Due	Date Paid	Payment
7/31/2017	\$1,366.76	7/24/15	\$1,366.76
9/30/2017	\$386.00	9/29/15	\$386.00
1/31/2018	\$386.00	11/12/15	\$386.00
3/31/2018	\$386.00	11/12/15	\$386.00
Total Taxes Paid to Date:			\$2,524.76
Current Annual Tax:			\$2,524.76
Principal Due:			\$0.00
Interest Due:			\$0.00
Annual Taxes without Exemptions, Interest, Delinquencies, and Code Violation Charges:			\$1,774.53

Tax Exemptions

No tax exemptions found.

Special Districts

Special District Code	Special District Desc	Units
SC400	STREET MAINT. FULL	40
RP600	ROADWAY SNOW PLOW	40
SP700	SIDEWALK SNOW PLOW	40
RF220	REFUSE TWO FAMILY	1
HSR00	HAZARD SDWLK REPLACE	40



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 3:

Staff Reviewer: Jill Symonds

File Number: V-003-16-17

Applicant: Gregory Guy

Project Address: 96 Rossiter Road

Zoning District: R-1 Low-Density Residential District

Section of Code: 120-11, 120-173

Request: **To expand the existing driveway of a single family dwelling located on a corner parcel, thereby creating front yard parking and exceeding the lot coverage requirement.**

Analysis: The subject property is a single family dwelling located on the corner of Rossiter Road and Norfolk Street and thus has two front yards. According to the survey map, there is an attached garage facing Norfolk Street that is 17.5' wide and 22.1' deep. The driveway is 13.3' deep, which does not provide enough space to park in front of the garage.

The applicant would like to expand the driveway by extending the paving to the north of the garage in order to provide parking for two vehicles. As the garage is too narrow to comfortably fit more than one vehicle, the addition of the paved area would increase the number of parking spaces on the parcel from one to three.

Code Review: Section 120-11 provides that lot coverage in the R-1 Low Density Residential District cannot exceed 50%. The proposed parking area will increase lot coverage from 41% to 54% (**area variance required**).

Section 120-173 provides that parking for residential uses cannot be located in the side or front yard except in a legal driveway that leads to the rear yard, a detached or an attached garage. **An area variance is required for front yard parking.**

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 96 Rossiter Road

2. APPLICANT: GREGORY GUY COMPANY NAME: —

ADDRESS: 32 Scarborough pk CITY: Rochester ZIP CODE: 14620

PHONE: 585-738-7333 FAX: —

E-MAIL ADDRESS greg.guy1078@gmail.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: Gregory Guy

ADDRESS: 32 Scarborough pk CITY: Rochester ZIP CODE: 14625

PHONE: 585-738-7333 FAX: —

4. ATTORNEY: William Higgins

ADDRESS: 16 Romain St CITY: Rochester ZIP CODE: 14614

PHONE: 585-454-3310 FAX: —

E-MAIL ADDRESS wmhiggins19@gmail.com

5. ZONING DISTRICT: R-1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): —

Add a 18 x 37 paved surface AREA
to property.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): 2 days

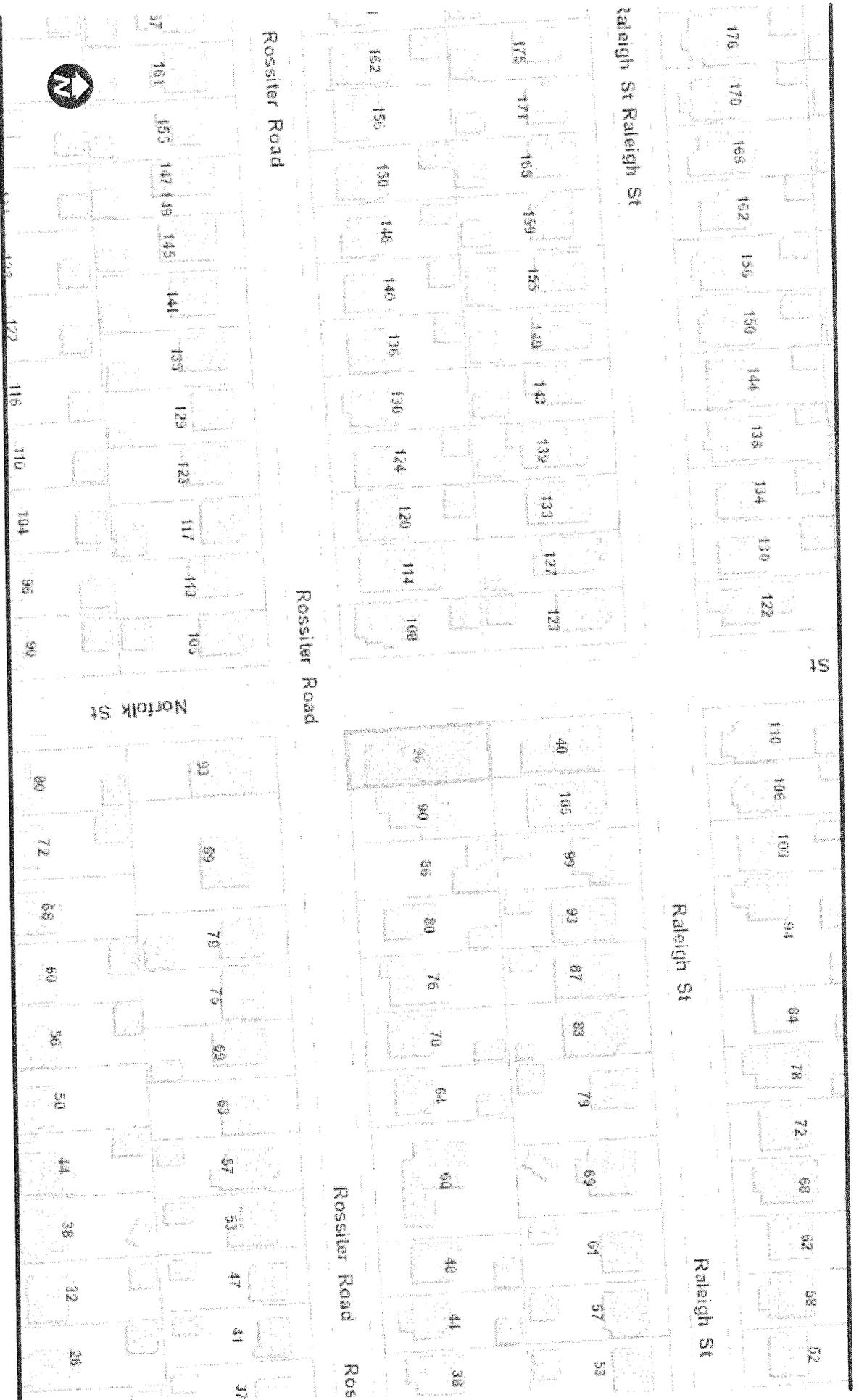
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Gregory Guy DATE: 6-7-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: — DATE: —

96 ROSSITER RD



July 5, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

- First benefit would be adequate parking for the property.
- Second would move cars from the apron to garage to side of garage which would remove any interference with people walking and or sidewalk plows in winter

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

- Neighbor to the north has same driveway as I'm requesting and it is not undesirable or changes the character of the property.
- I purchased property in November 2015 and put over 20,000 into property which has improved the character of it.

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

There is no remedy as there is no street parking in the entire area. I have three tenants and the lack of parking creates a hardship for them and or any visitors to the property

D. Significance. The requested variance is not substantial.

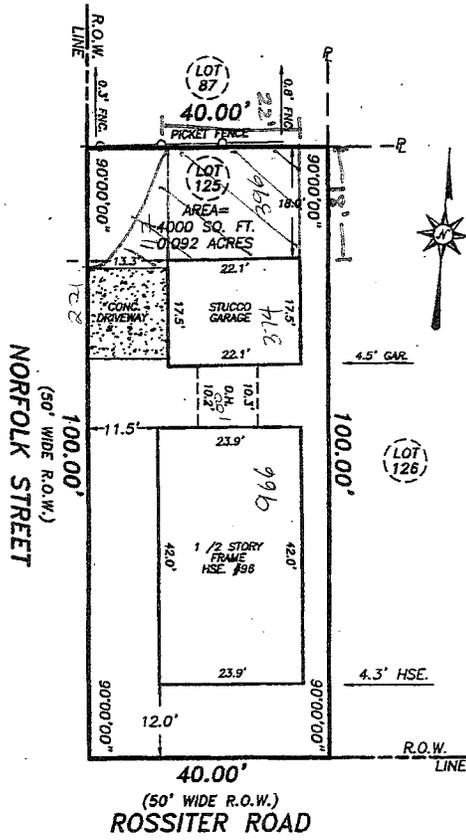
This request is significant for safety of tenants and to help solve the issue of parking.

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The added driveway requested would not have an adverse effect on the physical or environmental conditions in the neighborhood. Driveway is being put in by professional's who will make sure the grade & drainage are correct.

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

I did not create the issue of parking conditions on my property or the surrounding neighborhood. Due to lack of on street parking has created a hardship on my part.



lot: 4000
 EX: 87119 : 1661 (4
 proposed: 2174(

CERTIFICATION:

I, ANDREW M. HODGE, HEREBY CERTIFY TO:
 -CNB MORTGAGE COMPANY,
 ITS SUCCESSORS AND/OR ASSIGNS
 -METRO REAL ESTATE
 -MARK CAMPANELLO, ESQ.
 -GREGORY L. ...
 -ALBERT K...
 THAT THIS MAP WAS MADE ON NOVEMBER 9, 2015
 FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED NOVEMBER 9, 2015
 AND REFERENCES LISTED HEREIN.

REFERENCES:

- 1.) LIBER 37 OF MAPS, PAGE 21.
- 2.) LIBER 7469 OF DEEDS, PAGE 300.
- 3.) ABSTRACT OF TITLE NOT PROVIDED.

NOTES: 1.) PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE
 2.) THE USE OF THIS MAP IN CONJUNCTION WITH AN AFFIDAVIT OF NO CHANGES RELEASES THE SURVEYOR OF ALL RESPONSIBILITY

N.Y.S.P.L.S. No. 21613 AND SV DATE

TITLE:
INSTRUMENT SURVEY MAP
96 ROSSITER ROAD
BEING LOT No. 125 OF THE CRITTENDEN PARK SUBDIVISION,
CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7208, sub-section 2, of the New York State Education Law."
 "Only copies from the original of this survey copied with an original of the land surveyor's red ink seal shall be considered to be valid true copies."
 "Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Survey adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and in his behalf to the title company, governmental agency and lending institution listed herein, and to the companies of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."

TRIPLE POINT LAND SURVEYING, LLC.
 16 EAST MAIN STREET SUITE 320
 ROCHESTER, NEW YORK 14614
 PHONE (585) 263-9950
 FAX (585) 263-3591
 TRIPLEPOINTSURVEYING@AOL.COM

SCALE: 1" = 20'	TAX ACCOUNT: 136.61-2-45	JOB NO.: 1588-15	DATE: NOV. 9, 2015
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**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 4:

Staff Reviewer: Jill Symonds

File Number: V-004-16-17

Applicant: Anesheia Gray

Project Address: 296 Genesee Park Boulevard

Zoning District: R-1 Low-Density Residential District

Section of Code: 120-167

Request: **To install a 6' tall white vinyl fence in the front yard of a single family dwelling located on a corner parcel, not meeting certain fence requirements.**

Background: The subject property is a single family dwelling located on the corner of Genesee Park Boulevard and Post Avenue, and thus has two front yards. The proposal is to install a solid, 6' tall fence in the front yard along the Post Avenue frontage.

Code Compliance: Section 120-167 provides that a fence in the front yard cannot exceed 3' in height and cannot be more than 60% solid (**variance required**).

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 296 Genesee Park Blvd

2. APPLICANT: Aneshia Gray COMPANY NAME: _____

ADDRESS: 296 Genesee Ph Blvd CITY: Rochester ZIP CODE: 14619

PHONE: 5857307772 FAX: 5857307772

E-MAIL ADDRESS Aneshia.Gray@hotmail.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: Aneshia Gray

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

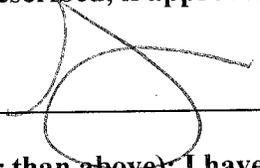
5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

A perimeter fence, that is 6 feet without gaps in between the
fencing

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): _____

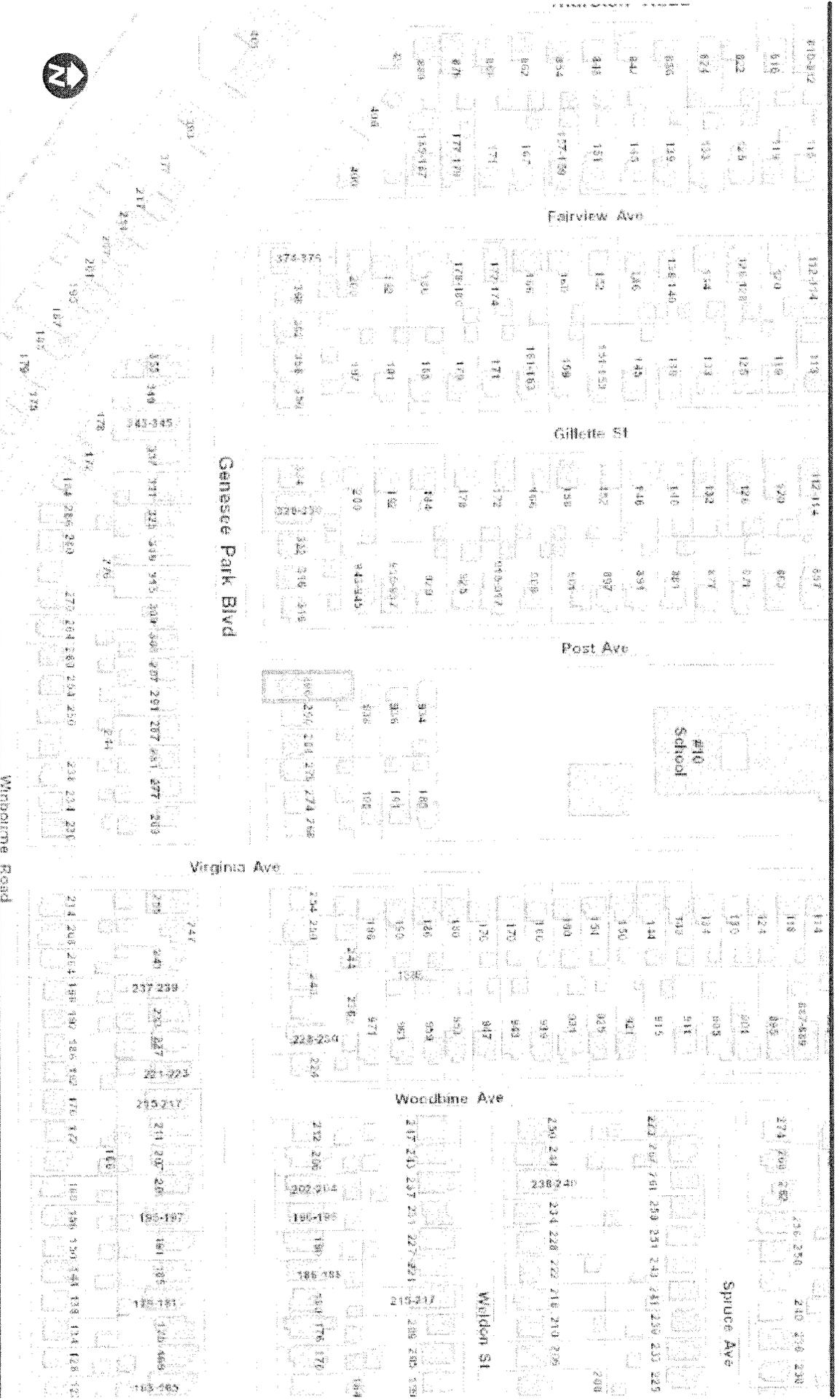
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 6/6/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

296 GENESEE PK BLVD



July 5, 2016

City of Rochester, NY

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY
Lovely A. Warren, Mayor

Anesheia Gray
Statement of Difficulty

- A. **Benefits.** *The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.*

Adding a 6 foot privacy fence around a portion of my property, will be improving the safety of my children, family, property, guest, and self. When I purchased the property in 2014 there was a chain link fence that did not deter strangers from looking in the back windows of my home while standing on the sidewalk or street. Often strangers would come on my property to gaze in the patio windows, steal lawn tools, and attempt to burglarize my home, as there are no direct neighbors that have views to the rear of my yard. Not to mention a huge problem with animal feces all over my back lawn due to individuals walking their dogs, and allowing them to use my back yard as a rest stop. Due to the poor condition of the chain link fence I tore it down because it was affecting the aesthetics of the neighborhood, and most importantly my property; it was not serving as a barrier between the sidewalk and property. My children are not able to play in the backyard without influences from cars riding past, and stopping due to the stop sign at the corner, and feel threatened when dogs walk by and may not be controlled by their owner. A 6 foot privacy vinyl fence will provide significant aesthetic improvement to the neighborhood, currently the open yard looks awkward and does not fit the character of the other residential properties. The height of the fence will not have any detrimental impacts of the neighborhood community because there are many residential properties that have this type of fencing or other barrier of the same height and no concerns have arisen. Currently strangers are able to intrude visually and physically on my property, without anything to mitigate their ability to do so.

- B. **Essential character of the area.** *No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.*

My neighbors are aware of my reasons and desire to build a 6 foot privacy fence and are in agreement. Adding a vinyl fence will improve the look of the area, and will deter trespassing and vandalism to my property which would indirectly affect my neighbors. Others may use bushes, trees, or shrubs to separate or aid in protecting their property, however they often become difficult to maintain or grow too large and won't fit the characteristics of the neighborhood. A 6 foot fence will add security to my property, and visually enhance my neighbor's property.

- C. **No other remedy.** *There is no other means feasible for the applicant to pursue, other than the granting of this area variance.*

A 3 foot fence with gaps is not nearly adequate; anyone can see over the fence directly in my home without me having to adjust my living arrangement. Height will not serve as a physical barrier to prevent passersby from intruding on my property without being seen. There are no other means feasible to give me the safety and privacy I need.

- D. **Significance.** *The requested variance is not substantial.*

Anesheia Gray
Statement of Difficulty

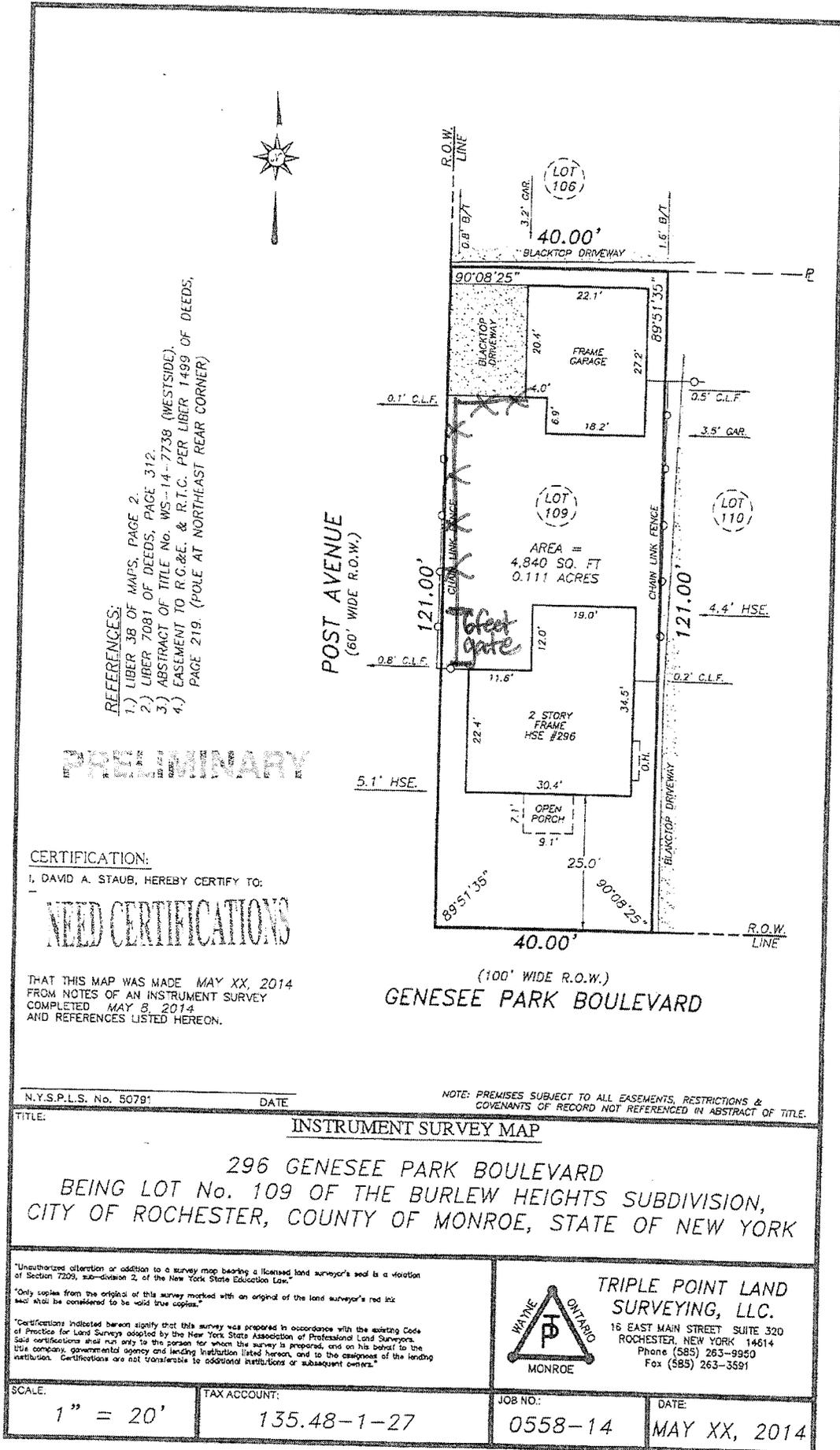
The request to add additional feet of fence with a privacy feature is not substantial to my neighborhood, as it will enhance the look and quality of my property in addition to adding a residential feel to the community. Many properties in the neighborhood have similar fencing.

*E. **Physical and Environmental Conditions.** The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood.*

The corner will look "New and Improved"! I've called the City of Rochester several times to replace the strip of sidewalk along my property as water, mud, and dirt would settle and sit there due to uneven and hazardous conditions. The City of Rochester has approved my request and committed to replace the sidewalk before June 30, 2016. The quality and look of the fence may encourage passersby not to litter, as the corner will be "updated". Due to the traffic passing my yard, the lawn was damaged, and garbage was often tossed out of cars or by pedestrians and would blow in my yard. I've invested so far \$4200 to start a new lawn, build a new walkway, and landscape my property. Not to mention my home has one of the highest appraised values on Genesee Park Blvd, and I'd like to keep enhancing the quality to ensure it upholds the standard of many of the nearby improvements, such as Brooks Landing, College Town, University of Rochester, and Genesee Valley Park. There are no adverse physical or environmental conditions associated with this variance request. The placement of the fence will not obstruct the view of drivers, nor neighbors.

*F. **Not self-created.** The alleged difficulty was not self-created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.*

Upon purchasing the property, neighboring properties were owner occupied, and had an interest in the surrounding properties. Now that most of the neighboring properties on Post Ave. are now tenant occupied, an increase of traffic, theft, and loitering are occurring. I cannot enjoy the rear portion of my home nor the outside. Conflicts are occurring because there is no physical nor visual barrier to prevent anyone from invading my privacy and safety. I acknowledge it was a preexisting condition, however I was not aware of the great danger it would cause to my family. Nevertheless, it will continue to be an issue even if I should move, until a 6 foot privacy fence is installed. Installing the fence will significantly improve the property, and neighborhood as well as making it safe and private for the enjoyment of my family and I.



REFERENCES:
 1.) LIBER 38 OF MAPS, PAGE 2.
 2.) LIBER 7081 OF DEEDS, PAGE 312.
 3.) ABSTRACT OF TITLE No. WS-14-7738 (WESTSIDE).
 4.) EASEMENT TO R.G.&E. & R.T.C. PER LIBER 1499 OF DEEDS, PAGE 219. (POLE AT NORTHEAST REAR CORNER)

PRELIMINARY

CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

NEED CERTIFICATIONS

THAT THIS MAP WAS MADE MAY XX, 2014
 FROM NOTES OF AN INSTRUMENT SURVEY
 COMPLETED MAY 8, 2014
 AND REFERENCES LISTED HEREON.

(100' WIDE R.O.W.)
GENESSEE PARK BOULEVARD

N.Y.S.P.L.S. No. 50791

DATE

NOTE: PREMISES SUBJECT TO ALL EASEMENTS, RESTRICTIONS & COVENANTS OF RECORD NOT REFERENCED IN ABSTRACT OF TITLE.

TITLE:

INSTRUMENT SURVEY MAP

296 GENESSEE PARK BOULEVARD
 BEING LOT No. 109 OF THE BURLEW HEIGHTS SUBDIVISION,
 CITY OF ROCHESTER, COUNTY OF MONROE, STATE OF NEW YORK

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-division 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's red ink seal shall be considered to be valid true copies."

"Certifications indicated herein signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners."



TRIPLE POINT LAND SURVEYING, LLC.

15 EAST MAIN STREET SUITE 320
 ROCHESTER, NEW YORK 14614
 Phone (585) 263-9950
 Fax (585) 263-3591

SCALE:

1" = 20'

TAX ACCOUNT:

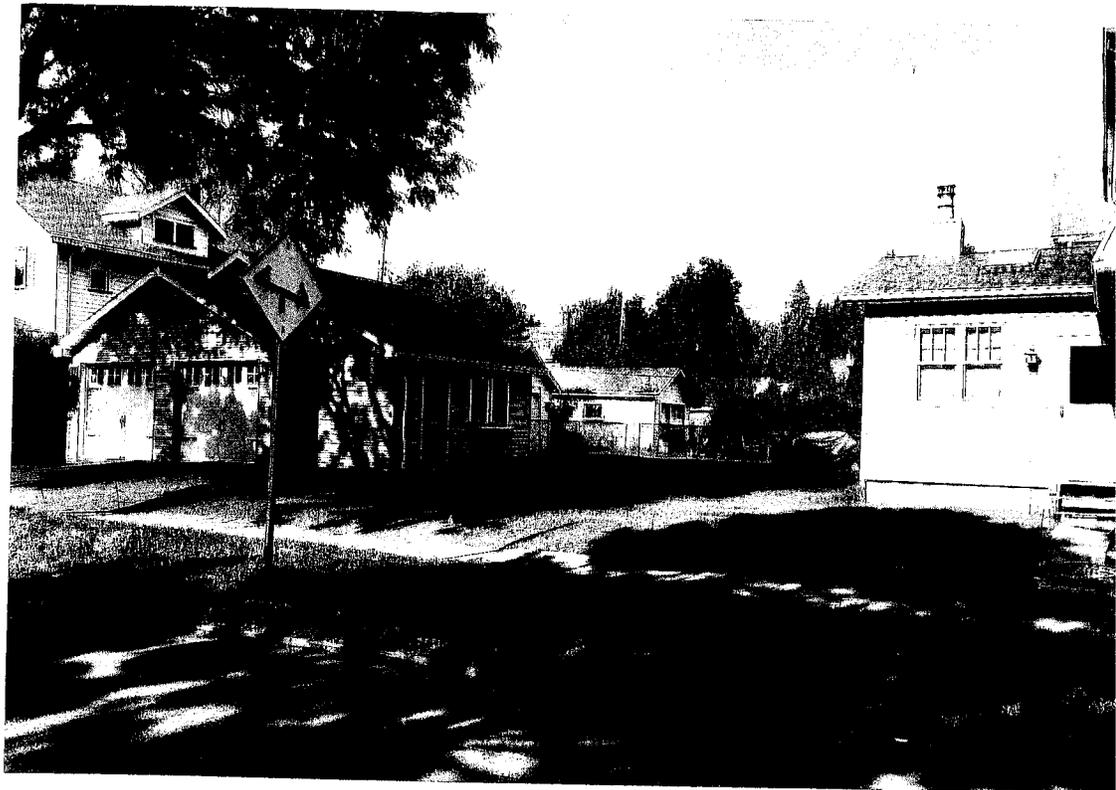
135.48-1-27

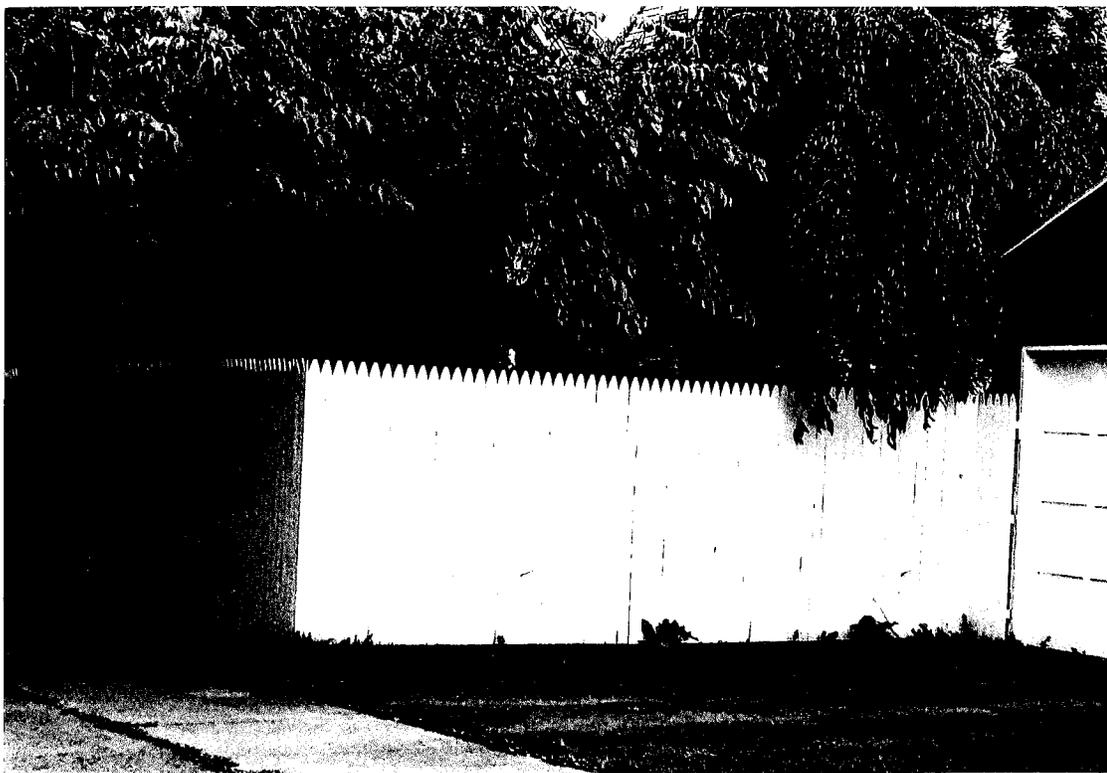
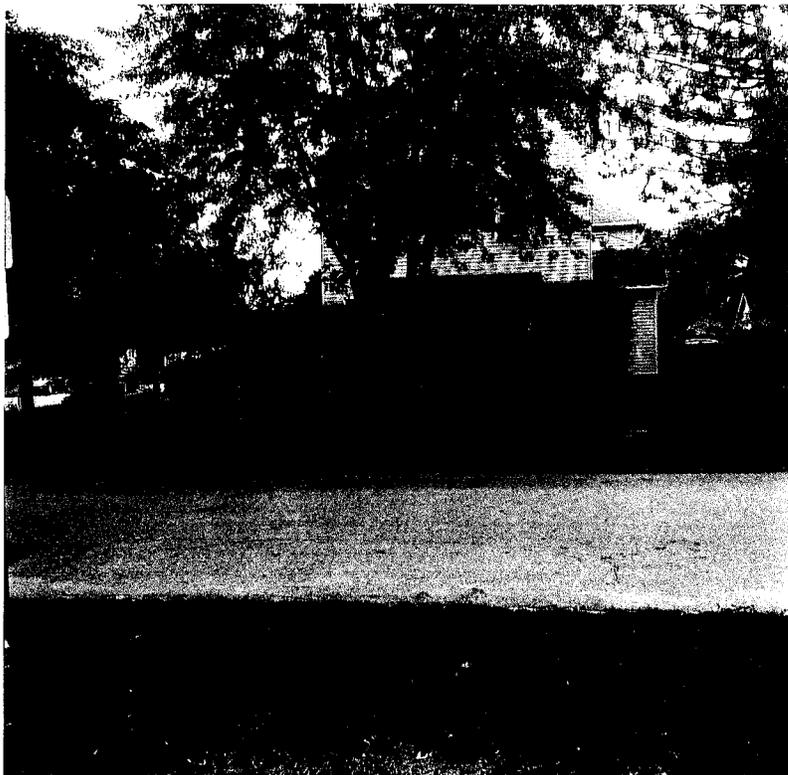
JOB NO.:

0558-14

DATE:

MAY XX, 2014













**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 5:

Staff Reviewer: Jill Symonds

File Number: V-005-16-17

Applicant: Paul R. Boehm

Project Address: 1118 Garson Avenue

Zoning District: R-1 Low-Density Residential District

Section of Code: 120-159

Request: **To legalize the installation of solar panels in the storefront windows of a proposed office use, not meeting the transparency requirement.**

Background: The subject property is a two-story building that is legal as the following: first floor store, beauty salon and one family; second floor, three families. The store was illegally converted to an apartment unit. The proposal is to change the use of this space from a store (i.e. illegal apartment) to a veterinary office. Although the proposed use is permitted in the R-1 Low-Density Residential District, the windows along the front façade have been entirely blocked by solar panels.

Code Compliance: An area variance is required to waive the following sections from 120-159B:

- (1) Renovations of the first floor of existing buildings shall not decrease the area of transparency.
- (5) The use of opaque materials such as plywood, brick, metal or sheet rock to cover or fill a window opening is prohibited.
- (6) The installation of any device which obstructs transparency or impacts the architectural design of a window is not permitted.

Code Enforcement: The subject property is in code enforcement for converting the store to an apartment without any permits.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 1118 Garson Ave.

2. APPLICANT: Paul R. Boehm COMPANY NAME: _____

ADDRESS: 529 thomas Ave. CITY: Rochester ZIP CODE: 14617

PHONE: 585-313-1553 FAX: _____

E-MAIL ADDRESS paulrboehm@rochester.rr.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

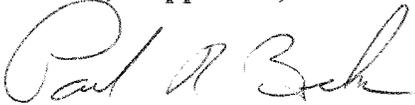
5. ZONING DISTRICT: R-1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Location of an office in a structure allowable with a variance granted for releif from section 120-159B.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) NA

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 5/27/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

1118-1120 GARSSON AV



July 5, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



City of Rochester, NY

**AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)**

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

Doorbell Vet. requires a space to locate her business which is very difficult to find given the location and security requirements unique to this business. Since the practice of Veterinary Medicine requires the storage of narcotics, a secure location is mandatory. This location as it is presently, is well suited to afford that level of security. Also this location has a garage which is used to store a company vehicle, also required for security reasons. The presence of Doorbell Vet is of little or no impact on the neighborhood and presents no health, safety or welfare detriments to the area.

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

The introduction of a glass facade on the part of the building occupied by Doorbell Vet. to comply with section 120-159B (1) would not change the character of the area around this building since it is the only mixed use structure on this block and all the other structures are single or double houses with the exception of the building immediately to the east which is a 13 unit apartment building. In essence there are no other structures in the impacted area of similar design, hence it is unique and the absence of the glass facade would not be out of character for the area.

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

Doorbell Vet is constrained in location of her business by contractual agreements which limit where she can locate her office. This location falls in an area where she may locate. Her primary concern is that by introducing a glass facade to the office would allow for a thief to smash the glass and enter the space in pursuit of narcotics. Further, this space offers amenities which are very difficult to find which are essential to her operation.

D. Significance. The requested variance is not substantial.

The South facing wall of this space is already composed of glass, in the form of a passive solar collector. So glass is present in the south facing wall . However the wall is not transparent as the solar collecting material prevents compliance with section 120-159B.

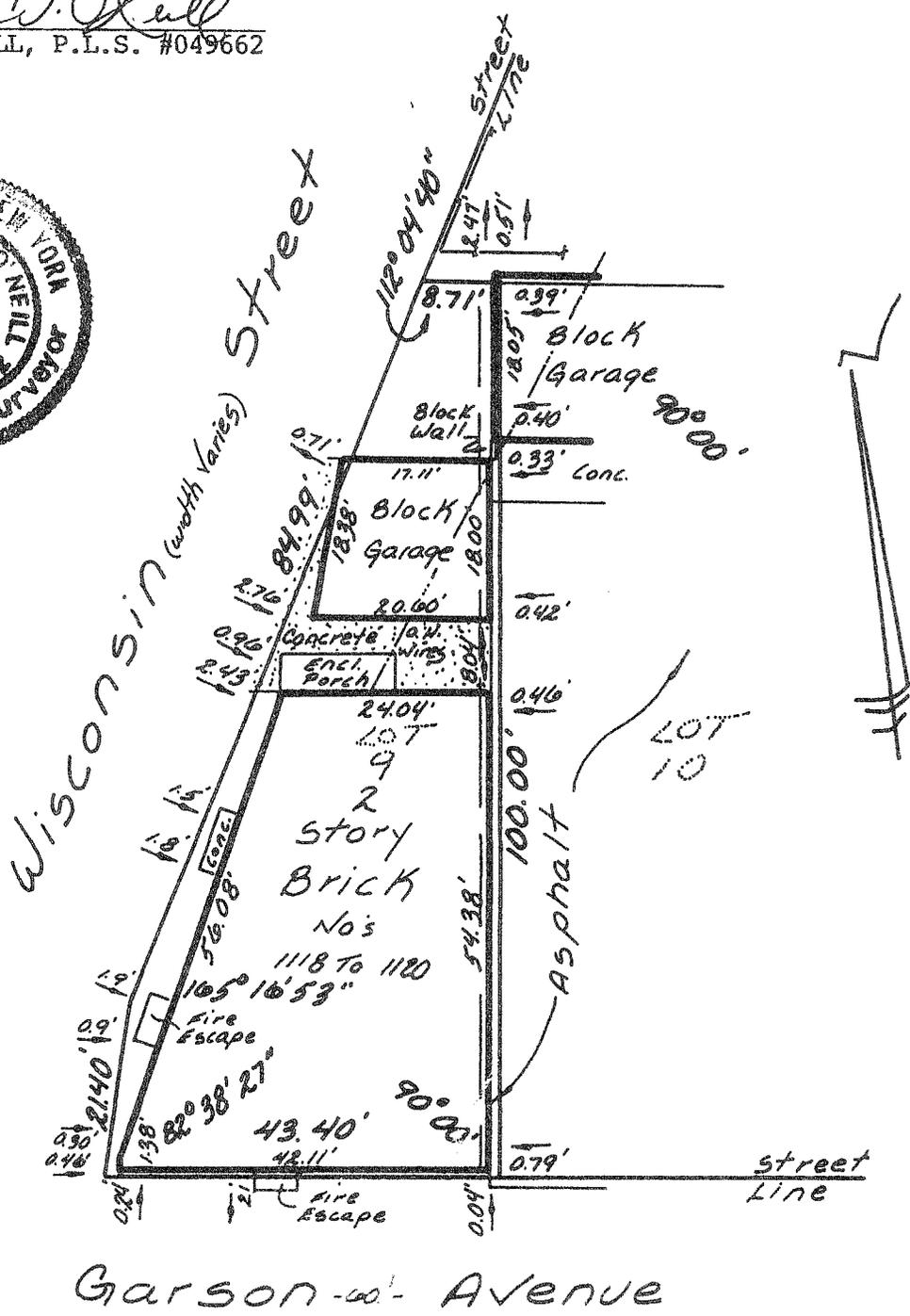
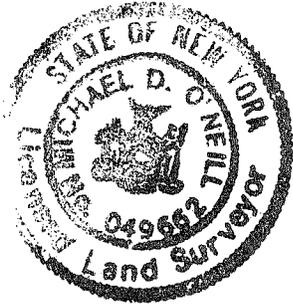
E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The presence of Doorbell Vet has been determined by the Planning Dept. of the City of Rochester to comply with trhe allowable use in the area (R-1) as a preexisting commercial structure with an allowable use as an office

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

Doorbell Vet occupied the space under the assumption that the space was appropriate and allowable for use by a business of her type from all indication of the published city zoning codes. There was no expectation that the security of the space would be compomised by a civil action to alter the structure in a manner that would compromise the security of her location.

Michael D. O'Neill
 MICHAEL D. O'NEILL, P.L.S. #049662

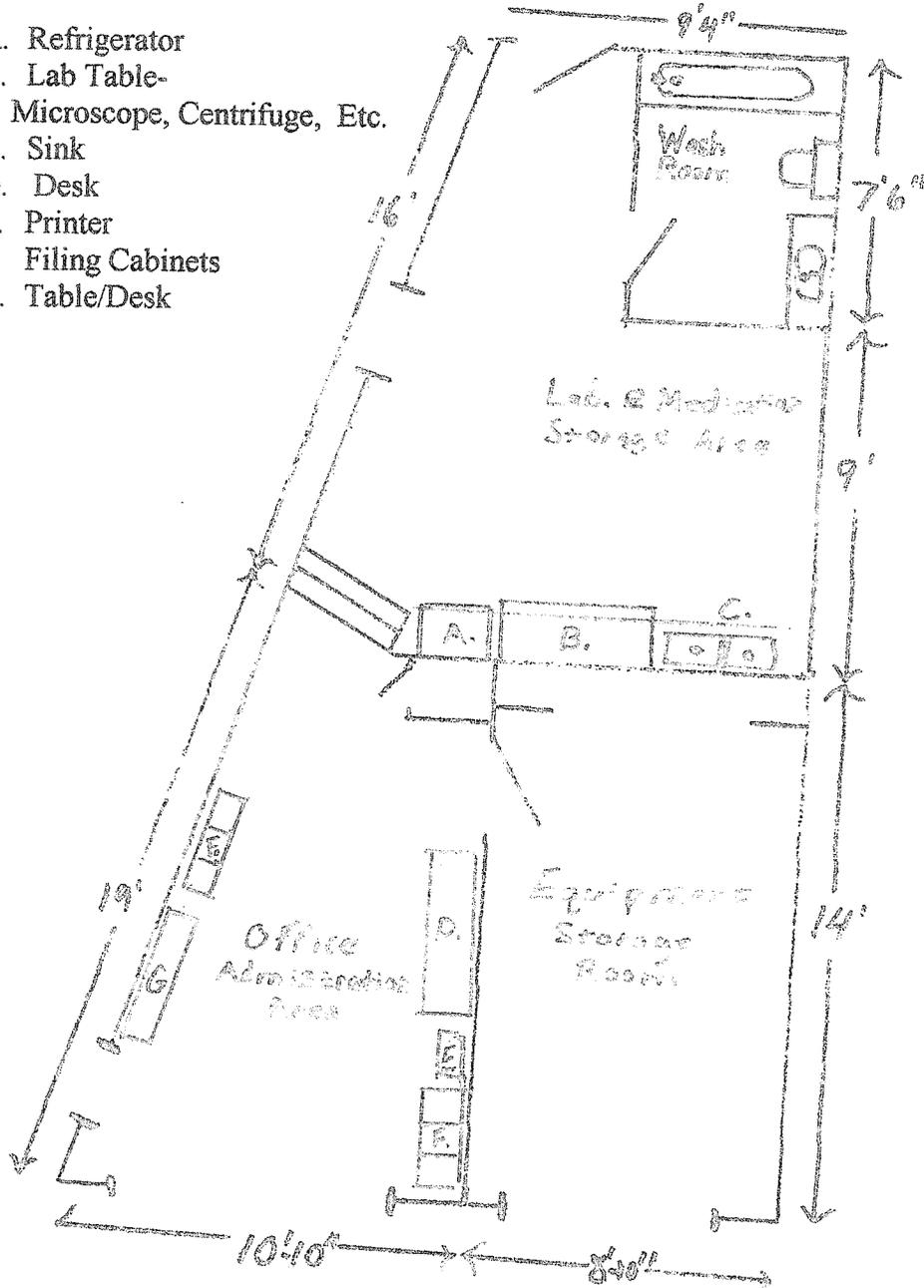


Floor Plan - Locations of Office Elements 1118 Garson Ave.

Occupant: Doorbell Vet
Dr. Dori Marion

Legend:

- A. Refrigerator
- B. Lab Table-
Microscope, Centrifuge, Etc.
- C. Sink
- D. Desk
- E. Printer
- F. Filing Cabinets
- G. Table/Desk



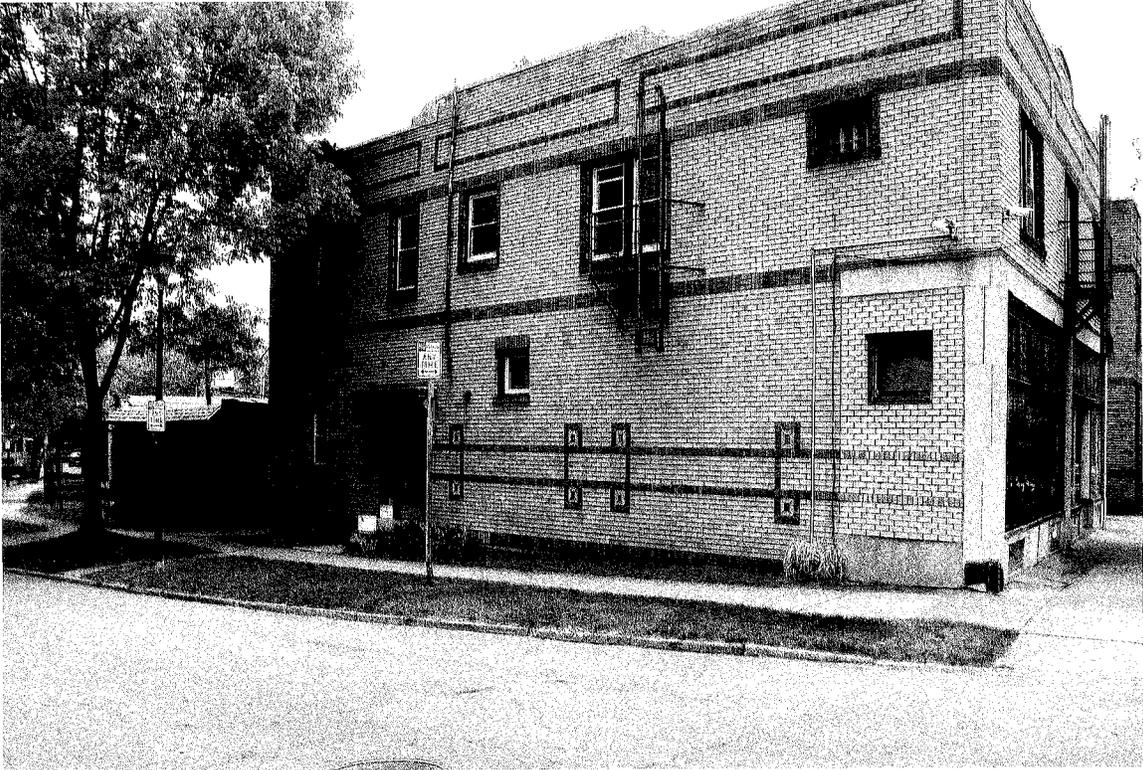
1118 Garson Ave.
Frontage to Garson Ave



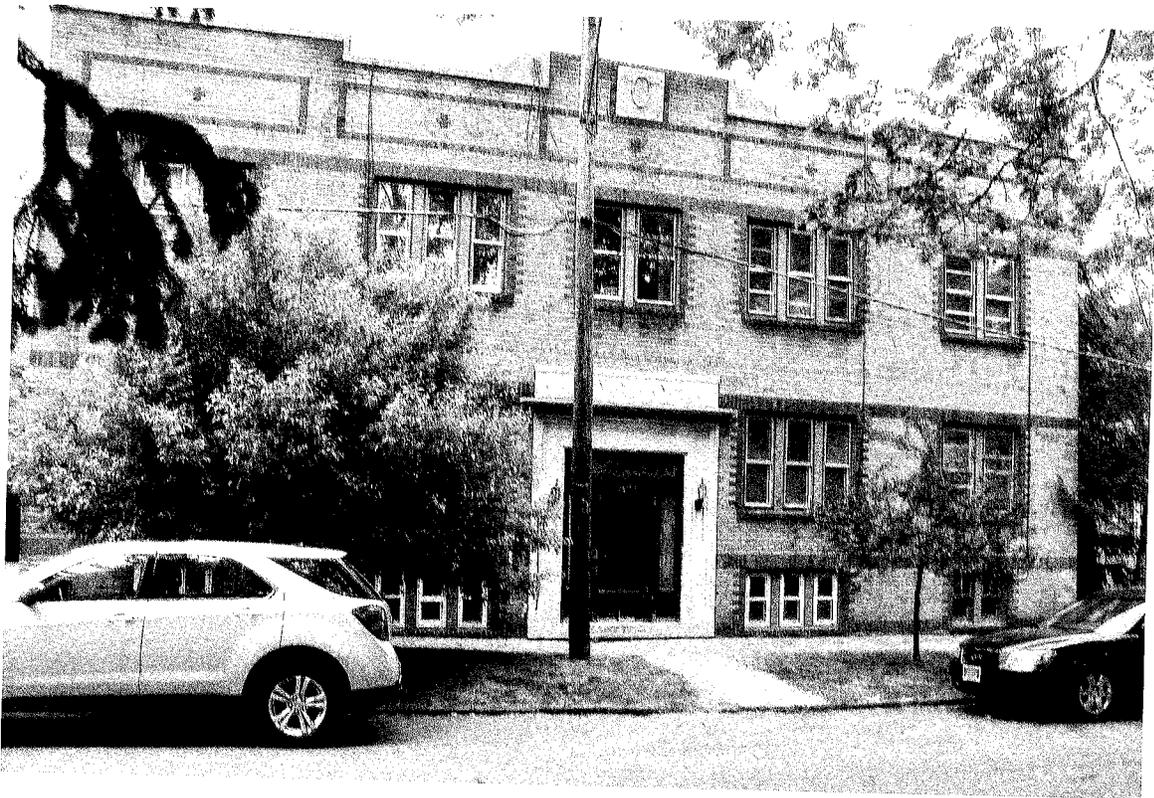
1118 Garson Ave.
Garage Fronting to Wisconsin St.



1118 Garson Ave.
Frontage to Wisconsin St.



1124 Garson Ave.
13 Unit Apartment Building
Located adjoining 1118 Garson to the East.
Owned by Hudson Holdings- San Francisco CA

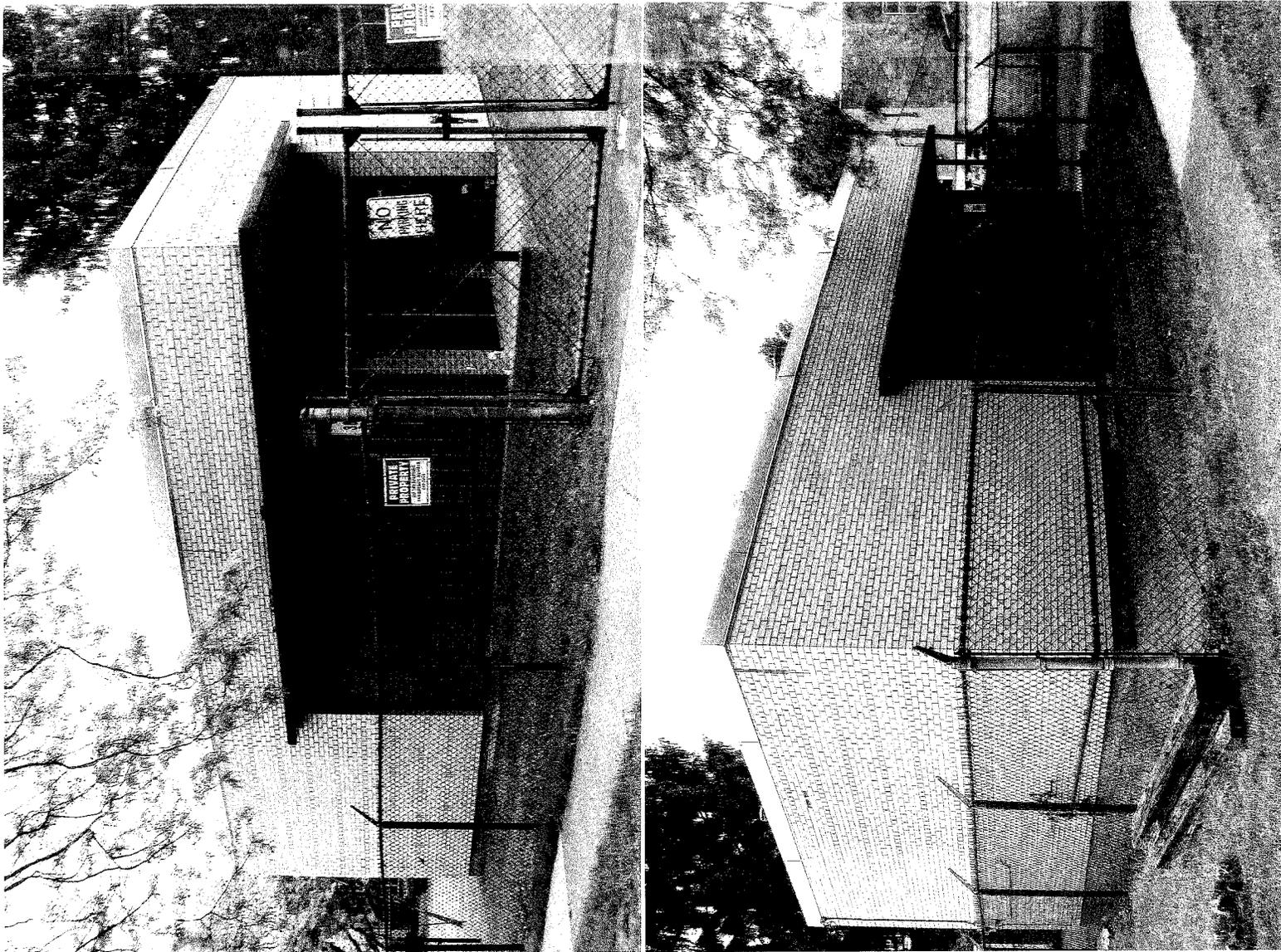


366-68 Wisconsin St.

Equipment Storage Building- Prior used as a pumping station. Sold off as surplus real estate by the Water Authority and later repurchased

Located adjoining 1118 Garson to the North on Wisconsin St.

Owned by Monroe County Water Authority



549 Merchants Rd.

Store or Shop. Current use unknown

Located at the corner of Wisconsin St. and Merchants Rd.

Owned by Rocco Peters, 76 Queensboro Rd., 14609



1110 Garson Ave.

2 Family Home

Located at the corner of Wisconsin St. and Garson Ave.

Across Wisconsin St. from 1118 Garson Ave.

Owned by Eric Eiseline & Catherine Henderson

Address Same



1103 Garson Ave.

1 Family Home

Located at the corner of Wisconsin St. and Garson Ave.

Across the intersection from 1118 Garson Ave.

Owned by Gail Difiore- 1782 N. Winton Rd. 14609



1113 Garson Ave.

2 Family Home

Located at the corner of Wisconsin St. and Garson Ave.

Across the Garson Ave. from 1118 Garson Ave.

Owned by Gangemi Enterprises LLC

501 S. Clinton Ave., Rochester NY 14620



1119 Garson Ave.

1 Family Home

Located on second lot east of the intersection of Garson Ave. and Wisconsin St. across from 1118 Garson Ave.

Owned by Richard Perkins, 1119 Garson Ave., 14609

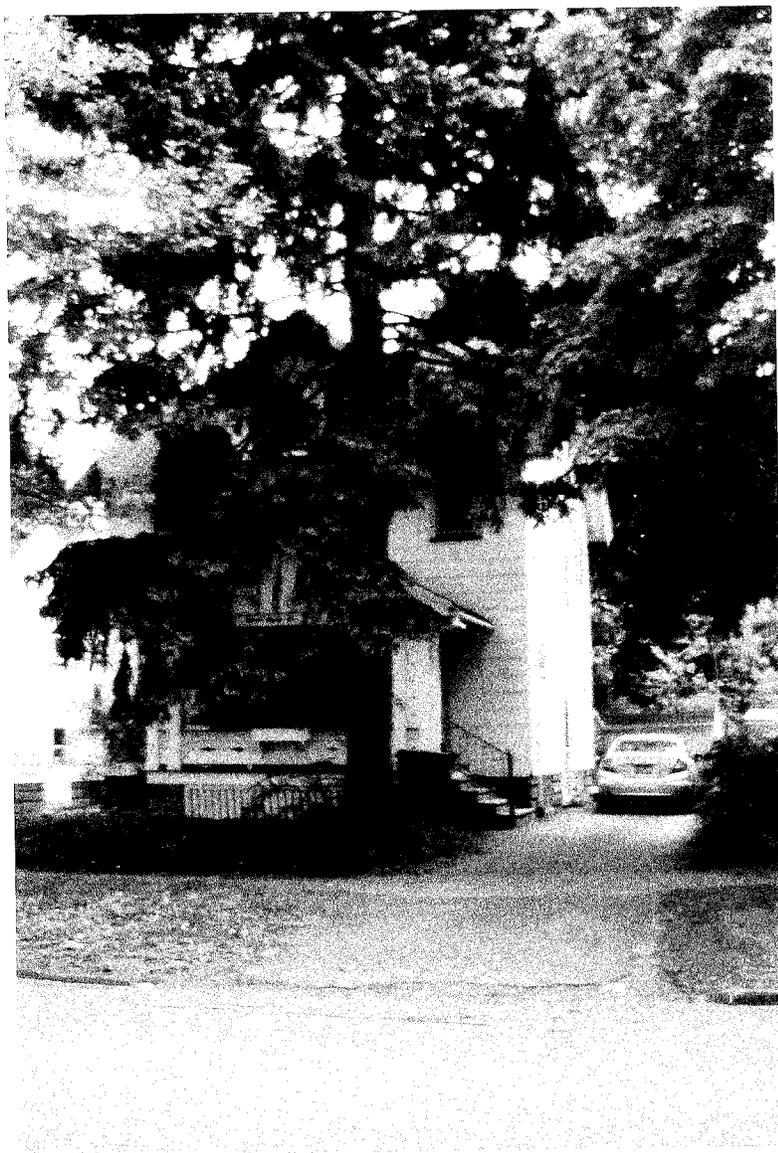


1125 Garson Ave.

1 Family Home

Located on third lot east of the intersection of Garson Ave.
and Wisconsin St. across from 1124 Garson Ave.

Owned by Laura Penman, 1125 Garson Ave., 14609





**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 6:

Staff Reviewer: Jill Symonds

File Number: V-006-16-17

Applicant: Phil Dotson

Project Address: 81 Lake Avenue

Zoning District: C-2 Community Center District

Section of Code: 120-177

Request: To remove and replace an existing detached monument sign for “Rochester Regional Health” that is 5.6’ tall and has a 29 sq. ft. sign face, thereby exceeding the height and size requirements.

Background: The subject property is a health treatment center. The proposal is to remove and replace an existing detached monument sign for “Rochester Regional Health”. The new sign faces are 56” x 76”, or 29 sq. ft. The applicant is proposing to retain the existing, 1’ tall brick base. The overall height of the sign will 5.6’ tall.

Code Compliance: Section 120-177 provides that the applicant may install one detached sign in the front yard not exceeding 25 sq. ft. in size per side of sign and posted no more than 4’ in height from the finished grade of the lot. **The proposed sign is located in the side yard, is 29 sq. ft. in size, and is 5.6’ tall, thereby requiring an area variance.**

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 81 Lake Ave, Rochester NY 14608

2. APPLICANT: Phil Dotson COMPANY NAME: ID Signsystems

ADDRESS: 410 Atlantic Ave CITY: Rochester ZIP CODE: 14609

PHONE: 585-266-5750 FAX: 585-266-5798

E-MAIL ADDRESS pdotson@idsignsystems.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: Phil Dotson - ID Signsystems

ADDRESS: 410 Atlantic Ave CITY: Rochester ZIP CODE: 14609

PHONE: 585-266-5750 FAX: 585-266-5798

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

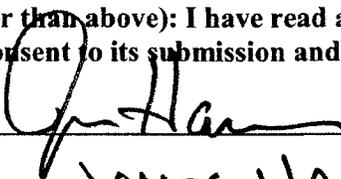
Replace existing internally illuminated road sign with new corporate standard sign for Rochester Regional Health. Sign is internally illuminated. Illuminated parts of sign are copy only. All background will become opaque in the evening. Proposed sign is the same measurements as the existing. It is proposed on the existing base that current sign is installed on.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): 2 weeks

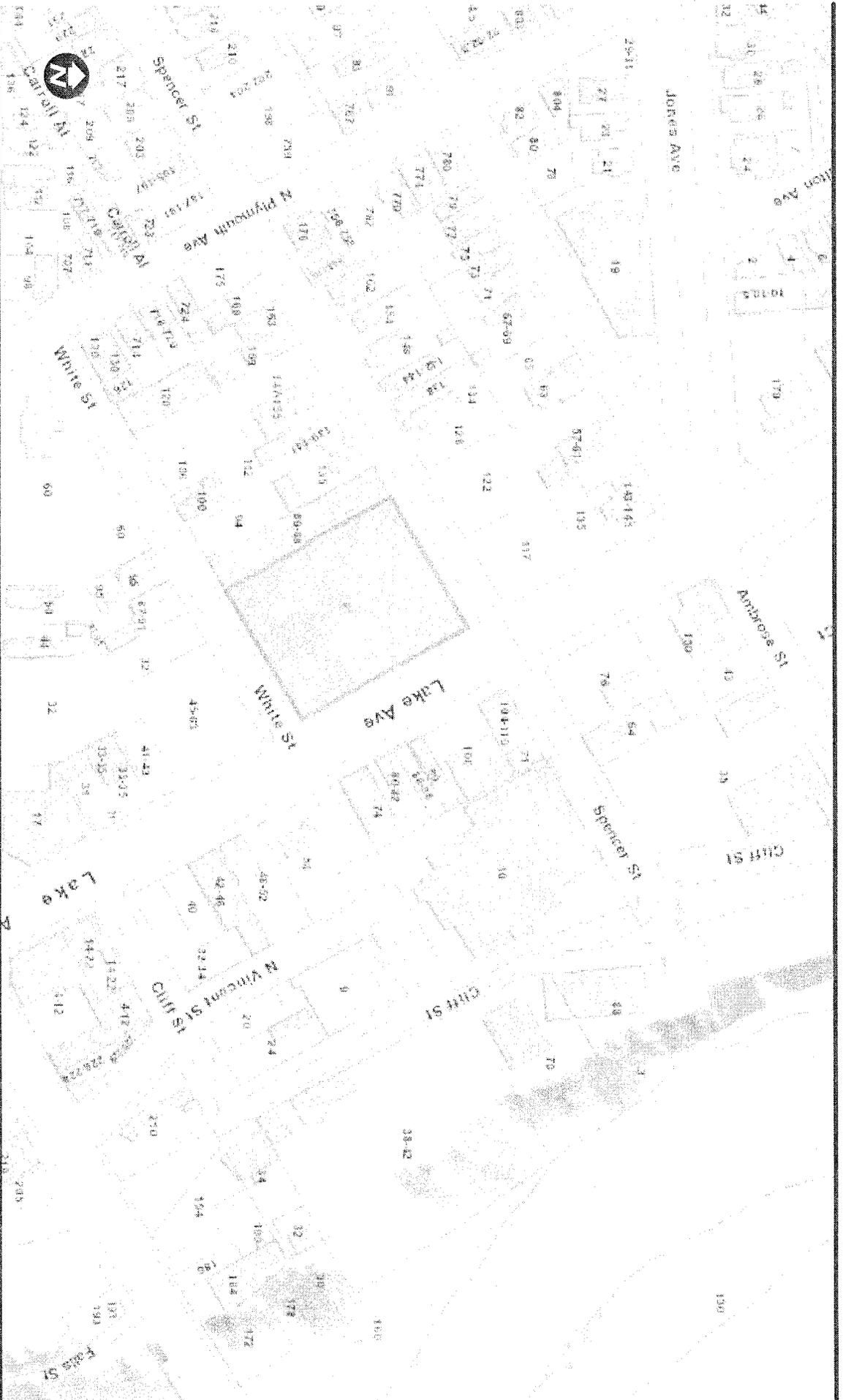
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Phil Dotson Digitally signed by Phil Dotson
DN: cn=Phil Dotson, o=ID Signsystems.com, ou,
email=pdotson@idsignsystems.com, c=US
Date: 2016.06.31.14:19:44 -0400 DATE: 6/3/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE:  DATE: 6/1/16
JAMES HARRISON

81 LAKE AV



July 5, 2016

This map is intended for general reference only.

The City of Rochester makes no representation as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



City of Rochester, NY

AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

Bringing the current system signage up to new corporate standards. Proposed sign is of the same dimensions as the currently installed sign. This sign will be a complete redo of the existing to match new standards. With the new standards the sign becomes much easier to read and understand what location.

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

Bringing the current system signage up to new corporate standards. Proposed sign is of the same dimensions as the currently installed sign. This sign will be a complete redo of the existing to match new standards. With the new standards the sign becomes much easier to read and understand what location.

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

The sign is the same size as the existing condition. If the sign were to go smaller in order to meet code. Font size would be hard to read and make sign difficult to see when traveling down Lake Ave.

D. Significance. The requested variance is not substantial

With the existing sign already have been in place for many years. The request to update the sign standard is not substantial. This will be matching the existing conditions with new corporate colors and logo.

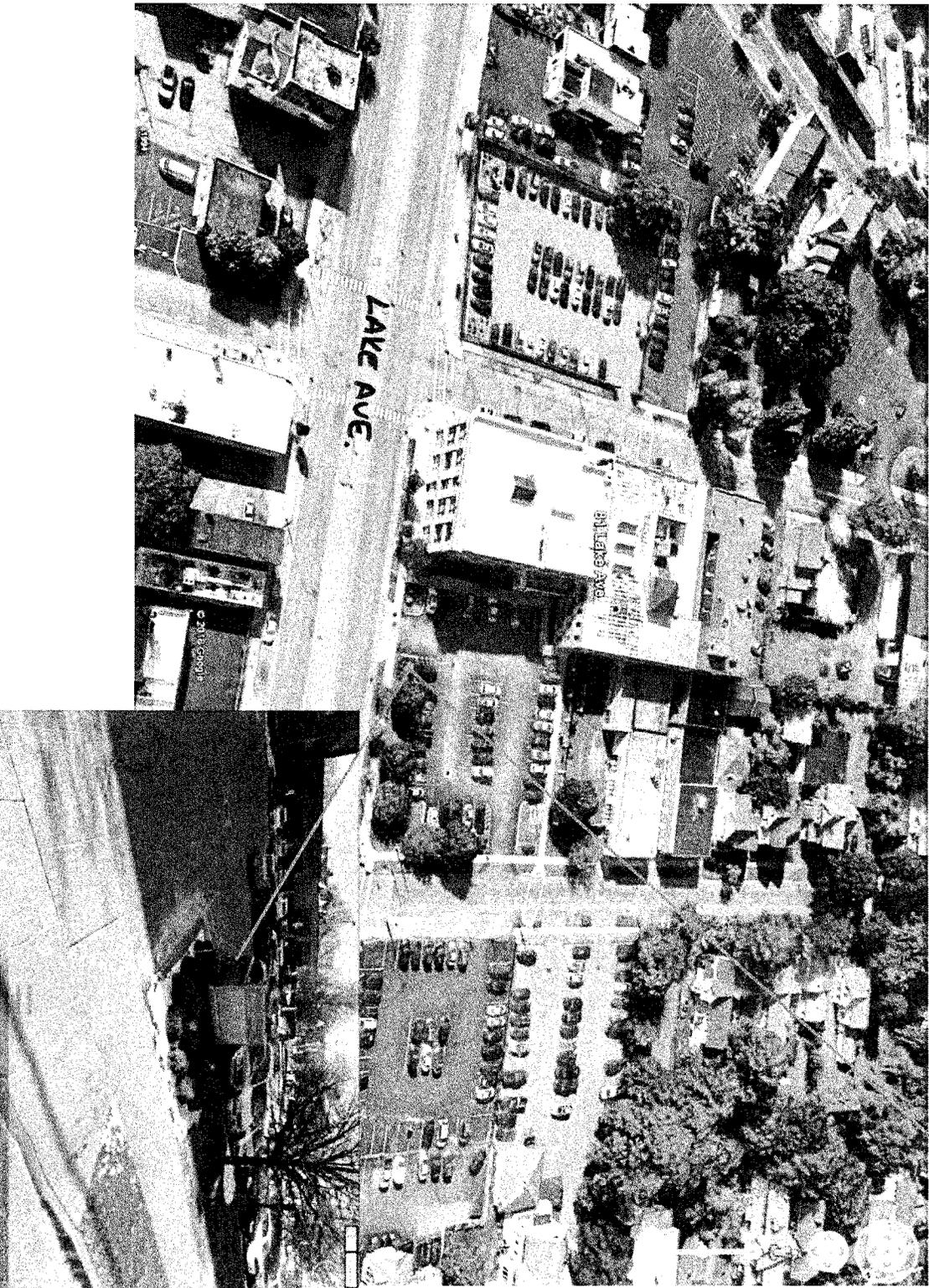
E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

No adverse effect on the environment. Sign will replace existing.

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

With the corporate standard and new health system Rochester Regional Health - this was a Unity Hospital location prior to becoming Rochester Regional Health.

Sign Location



CORPORATE OFFICE
417 Atlantic Avenue Rochester, NY 14607
IDS@idsystems.com
CS (585) 246-5795, M (585) 246-5796

CLIENT

Rochester Regional Health

DRAWING DESCRIPTION:

LOCATION:

ACCOUNT MANAGER: DESIGNER:

R. DOTSON FR

DATE: 12/29/15

REVISIONS:

2/29, Monument Option 1, NGS

THE PURPOSE OF THIS DRAWING IS FOR:

Client Approval, Signage, Street Address

It is the responsibility of the client to ensure that the information provided in this drawing is accurate and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The client is responsible for ensuring that the information provided in this drawing is accurate and that the client is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

ILLUSTRATED
Rochester Regional Health



Qty: 1
Description
Double-Sided Illuminated Sign Cabinet

Materials

Sign Cabinet Body: Sing Comp Medium Body (#2015) & 1-1/2" Retainer (#2055)
Sign Face: 1/8" aluminum, routed with 1/2" shoulder cut, push-in, extended white acrylic copy with face applied perforated vinyl; sign faces glued to front of hinged retainer
Illumination: JT LEDs mounted to internal, recessed baffle
Ballast: Bagrite 80W power supply (3)

Color

Blue Paint: PWS 3006C
Blue Vinyl: Oracal 8800 Series Translucent Cast Vinyl #547 Flord Blue

Mounting

- Sign cabinets guss mounted to existing sign base

EXISTING BASE 12"



CORPORATE OFFICE
410 Avenue America
Rochester, NY 14697
IDesignSystems.com
☎ (585) 244-5755 ☎ (585) 244-5796

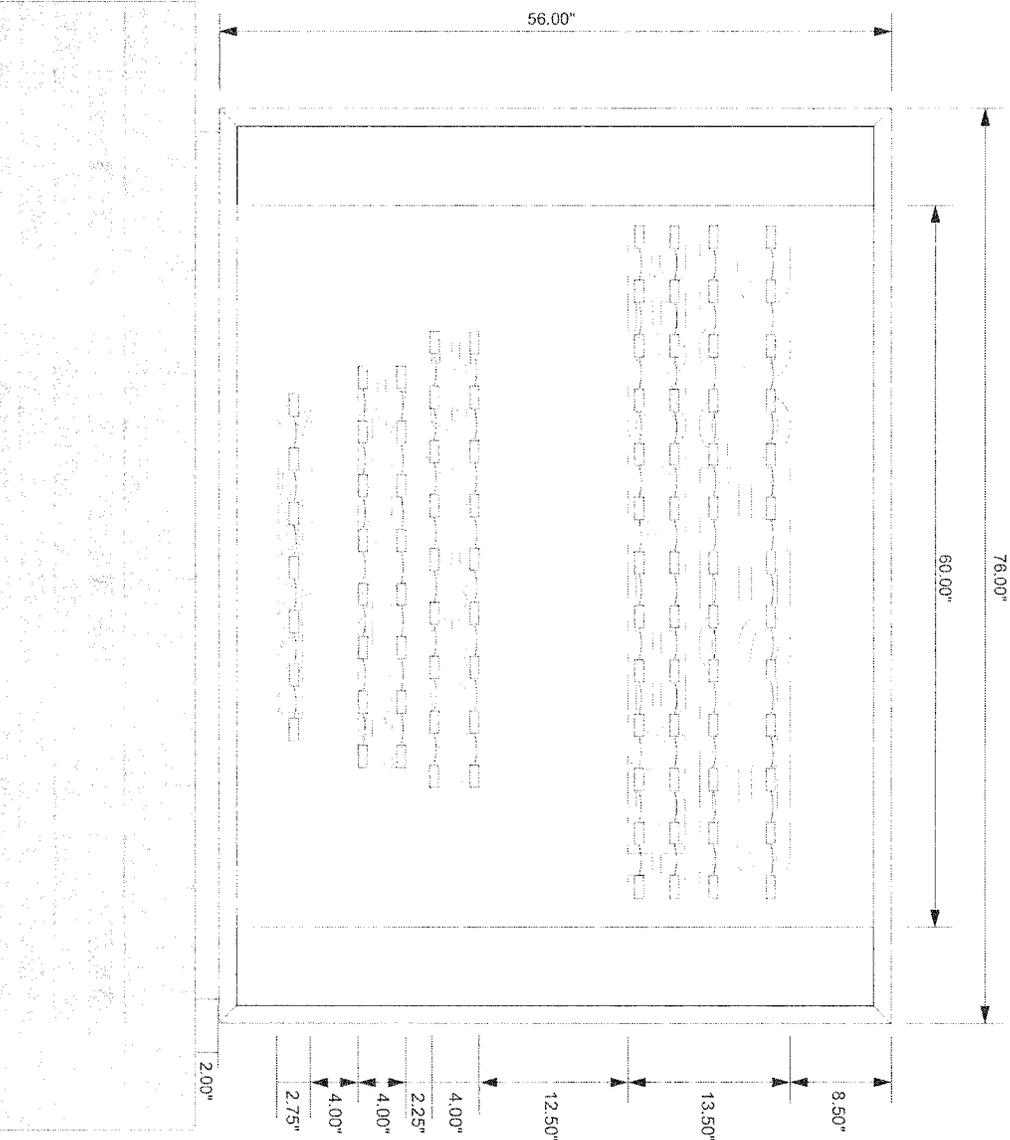
ROCHESTER REGIONAL HEALTH

Rochester Regional Health
Rochester, NY
SIGN CHART

ACCOUNT MANAGER: P. DOTSON
DESIGNER: FR
DATE: 2/09/15
DRAWING #: 2097-15
REVISIONS:
2/29/15 Monument Option 1 NGS

THE PURPOSE OF THIS DRAWING IS FOR
Client Approval. It is not to be used for construction.
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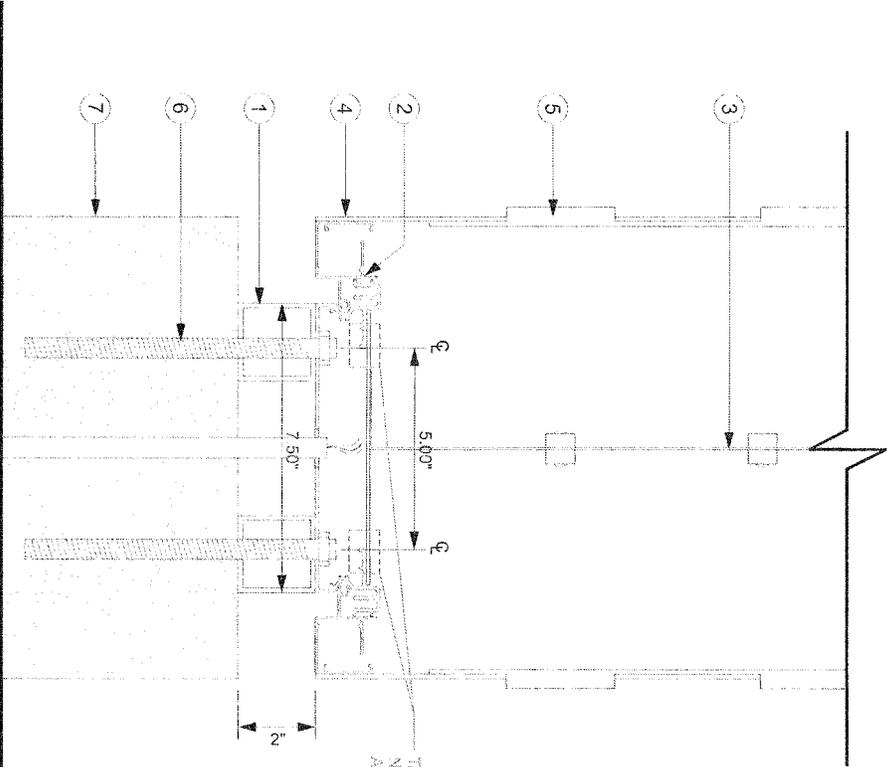
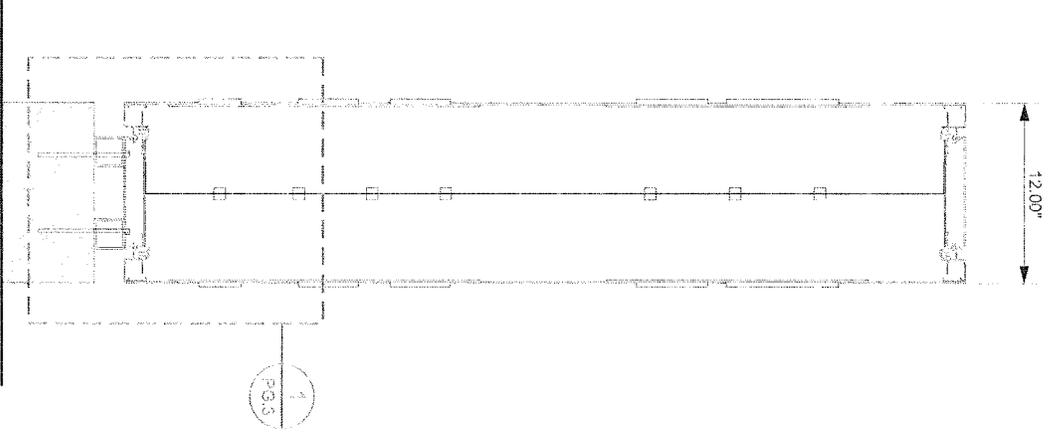
CORPORATE OFFICE
419 Atlantic Avenue Rochester, NY 14609
IDS@idsystems.com
☎ (585) 246-5750 ☎ (585) 246-5798

CLIENT
ROCHESTER REGIONAL HEALTH

Rochester Regional Health
DRAWING DESCRIPTION
Sign Cabinet
LOCATION
Rochester, NY
ACCOUNT MANAGER
P. DOTSON
DISIGNER
FR
DATE
12/09/15
REVISED
2/29 Mounting Option 1, NGS

THE PURPOSE OF THIS DRAWING IS FOR
Client Approval. Delivering. Production.
I have read, reviewed and hereby grant the drawings or design herein for the purpose of fabrication and installation of the sign. I understand that the drawings and design are subject to change without notice and I agree to accept any such changes. I understand that the drawings and design are subject to change without notice and I agree to accept any such changes. I understand that the drawings and design are subject to change without notice and I agree to accept any such changes.

Sign Layout - Section Details
 Scale: 1" = 8"



- MATERIALS**
- 1 2"x2"x1/8" ALUMINUM TUBE BASE REVEAL
 - 2 SIGN COMP MEDIUM BODY HINGED CABINET (DOUBLE-SIDED)
 - 3 TONE COAT LED BAFFLE
 - 4 0.125" ALUMINUM SIGN FACES, ROUTED FOR PUSH-THRU COPY (GLUED TO RETAINER)
 - 5 1/2"x 47328 ROUTED PUSH-THRU ACRYLIC TARED TO BACKSIDE OF ROUTED SIGN FACE
 - 6 HULT HAS-R 1/2" X 10" S3304 ANCHOR ROD (GLUE-IN ADHESIVE ANCHOR) (QTY. of 8)
 - 7 EXISTING SIGN BASE W/ ELECTRICAL WIRING

Sign Detail - 1
 Scale: 1" = 3"



CORPORATE OFFICE
 410 Atlantic Avenue
 Rochester, NY 14609
 IDS@idsystems.com
 ☎ (585) 246-5750 ☎ (585) 246-5778

CLIENT
ROCHESTER REGIONAL HEALTH

Rochester Regional Health
 110 East Avenue
 Rochester, NY 14609
DRAWING DESCRIPTION
 Sign Cabinet
LOCATION
 Rochester, NY
ACCOUNT MANAGER
 P. DOTSON
DESIGNER
 ER
DATE
 12/09/15
REVISIONS
 2/29 Monument Option 1 NGS

THE PURPOSE OF THIS DRAWING IS FOR
 Over Approval Elevation Production

This is a preliminary drawing and is not intended for construction. It is for informational purposes only. It is not to be used for procurement or construction. It is not to be used for any other purpose without the written approval of the designer. It is not to be used for any other purpose without the written approval of the designer.



EXISTING Sign



 Unity Health System
81 Lake Avenue

**Evelyn Brandon
Health Center**

**Chemical Dependency &
Mental Health Services**



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Staff Reviewer: Jill Symonds

Case # 7:

File Number: V-007-16-17

Applicant: Jack Dinaburg

Project Address: 460 Lake Avenue

Zoning District: C-3 Regional Destination Center District

Section of Code: 120-177

Request: **To maintain an existing 24' tall attached pole sign for "LA Mini Mart", thereby exceeding certain sign requirements.**

Background: The subject property is a high-impact retail store. The proposal is to maintain and update an existing, 24 is 78.5 sq. ft. In addition to the attached pole sign, there is an existing roof sign that is 2' x 30'.

Code Compliance: Section 120-177 permits a maximum signage area of 10% of the primary building facade per lot including:

- Attached signs identifying uses or services on the premises not exceeding 1.5 square feet for every foot of building frontage; and/or
- 1 detached sign located in the front yard not exceeding 50 square feet in size per side and posted no more than 15 feet in height from the finished grade of the lot.

The primary building façade is approximately 200 sq. ft. (20' x 10'), which permits a total of 20 square feet of signage on the property. Variances are required for the height and size of the proposed sign as well as for the number of signs.

Code Enforcement: The subject property is in code enforcement because the 24' tall, abandoned sign must be removed.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 1600 Lake Ave

2. APPLICANT: Tachina Burg COMPANY NAME: _____

ADDRESS: 279 Belthorn Rd CITY: North ZIP CODE: 14612

PHONE: 555 161 0199 FAX: _____

E-MAIL ADDRESS _____

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: Tachina Burg DATE: 6-9-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

460-464 LAKE AV



July 5, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

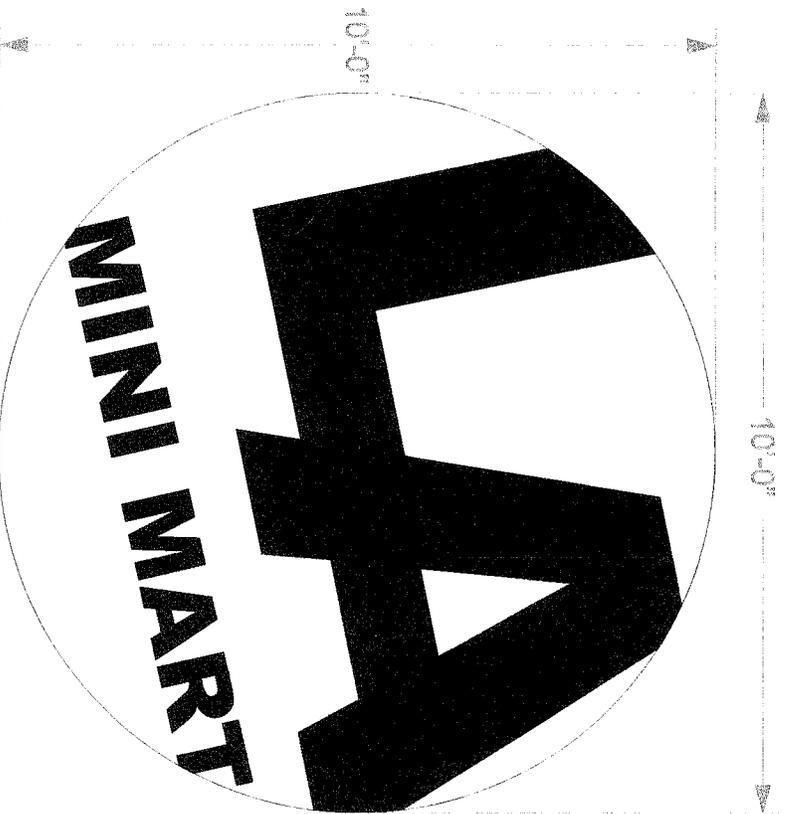
AREA VARIANCE

STATEMENT OF DIFFICULTY

460 Lake Avenue

- A. Due to the recent installation of a new "Speedway" sign on the adjacent property, the visibility of the LA Mini Market business has been drastically reduced (see attached photograph). The addition of the words "LA Mini Market" on the now black circular sign will allow the business to remain competitive and continue to serve the neighborhood and provide employment as it has for more than 30 years. Since the existing pole and sign were constructed as an integral part of the building more than 40 years ago, the newly painted sign will in fact benefit both the business and the neighborhood because it will now be a clean, appropriate and attractive sign that fits in with the neighborhood character. There will be no detriment to the health, safety and welfare of the neighborhood or community.
- B. No undesirable change will be produced. In fact, the addition of the words "LA Mini Market" on the now-blank circular sign will actually be a desirable change, as it will be more visually pleasing to look at a well-designed, historically appropriate, and professionally painted sign rather than the existing blank circle.
- C. There is no other remedy for the LA Mini Market business. Any sign build on the south side of the building less than 15' in height would be totally blocked from view by the new "Speedway" sign. Any sign built on the north side of the building would provide little benefit to the business and would require an entirely new structure. A new sign on top of the building is impractical, expensive, and would require the same variance.
- D. The variance request is not substantial, as the existing pole and blank circle are less than 30% higher than the height restriction in the current code.
- E. The variance will not have any adverse effect on the physical or environmental conditions in the neighborhood as the existing pole and blank circle have been in existence for more than 40 years. In fact, the newly painted sign with the words "LA Mini Market" will be more physically attractive.
- F. This difficulty was not self-created, as the pole and circle were constructed long before the current property owner took title in 1984. Further, until such time as Speedway erected its sign, blocking LA Mini Market's visibility, there was no need for this variance.

Graphics On Existing Panel



Call Out:
 - Vinyl Graphics
 - Black



Scale: 3/8"=1'

Customer:	Project:	Signature:
Project Name:	Site:	Jay Hurzy
Customer:	Date:	LA Mini Mart.cdr
Address:	Order No.:	1/11/2016
City/State:	Date Printed:	
NY		

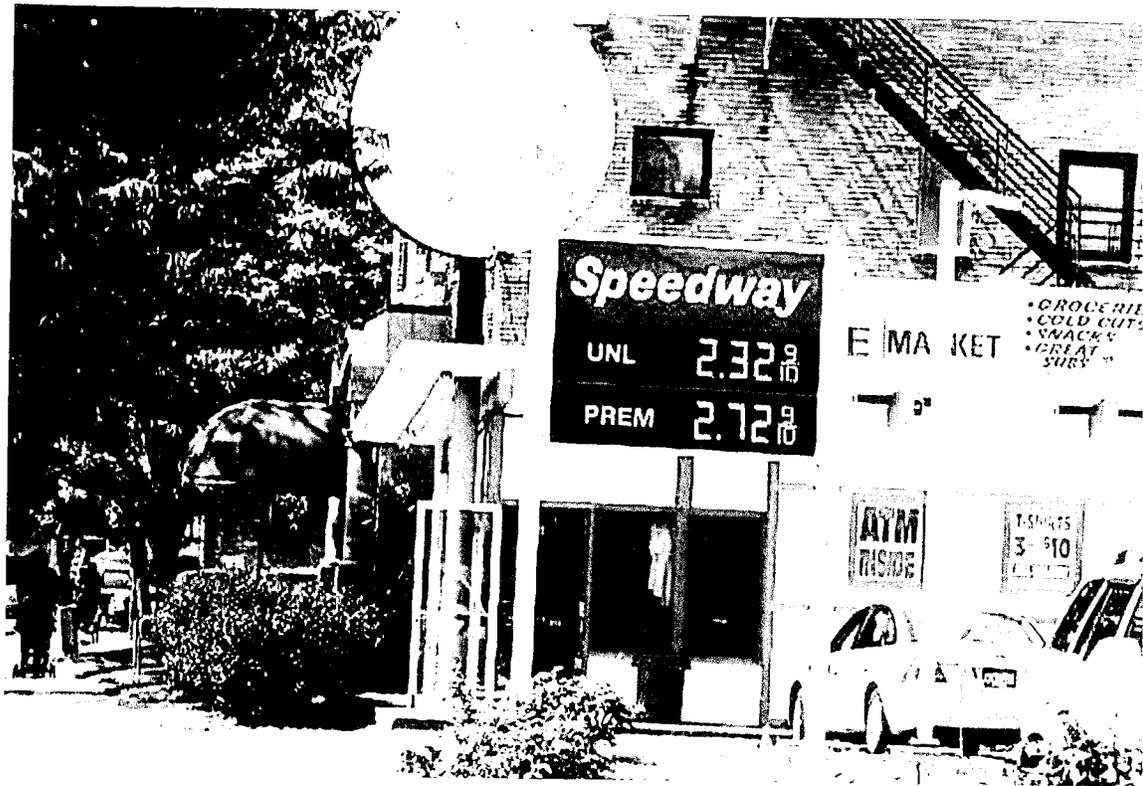
I have reviewed the attached drawings and authorize production as shown. I understand that any changes made before, during, or after production will alter the price as quoted. I accept that any changes will be in writing and approved before additional work is completed.

Signature _____

Date _____



STS SIGN & LIGHTING SERVICES LLC
 P.O. Box 597, Ontario, NY 14519
 Phone: 585.265.4462, Fax 585.265.4473
 kirk.sign@lighting@frontiernet.net





**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 8:

Staff Reviewer: Jill Symonds

File Number: V-008-16-17

Applicant: Harold Solomon

Project Address: 174 South Winton Road

Zoning District: R-1 Low Density Residential District

Section of Code: 120-173

Request: **To widen the existing driveway of a single family home, thereby creating front yard parking.**

Background: The subject property is a single family dwelling with an attached, one-car garage. The applicant is proposing to widen the driveway from 10' to 16'.

Code Compliance: Section 120-173 provides that parking for residential uses cannot be located in the front yard except in a legal driveway that leads to the rear yard, a detached or an attached garage. **An area variance is required for front yard parking.**

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 174 Winston Road South

2. APPLICANT: Haroon Solomon COMPANY NAME: _____

ADDRESS: 174 Winston Rd S CITY: ROCHESTER ZIP CODE: 14610

PHONE: 917-939-1616 FAX: _____

E-MAIL ADDRESS sol44@aol.com

INTEREST IN PROPERTY: Owner Lessee _____ Other _____

3. PLAN PREPARER: N/A

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Enlarge Home driveway

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 2 Days

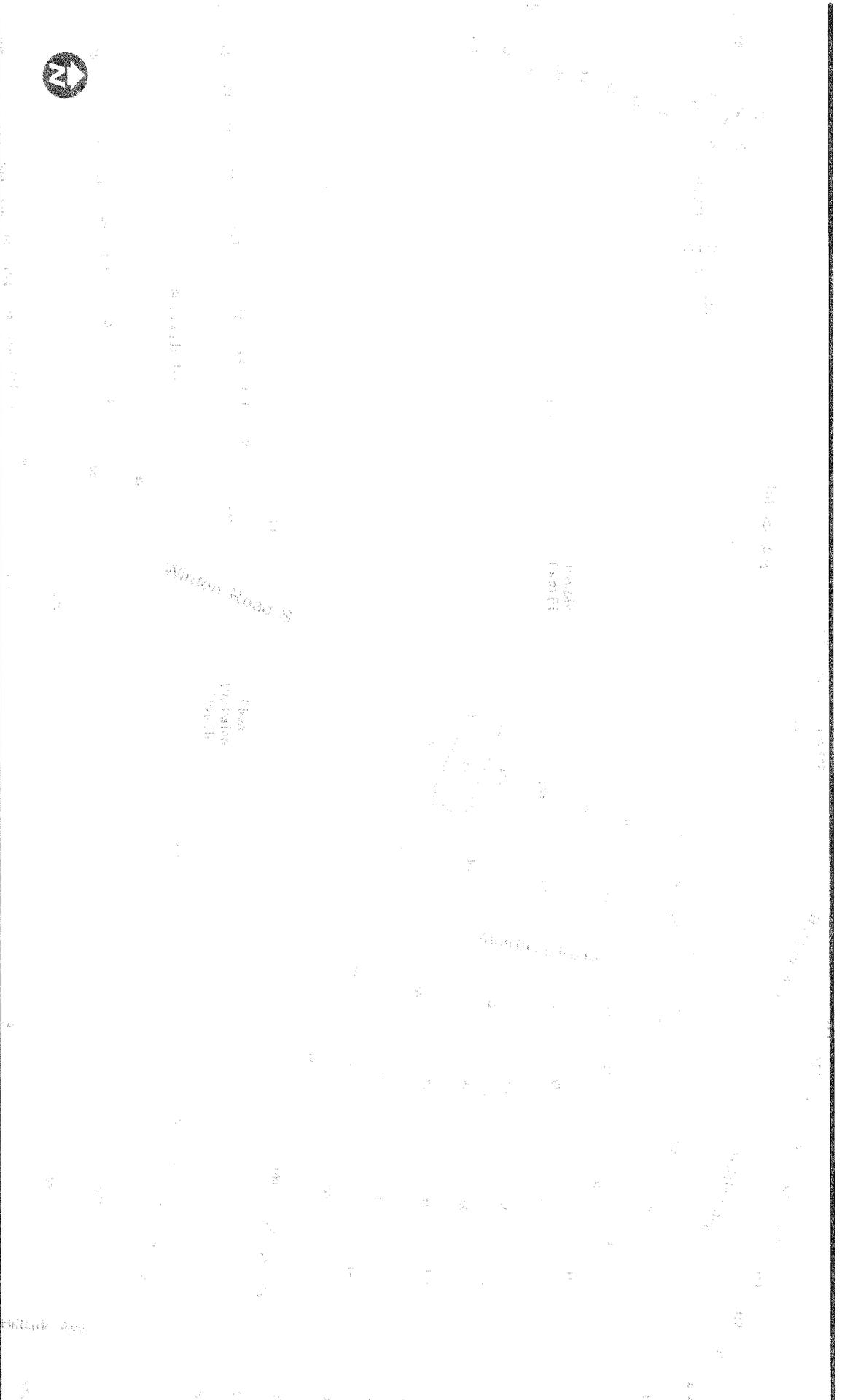
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature] DATE: 6/2/2016

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

174 S WINTON RD



July 6, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



City of Rochester, NY

AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. **Benefits.** The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

At the paper c- attached

B. **Essential character of the area.** No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

none at all.

C. **No other remedy.** There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

No other remedy.

D. Significance. The requested variance is not substantial.

Driveway is now 10 ft we are asking to
add 6 ft. Its not substantial.

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

No impact. By extending to south side
minimalizing the visual impact.

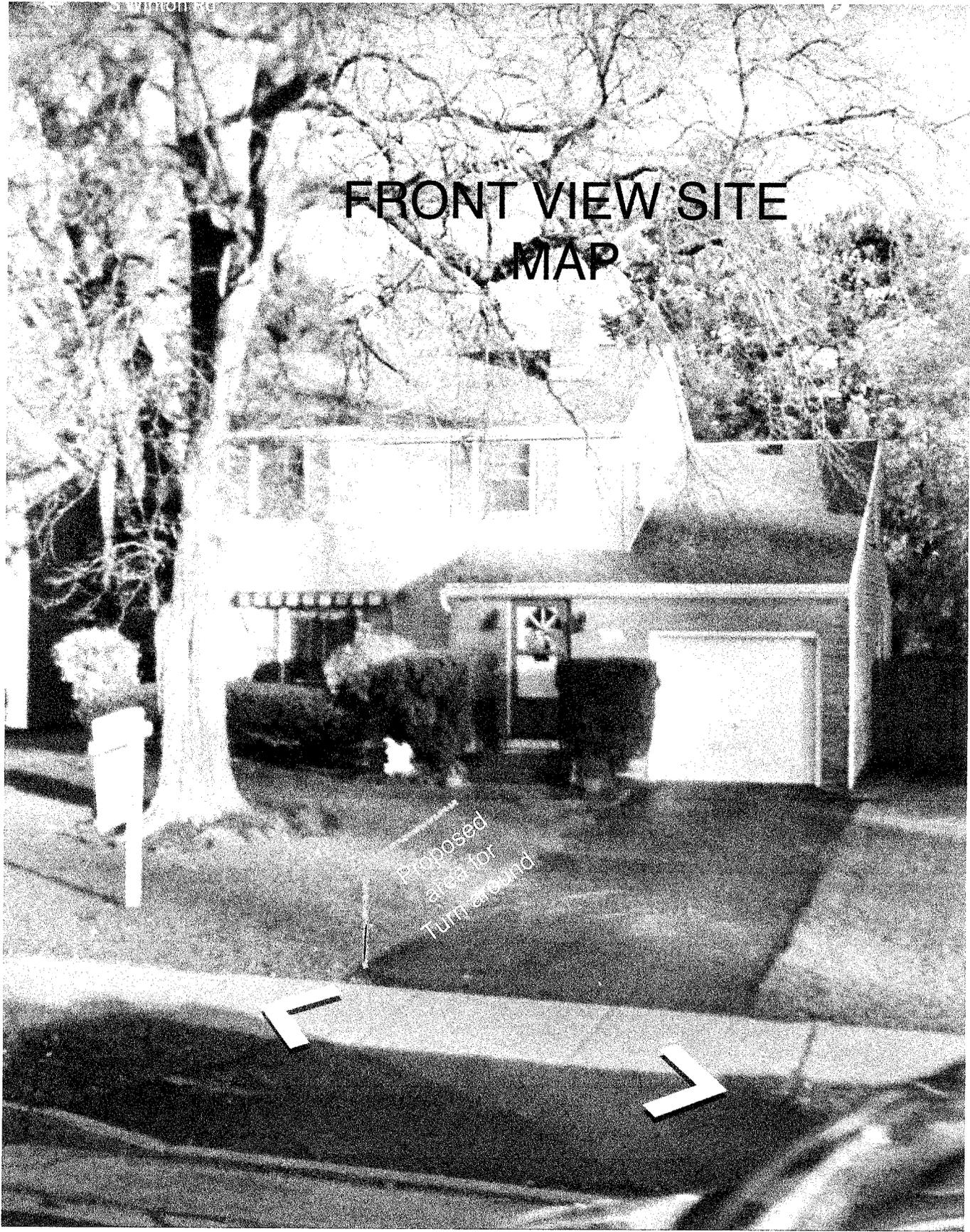
F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

NOT SELF created.

At the property located at 174 Winton Rd south, There is a need for additional asphalt-adjacent to the existing asphalt pad. The traffic is such that it makes it extremely dangerous to back out of the current driveway. I would like your committee to consider granting me an exception to the general rule of what defines a "Driveway" within the city limits. I understand that driveways are typically laid out in such a fashion that a vehicle can pull into a "legal" parking spot I.e. Into a garage or along side of the house. I am not requesting an additional parking spot, I am in need of additional asphalt area to turn vehicles around in order to drive forward onto Winton Rd, as opposed to backing out onto the busy street. The Southern property line boundary at 174 Winton Rd. South, as you can see in the areal site map provided, is too close to the neighbor (180 Winton Rd South) to be a viable spot for additional asphalt to be added, therefore my only option is to have the "turn-around" installed west of the existing asphalt driveway. The addition would encompass 260 square feet roughly outlined and labeled in the front view site map. There is now and will continue to be a walkway, stairs and landscaping in front of the front entrance so that the property still looks esthetically pleasing. The tree will remain, and there is an abundance of "green space" on my property as well as the surrounding properties.

The contractor I will be using to install the "turn-around" is WESTERN NY SEALING & PAVING INC. A copy of their insurance is attached and any questions can be directed at the Project Manager Dominick Caruso. He can be reached at 585-943-6335

FRONT VIEW SITE MAP





**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 9:

Staff Reviewer: Jill Symonds

File Number: V-009-16-17

Applicant: Laura Baranes

Project Address: 85 Stonewood Avenue

Zoning District: C-1 Neighborhood Center District

Section of Code: 120-159, 120-177

Request: **To install a new sign and LED gas pricing on the canopy of “Kwik Fill”, not meeting certain city-wide design standards and sign requirements.**

Background: The subject property is a gas station located on the corner of Stonewood Avenue and Scheppler Street. In January 2016, this property went through site plan review for the removal and replacement of the underground tanks, pumps, pump islands, and the gas canopy. The applicant is proposing to install three signs on the new canopy: a 10.5’ x 3’ sign for “Kwik Fill” on the Stonewood Avenue side, and a 9.5’ x 3’ digital LED with gas pricing sign on the east and west sides.

Code Compliance: Section 120-159 does not permit signs on the gas canopy (**area variance required**).

Section 120-177 permits the following:

- 1 attached sign identifying uses or services on the premises that includes 0.5 square foot in area for every foot of the building frontage per street frontage;
- No more than 1 detached sign per parcel located in the front yard not exceeding 25 square feet in size per side of sign and posted no more than 4 feet in height from the finished grade of the lot.

Internal illumination is not permitted in the C-1 District.

An area variance is required as the proposed signs on the gas canopy do not meet any of these sign requirements.

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 85 Stonewood Ave Rochester NY

2. APPLICANT: Laura Boring COMPANY NAME: Premier Sign Systems

ADDRESS: 10 E. D. Drive CITY: Roch, ZIP CODE: 14621

PHONE: 235 0390 1104 FAX: 235 0392

E-MAIL ADDRESS Laura@premierSignSystems.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Update gas canopy to include vinyl wrap
insect & digital led gas prices

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): _____

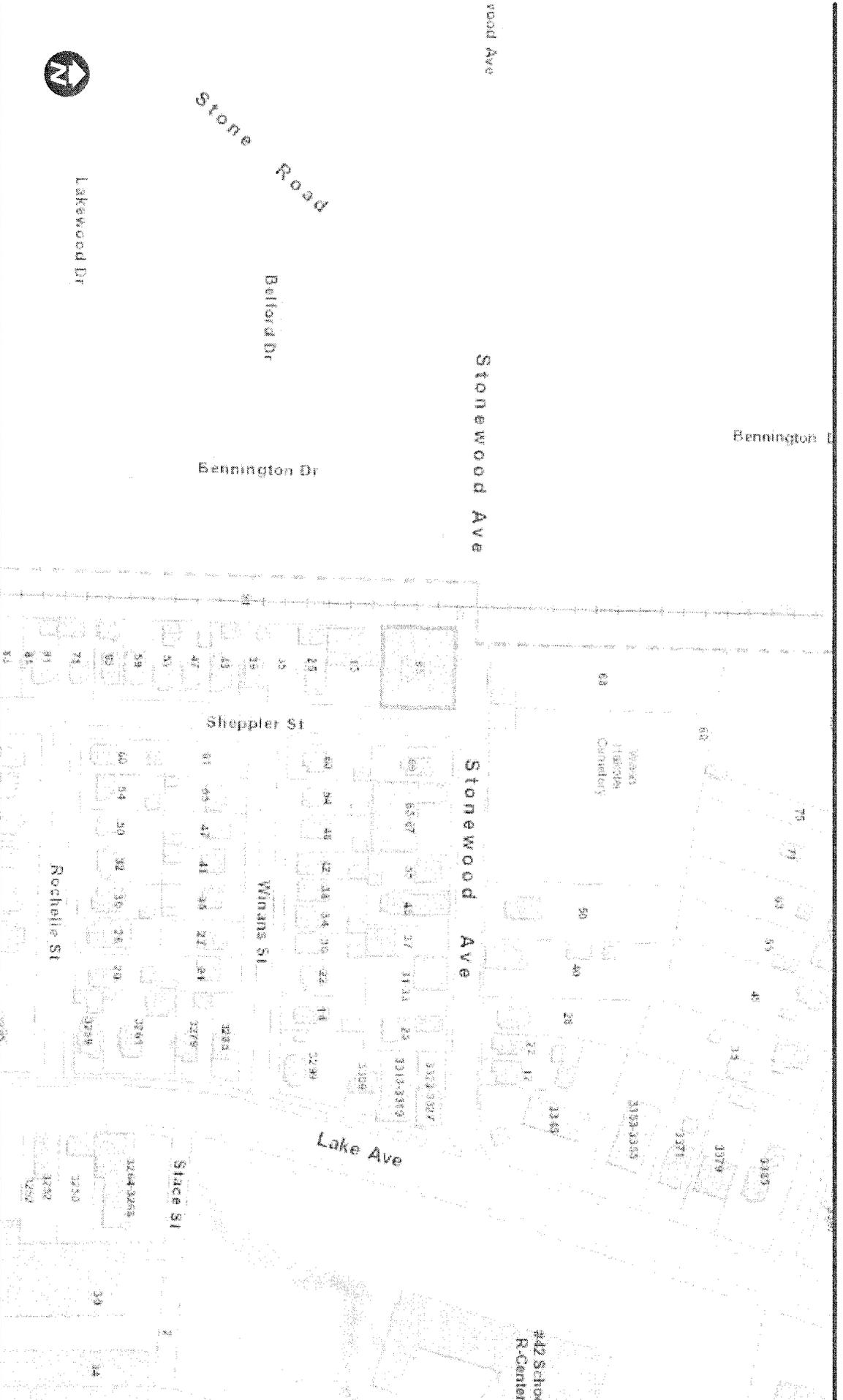
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature] DATE: 6-9-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

85 STONEWOOD RD



July 5, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor



City of Rochester, NY

AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

Keenik Fuel is modernizing all their buildings to look alike. The building shape will not allow for a sign. Their pole sign was removed. They need to identify themselves and their pricing by using the gas canopy.

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

Surrounded by other businesses

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

No, due to the pole sign being removed they need to advertise their gas prices

D. Significance. The requested variance is not substantial.

No, minimal signage is being requested

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

NO - There is no place else to put the signs

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

NO

ALL DIGITAL PRINTS- NOT PRODUCTION READY

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature _____

Date _____

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIVE PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED. ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRICAL SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED. ALL ELECTRICAL SIGNS MUST BE GROUNDED AND BONDED IN ACCORDANCE WITH ARTICLE 600 NEC

PRODUCTION READY ART WORK

YES NO

REVISIONS

DATE	DESCRIPTION	INIT



A FULL SERVICE SIGN & AWNING COMPANY
 10 Excel Drive, Rochester, NY 14621
 P: 585-235-0390 F: 585-235-0392
www.premiersignsystems.com

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SIGN TYPE	DIGITAL PRINT
CUSTOMER	UNITED REFINING KWIK FILL
LOCATION	85 STONEWOOD AVE ROCHESTER, NY
DRAWN BY	LDB
CHECKED BY	MR
DATE PREPARED	05/23/2016
SCALE	1/4" = 1'
FOOTAGE	6994
REVISION	01

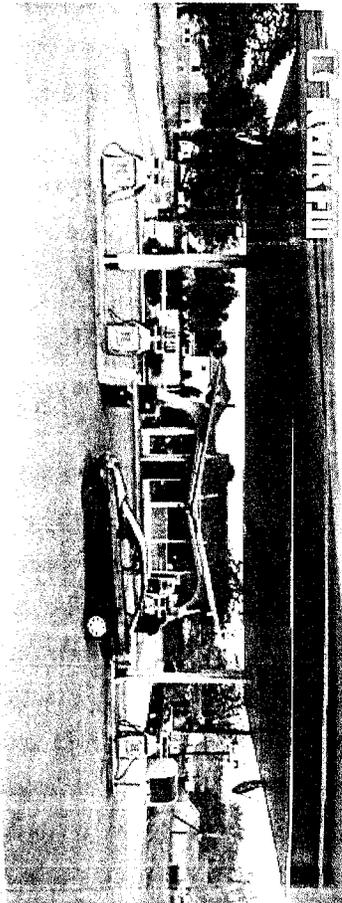
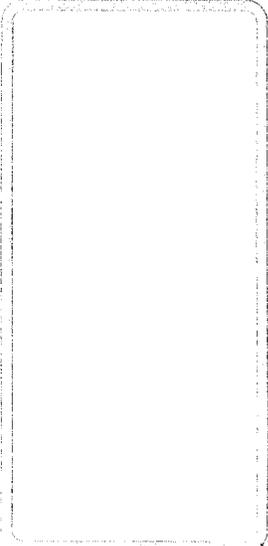


PHOTO ELEVATION NOT TO SCALE

FRONT VIEW

BACK SIDE

RADIUS CORNERS, 2"

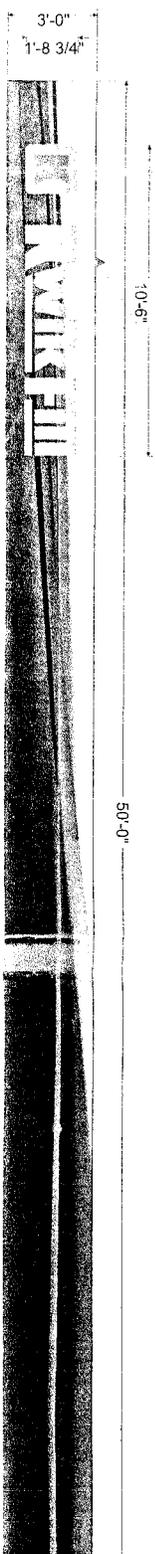


TOP VIEW SCALE 1/32" = 1'

DESCRIPTION:
 FULL DIGITAL PRINTS TO BE APPLIED TO NEW CANOPY.

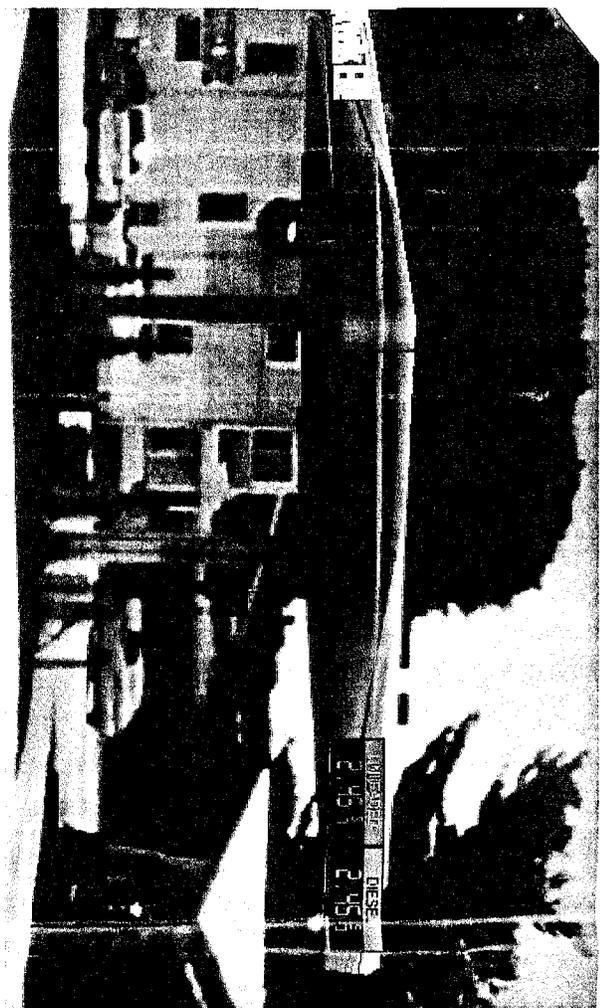
SURVEY REQUIRED

Digital Print



DATE	05/23/2016
SCALE	1/4" = 1'
FOOTAGE	6994
REVISION	01

ALL DIGITAL PRINTS - NOT PRODUCTION READY

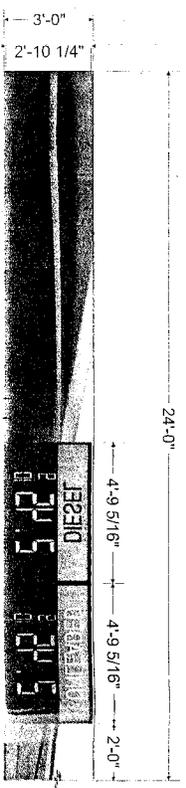
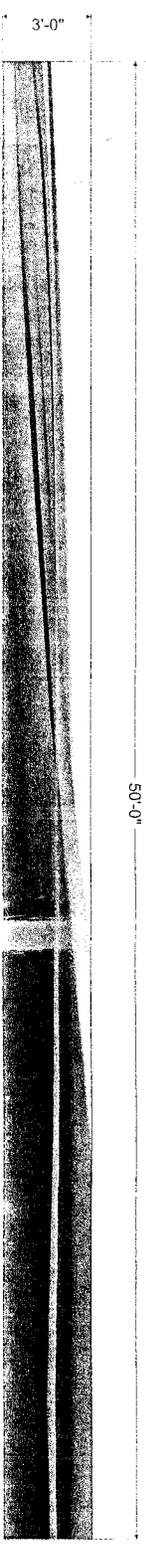


BACK AND /RIGHT SIDE

PHOTO ELEVATION NOT TO SCALE

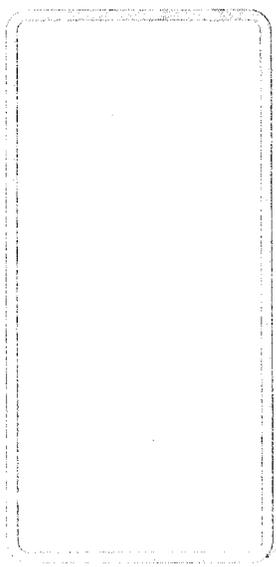
DESCRIPTION:
FULL DIGITAL PRINTS TO BE APPLIED TO NEW CANOPY
EMC GAS PRICER.

SURVEY REQUIRED



BACK SIDE-

RADIUS CORNERS
24"



TOP VIEW SCALE 1/32" = 1'

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature _____

Date _____
THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED. ALL ELECTRICAL SIGNS & SOLAR POWERED SIGNS MUST BE APPROVED BY THE CUSTOMER'S ELECTRICAL SYSTEMS ENGINEER.

ALL ELECTRICAL SIGNS MUST BE APPROVED AND CONSENTED TO BY THE CUSTOMER'S ELECTRICAL SYSTEMS ENGINEER.

PRODUCTION READY ART WORK

YES NO

REVISIONS

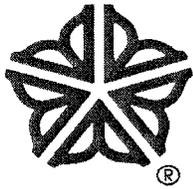
DATE	DESCRIPTION	BY



PREMIER SIGN SYSTEMS, LLC
A FULL SERVICE SIGN & AWNING COMPANY
10 Excel Drive, Rockledge, NY 11621
P: 585-235-0390 F: 585-235-0392
www.premiersignsystems.com

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Sign Type	Customer	Location	Sales Person	Date Prepared	Scale	Drawing #	Page #	Revision #
DIGITAL PRINT	UNITED REFINING KWIK FILL	85 STONEWOOD AVE ROCHESTER, NY	LDB	05/23/2016	1/4" = 1'	6394	03	



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 10: Staff Reviewer: Jill Symonds

File Number: V-010-16-17

Applicant: Laura Baranes

Project Address: 1153 Hudson Avenue

Zoning District: C-1 Neighborhood Center District

Section of Code: 120-159, 120-177

Request: To install an attached, internally illuminated sign on the building, and a new sign and LED gas pricing on the canopy for “Kwik Fill”, not meeting certain city-wide design standards and sign requirements.

Background: The subject property is a gas station. The proposal is to install an internally illuminated sign for “Kwik Fill” on the building that is 12’ x 2’. The proposal also includes a “Kwik Fill” and “Driving America” sign on the canopy facing Hudson Avenue and an LED digital gas pricing sign on the north and south ends of the canopy.

Code Compliance: Section 120-159 does not permit signs on the gas canopy (**area variance required**).

Section 120-177 permits the following:

- 1 attached sign identifying uses or services on the premises that includes 0.5 square foot in area for every foot of the building frontage per street frontage;
- No more than 1 detached sign per parcel located in the front yard not exceeding 25 square feet in size per side of sign and posted no more than 4 feet in height from the finished grade of the lot.

Internal illumination is not permitted in the C-1 District.

The attached sign requires a variance for being internally illuminated. The signs on the gas canopy do not meet any of the sign requirements for the C-1 district.

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 1153 Hudson Ave

2. APPLICANT: Laura Brown COMPANY NAME: Premier Sign Systems

ADDRESS: 10 Excel Drive CITY: Rock ZIP CODE: 14621

PHONE: 235 0390 x104 FAX: 235-0392

E-MAIL ADDRESS Laura@premier-signsystems.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

E-MAIL ADDRESS _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Apply vinyl wrap to gas canopy. Add lead
digital gas prices sign to ends of canopy
Remove existing building sign & install new set
of individual lit letter reading "Kwik-Fill"

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

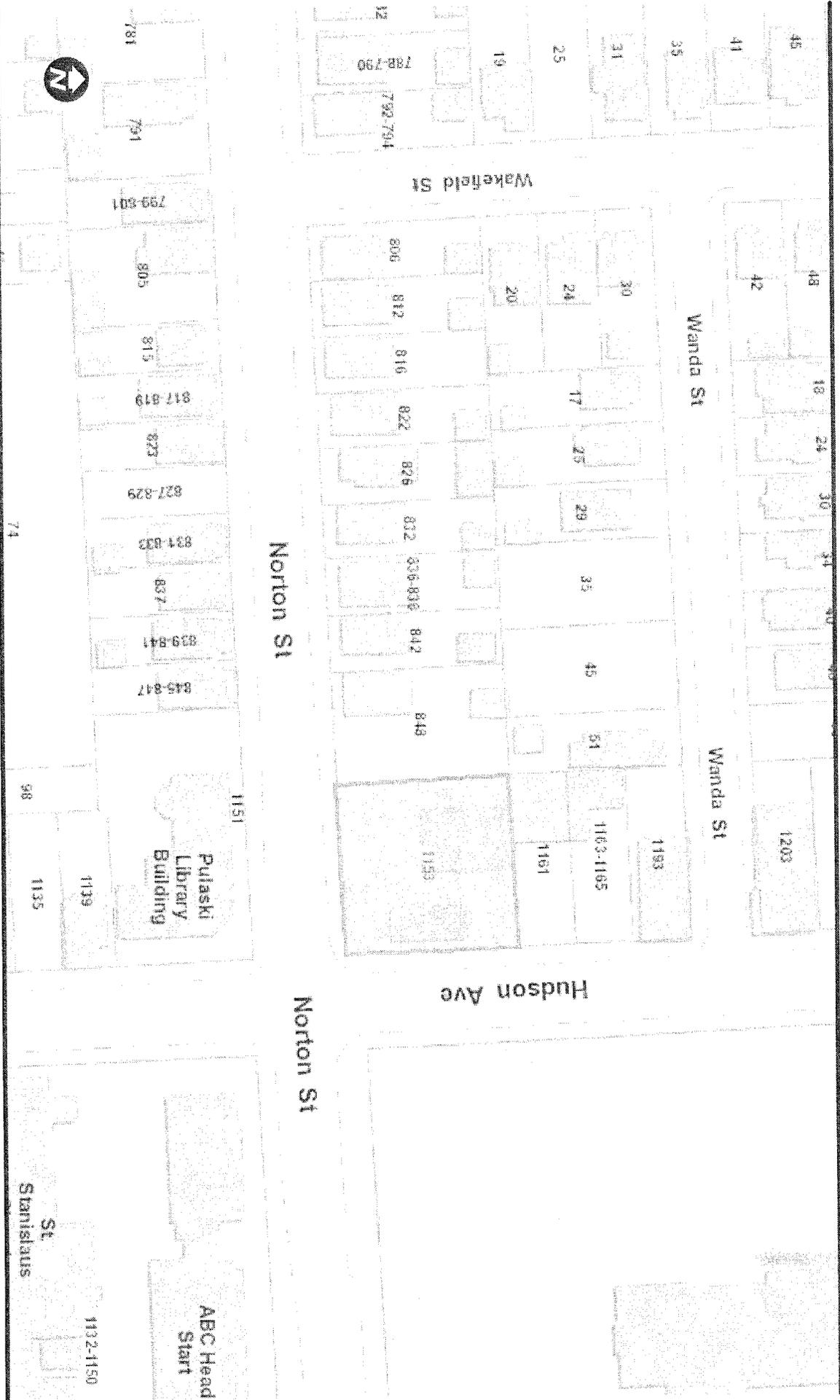
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: [Signature] DATE: 10-9-16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

1153 HUDSON AV



July 5, 2016

This map is intended for general reference only.
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Loveley A. Warren, Mayor



City of Rochester, NY

**AREA VARIANCE
STATEMENT OF DIFFICULTY**
Section 120-195B(4)(b)

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. **Benefits.** The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

*Kurch Fell is modernizing their buildings
to all look alike
They also need to identify their gas prices*

B. **Essential character of the area.** No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

*all surrounded by commercial bldgs @
a busy intersection*

C. **No other remedy.** There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

*There is a need for the gas prices on the
canopy due to losing their pole sign
where they initially advertised their gas
prices*

D. Significance. The requested variance is not substantial.

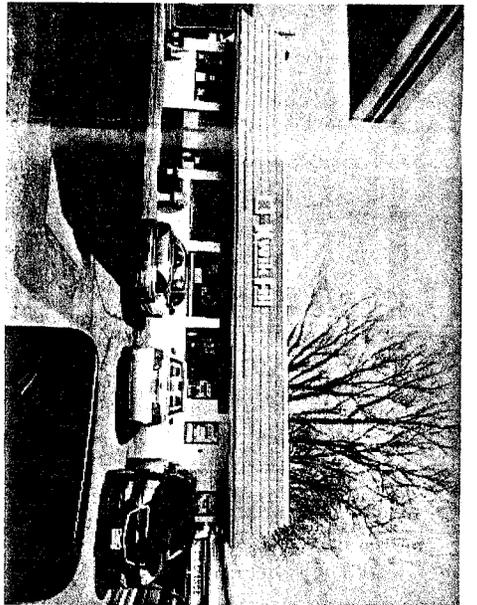
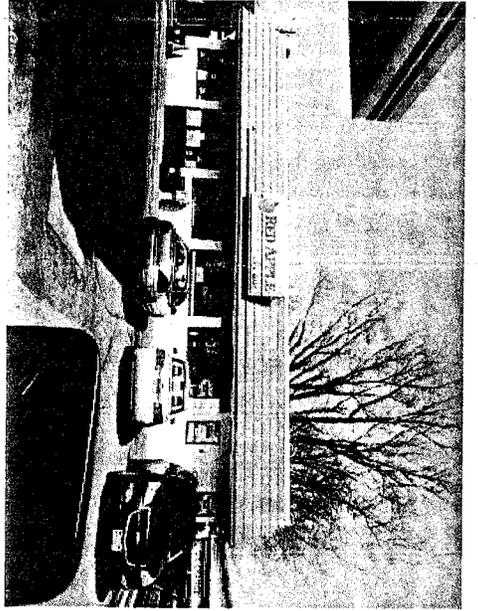
What we are asking for is significantly less signage than what was there originally and a fresh look mitigates the variance request

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

lights from led gas prices will not affect neighbors

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

NO, they had lost their pole sign so need to advertise their gas prices

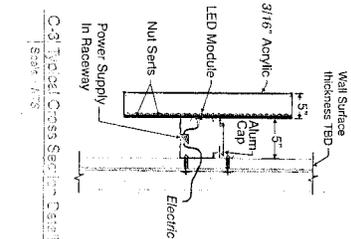
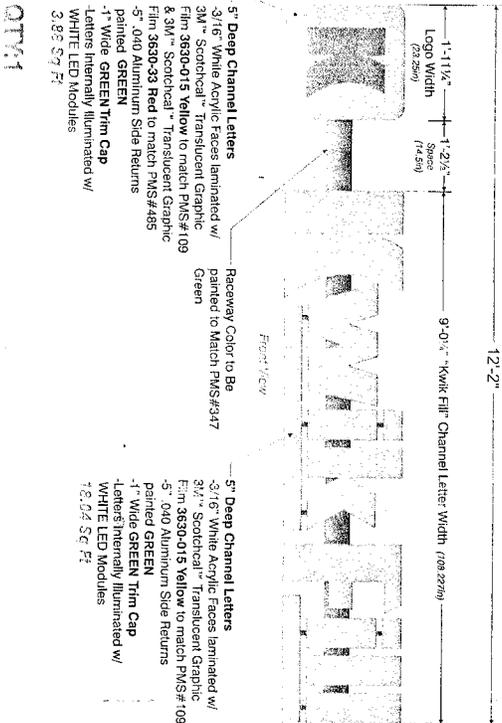
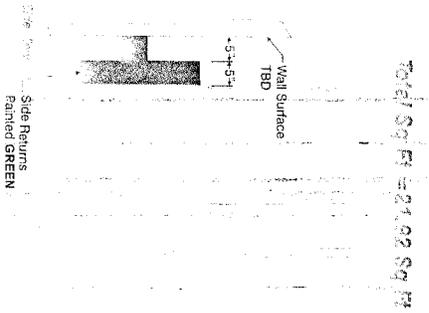


PROPOSED SIGN ELEVATION PHOTOS NOT TO SCALE

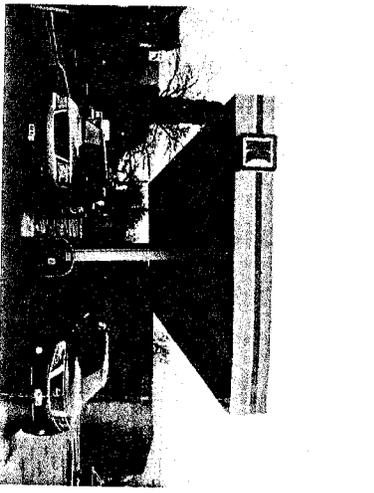
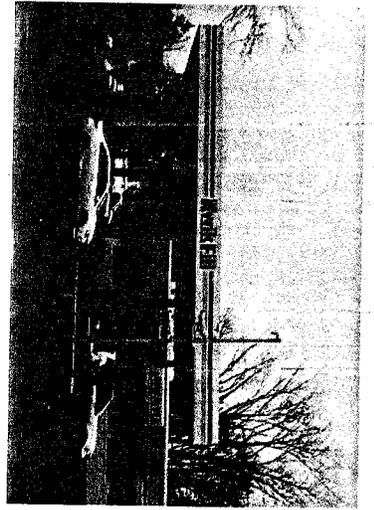
- ⓪ All Mounting Hardware to be non-corrosive
- ⓪ All Holes & Seams to be Caulked & Sealed
- ⓪ All Letters to be UL Labeled

DESCRIPTION:

FACE LIT LED ILLUMINATED CHANNEL LETTERS ON RACEWAY.
SURVEY REQUIRED



<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION	BY													<p>PRODUCTION READY ART WORK</p> <p>YES <input type="checkbox"/> NO <input type="checkbox"/></p>
DATE	DESCRIPTION	BY															
<p>NOTE: THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED. ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE SPECIFIED. ALL ELECTRICAL SIGNS MUST BE OBTAINED AND BOXED IN ACCORDANCE WITH ARTICLE 800 NEC</p>																	
<p>PREMIER SIGN SYSTEMS, LLC 10 Eved Drive Rochester, NY 14621 P: 585-233-0390 F: 585-233-0392 www.premiersignsystems.com</p>																	
<p>This is an original unpublished drawing created by Premier Sign & Awning Systems Corp. It is submitted for your personal use in connection with a project being prepared for you by Premier Sign & Awning Systems Corp. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced or exhibited in any fashion.</p>																	
<p>CUSTOMER: KWIK-FILL - M331</p> <p>LOCATION: 115 HUDSON AVE ROCHESTER, NY</p> <p>SALES PERSON: LB</p> <p>DATE PREPARED: 5/5/16</p> <p>SCALE: 1/2" = 1'</p> <p>SQUARE FOOTAGE: 6968</p> <p>DRAWING # 6968</p>	<p>DRAWING # 6968</p> <p>PAGE 1</p> <p>REVISION</p>	<p>Signature: _____</p>															



EXISTING SIGNS

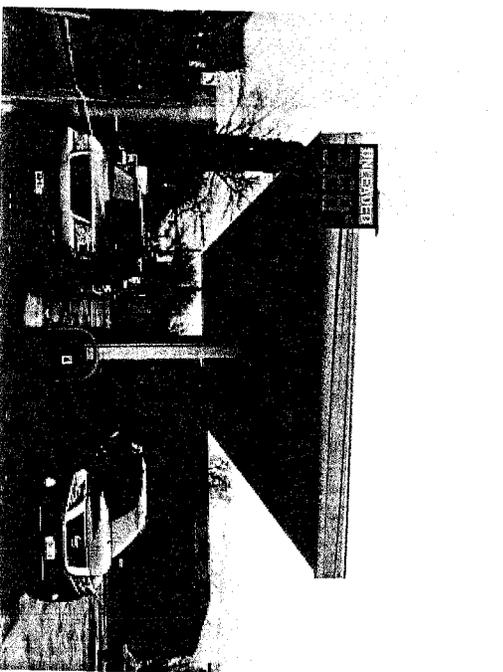
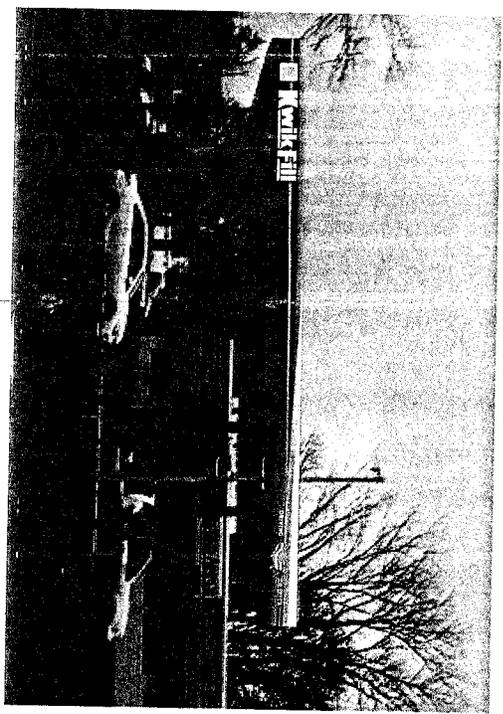
DESCRIPTION:
 DIGITALLY PRINTED VINYL
 APPLIED DIRECTLY TO CANOPY ON SITE
 SURVEY REQUIRED

I have carefully reviewed and hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature: _____
 Title: _____
 THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATION ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED. ALL ELECTRICAL SIGNS REQUIRE 120V ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.
 ALL ELECTRICAL SIGNS MUST BE PROVIDED AND EXPERT IN ACCORDANCE WITH ARTICLE 500 NEC-2

PRODUCTION READY ART WORK YES NO

DATE	DESCRIPTION	BY



PROPOSED SIGNS: ELEVATION PHOTOS NOT TO SCALE

FRONT

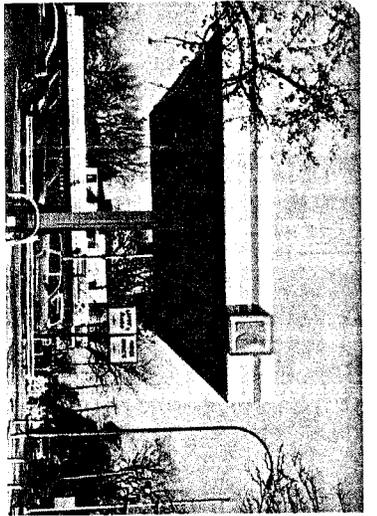
RIGHT SIDE



Sign Type	DIGITAL PRINT ON CANOPY		
CUSTOMER	KWIK FILL-M331		
LOCATION	115 HUDSON AVE ROCHESTER, NY		
SALES PERSON	LB	DESIGNER	RD
DATE PREPARED	5/5/16		
SCALE	1/8" = 1'		
SQUARE FOOTAGE			
DRAWING #	6968	DATE	2
REVISION			

PREMIER SYSTEMS, LLC
 A FULL SERVICE SIGN & AWNING COMPANY
 10 Excel Drive Rochester, NY 14621
 P: 585-235-0390 F: 585-235-0392
www.premiersignsystems.com

This is an original unpublished drawing created by Premier Sign & Awning Systems Corp. It is submitted for your personal use in connection with a project being prepared for you by Premier Sign & Awning Systems Corp. It is not to be shown to anyone outside your organization, nor is it to be used, reproduced, or exhibited in any fashion.



EXISTING SIGNS



DESCRIPTION:
DIGITALLY PRINTED VINYL
APPLIED DIRECTLY TO CANOPY ON SITE

SURVEY REQUIRED

I have carefully reviewed and I hereby accept the drawing(s) as shown. I realize that any changes to these designs made before or after production may alter the contract price. All changes must be in writing and approved by both parties prior to production.

Signature _____

Date _____

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED. ALL ELECTRIC SUPPLIED BY CUSTOMER UNLESS OTHERWISE STATED.

ALL ELECTRICAL SIGNS MUST BE GROUNDED AND SERVICE IN ACCORDANCE WITH ARTICLES 100-101 N.E.C.

PRODUCTION READY ART WORK

VIS. NO.

REVISIONS

DATE	DESCRIPTION	BY



A FULL SERVICE SIGN & AWNING COMPANY
10 Excel Drive Rochester, NY 14621
P: 585-235-0390 F: 585-235-0392
www.premiersignsystems.com

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Sign Type: DIGITAL PRINT ON CANOPY

Customer: KWIK-FILL-M331

Location: 115 HUDSON AVE ROCHESTER, NY

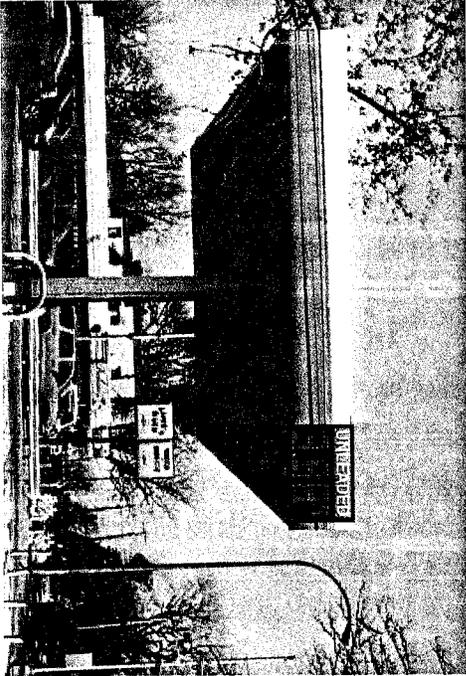
Sales Person: LB Personnel: RD

Date Prepared: 5/5/16

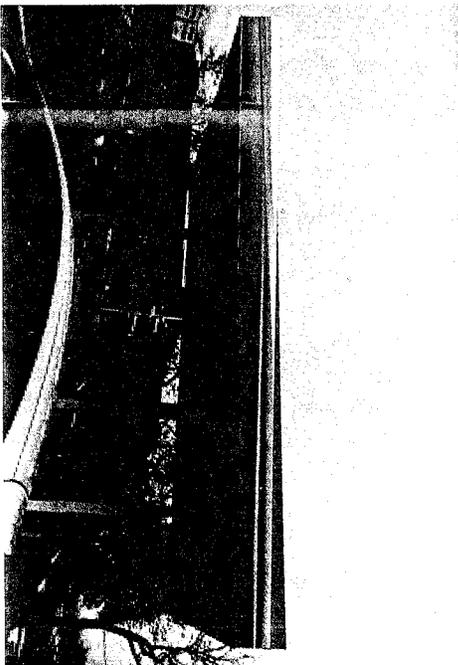
Scale: 1/8" = 1'

Square Footage: 6968

Drawing #: 6968 Page: 3 Revision:



PROPOSED SIGNS: ELEVATION PHOTOS NOT TO SCALE

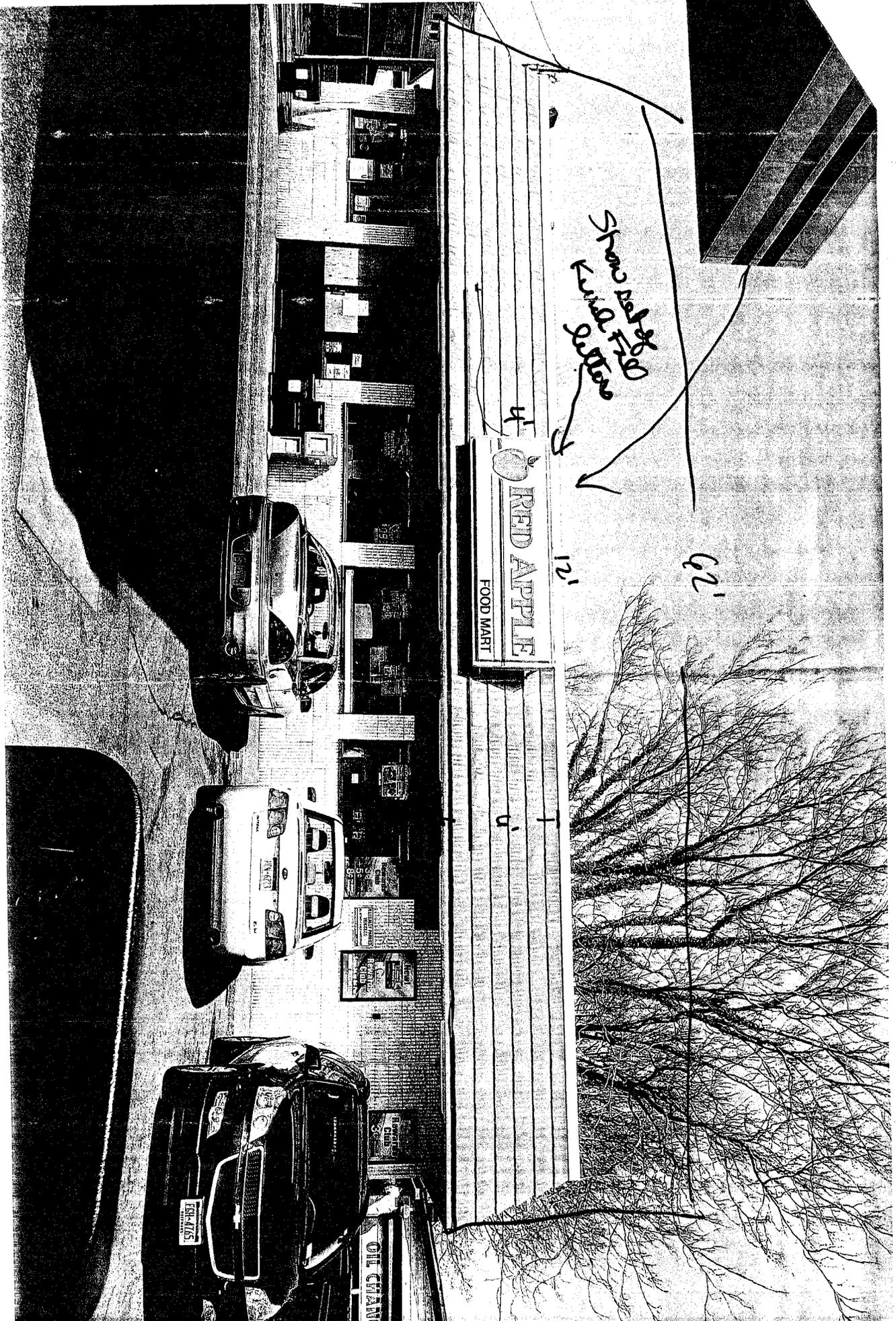


LEFT SIDE



BACK

3'-0 1/4"



Stamps and Food
Kumbh Mela

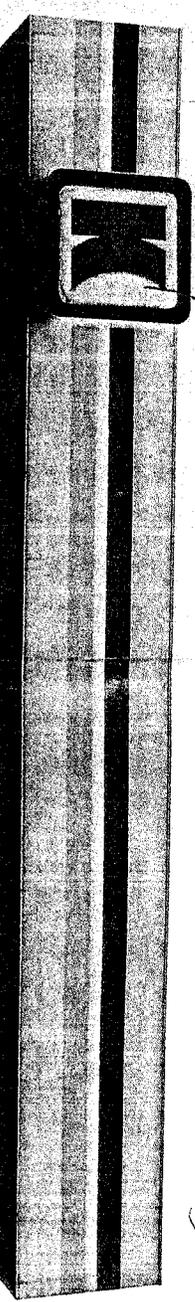
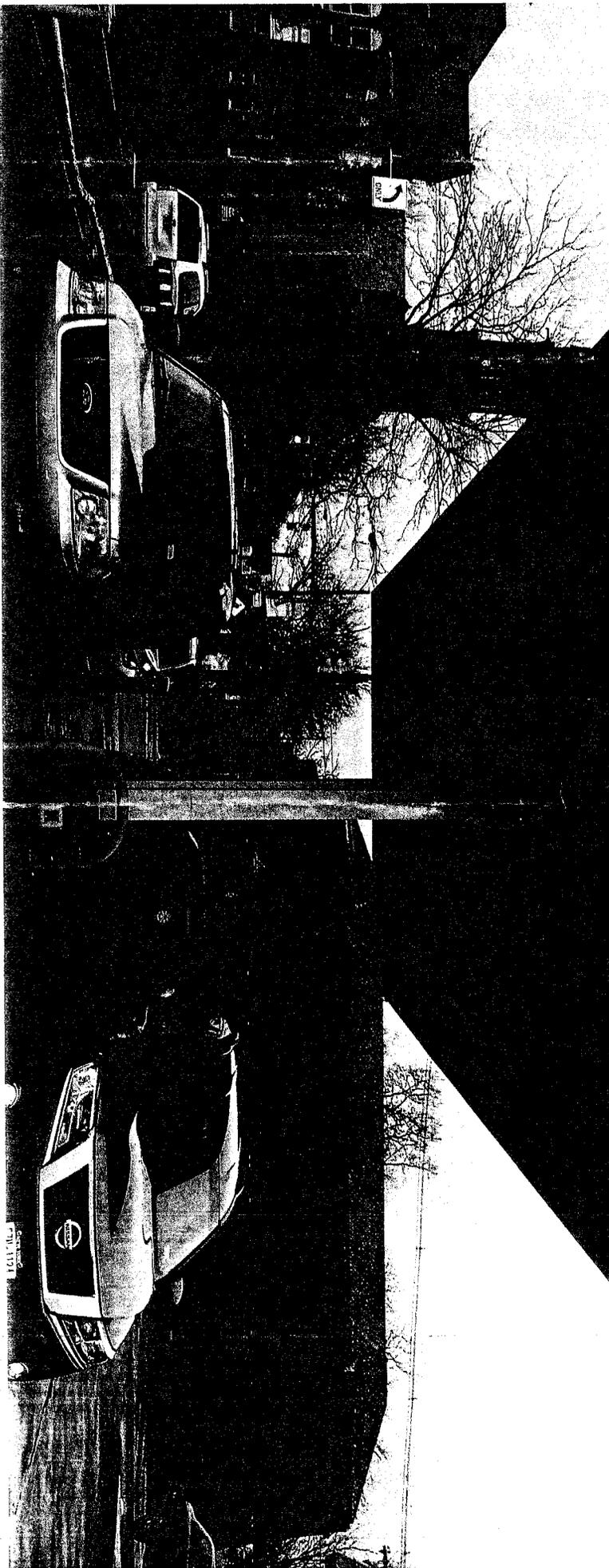
4'
RED APPLE
FOOD MART

12'

62'

EPR-4765

OIL CHANG



9/35
Pucci
5/9
hand

24'-3"

3'-1/4"

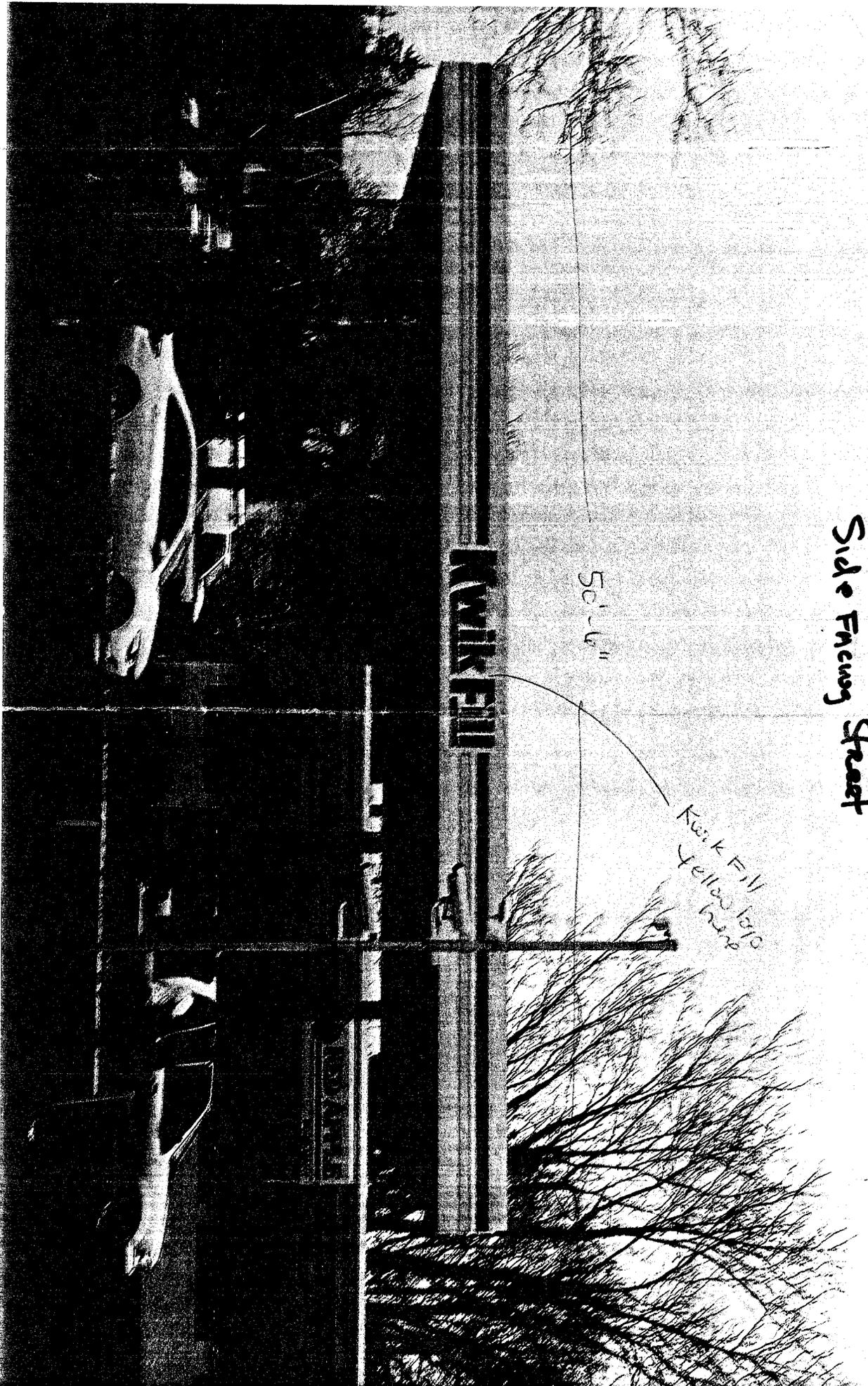
Postage side

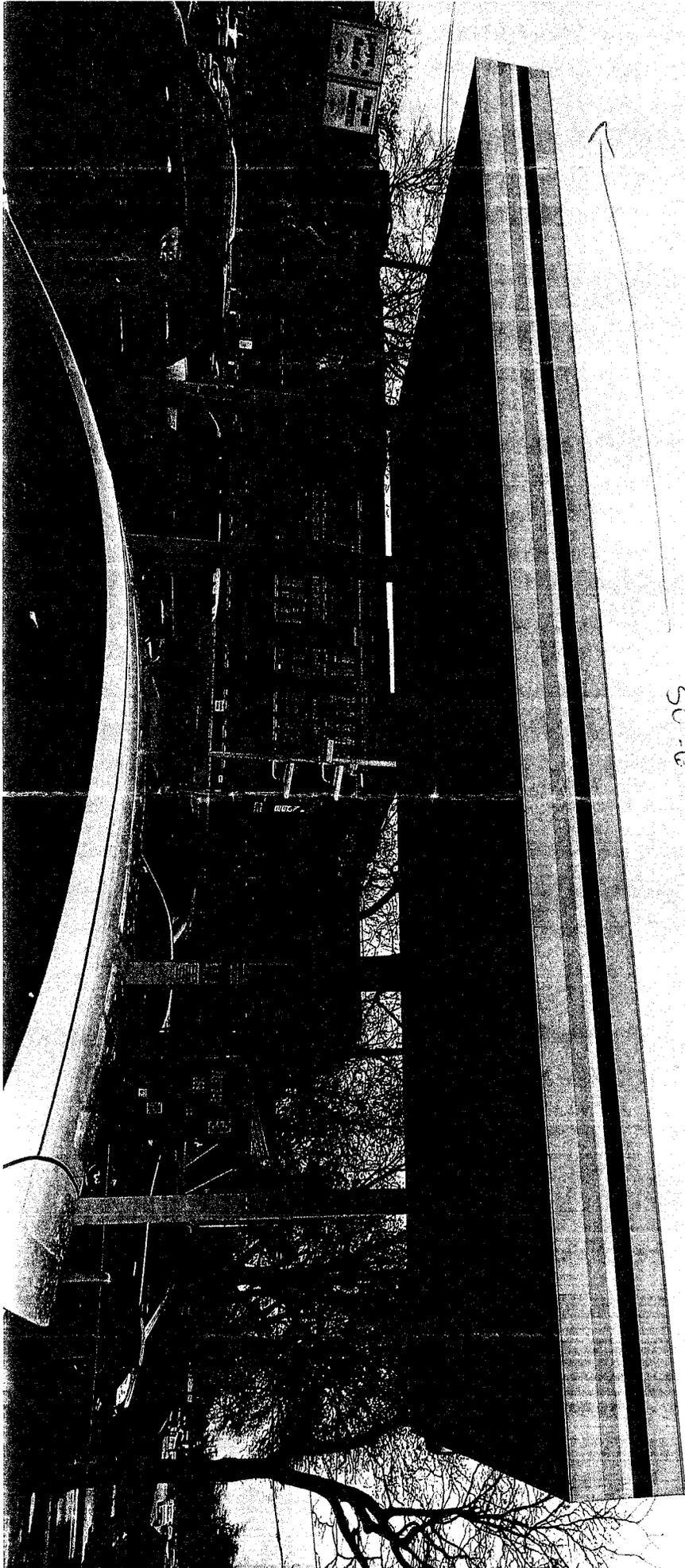
Side Facing Street

50'-6"

Kwik Fill
Yellow logo
Yellow name

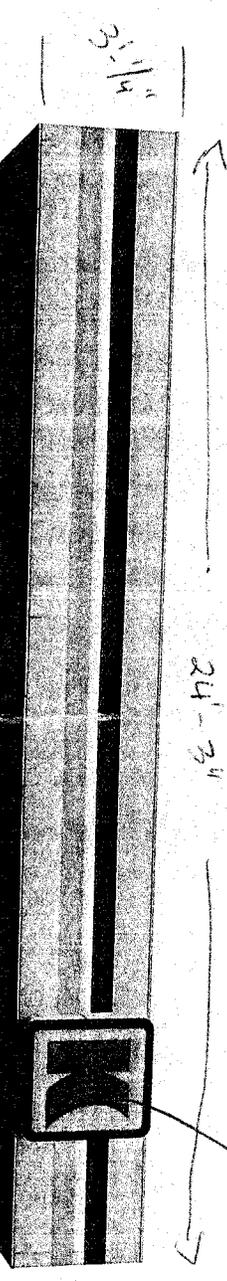
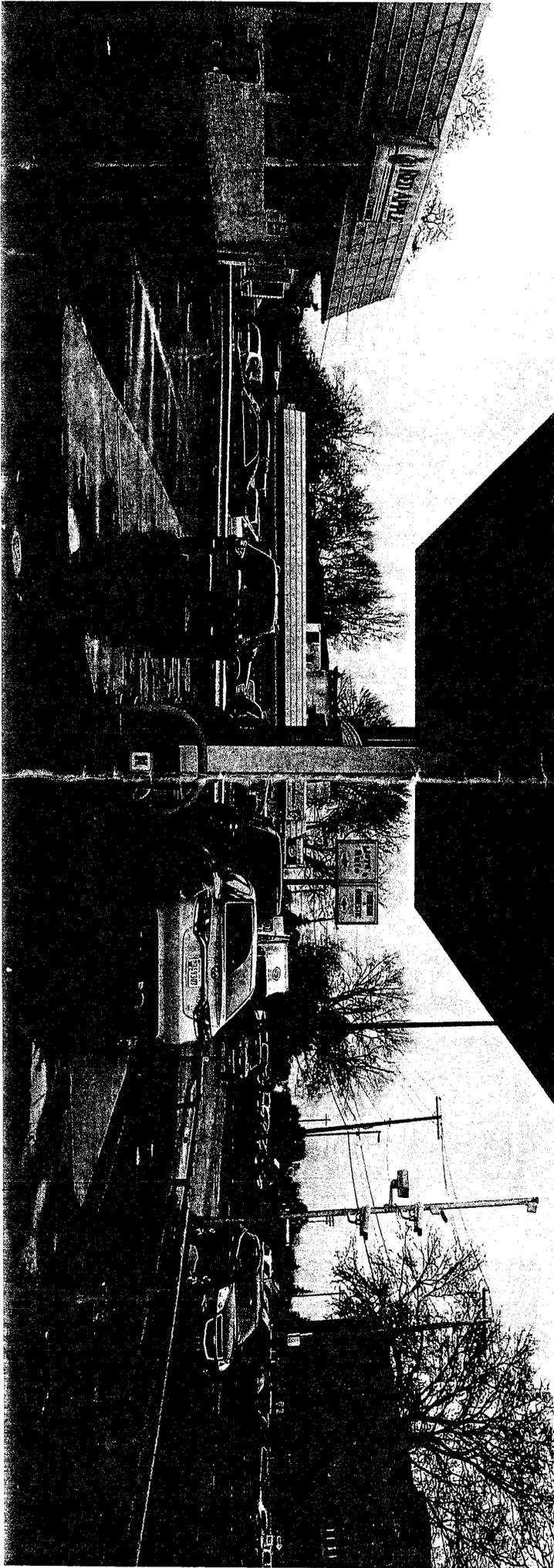
Kwik Fill





50'-6"

Back Side Facing Stone



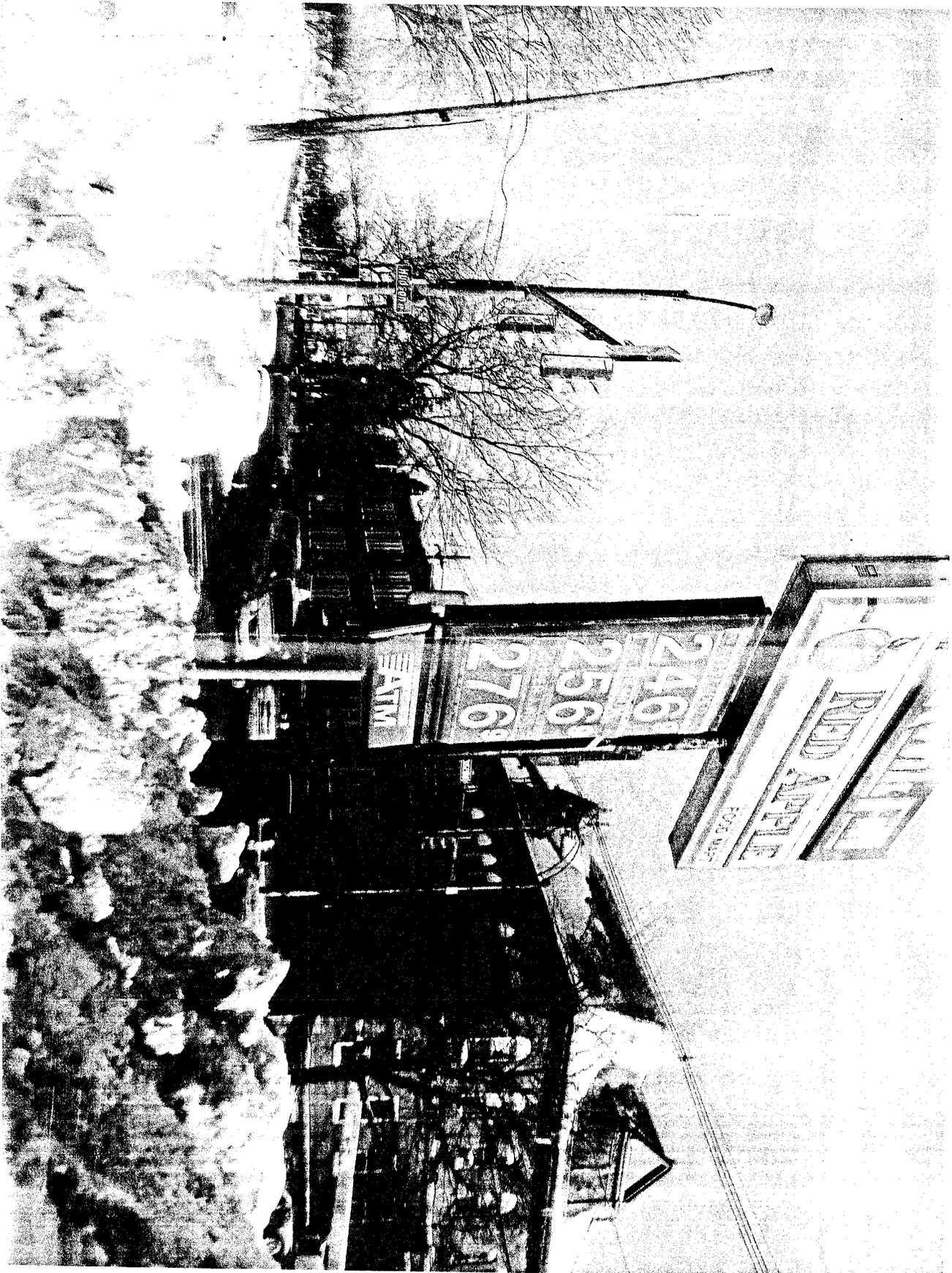
3'-11 1/4"

24'-3"

Norton St
Side



945 Map
940
905
hwy





**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 11:

Staff Reviewer: Jill Symonds

File Number: V-011-16-17

Applicant: Craig Ianazzi

Project Address: 111 Adams Street

Zoning District: R-3 High Density Residential District

Section of Code: 120-29, 120-167, 120-173

Request: **To construct a detached, 3-car garage and install a 7' tall brick fence in the rear yard of a single family home, not meeting certain bulk, fence, and parking requirements.**

Background: The subject property is a single family home. The application is to construct a detached, 3-car garage and a solid, 7' tall masonry fence in the rear yard. The garage will be accessed from Tremont Circle, which is an alley that runs along the rear yard.

Code Compliance: Section 120-29 provides that the maximum height of a detached accessory structure is 15'. The proposed garage will be 17' tall. The garage will be subordinate in height to the house, which is approximately 18.5' tall. **An area variance is required as the garage exceeds the 15' height limitation.**

120-167 provides that a fence cannot exceed 6' in height (**area variance required**).

120-173 provides that a single-family home cannot have more than three parking spaces. The proposal includes four parking spaces – 3 in the garage and 1 next to the garage (**area variance required**).

Code Enforcement: The subject property is not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 111 Adams Street

2. APPLICANT: Craig Iannazzi COMPANY NAME: _____

ADDRESS: 111 Adams Street CITY: Rochester ZIP CODE: 14608

PHONE: 585-484-0019 FAX: _____

E-MAIL ADDRESS: craig.iannazzi@gmail.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: Craig Iannazzi

ADDRESS: 111 Adams Street CITY: Rochester ZIP CODE: 14608

PHONE: 484-0019 FAX: _____

E-MAIL ADDRESS: craig.iannazzi@gmail.com

4. ATTORNEY: _____

ADDRESS: _____ CITY: _____ ZIP CODE: _____

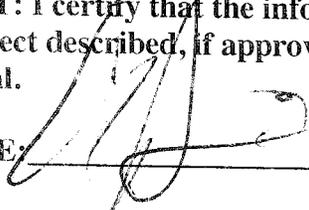
PHONE: _____ FAX: _____

5. ZONING DISTRICT: _____

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): Garage, live-workspace, and storage space

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased): 4 months

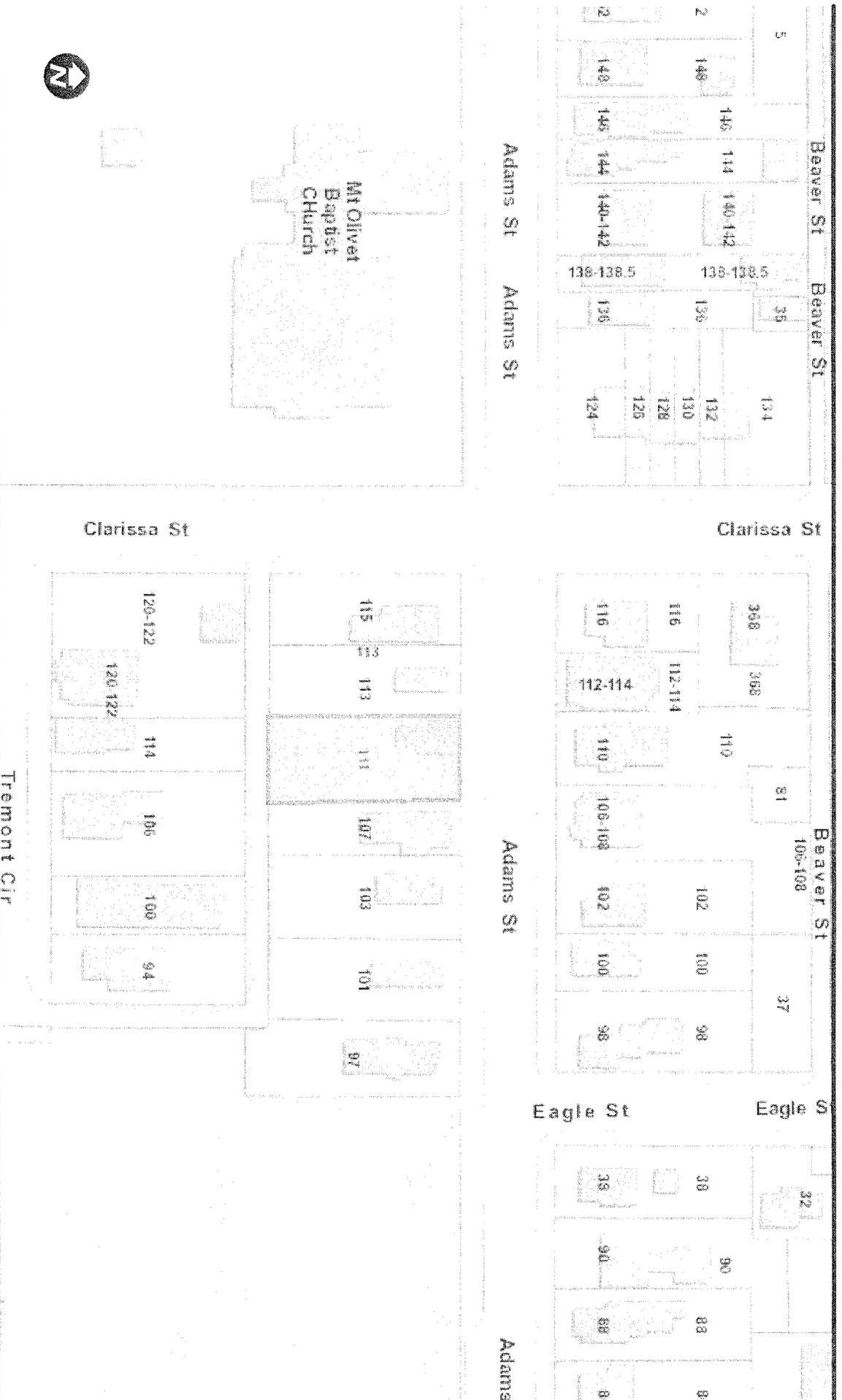
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 5-11-2016

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____

111 ADAMS ST



July 5, 2016

This map is intended for general reference only.
 The City of Rochester makes no representation
 as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
 Lovely A. Warren, Mayor

Craig Iannazzi
111 Adams Street
484-0019

AREA VARIANCE STATEMENT OF DIFFICULTY Section 120-195B(4)(b)

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

111 Adams is a loved house, owned by two designers with a passion to out-do the neighbors. A complete repair/overhaul began in 2010, bringing the house from the arguably the ugliest on the block to the house featured in the 2016 Corn Hill Poster. We have been consistently awarded 'blue ribbons' from the neighborhood association during the renovations for our efforts. The house has been featured on the 2011 holiday home tours, and once again will be featured in this year's home tours.

There is no detriment to the neighborhood in any aspect of the project while the benefits to the applicant is providing a much needed workspace for household renovation projects, storage for household, vehicle storage, and space for artistic exploration using various mediums. The additional height in wall requested will hopefully reduce crime by keeping bicycles, power tools, hand tools, garden tools, etc out of sight.

Although the project can be considered a garage, it is mostly a workspace. There is a possibility, with significantly added work, of fitting more than three vehicles. I am a stern opponent of cars, parking lots, and the impacts they have on the city. I live in the city so I do not have to drive. The building and overhangs are primarily meant to house tools, 4x8 work tables, projects. Space is needed for material

storage for current and upcoming projects. There will be work projects as part of the live-workspace concept. Tools will line the interior walls, and will need to roll into place to be used. Cantilever lumber racks and storage racks will line the walls. Covered, lockable space is needed for bicycles + bicycle trailers. Three often used bicycles + two bicycle trailers takes up more room than a car. The space is a very modular design, however in practice there will be zero gas powered cars stored on the property.... only three bicycles and bike trailers, and maybe as I age I will add in a city only street legal electric car powered by solar panels... that would be responsible! I also have multiple rolling carts, which will occupy more space than a vehicle. In 2018 I plan on a house addition. There will need to be loads of accessible covered space to store and stage materials. One fixture/furniture/art project will eat up three parking spaces. There will be a table saw and a miter saw, which will absorb another parking spot. The seemingly large garage will quickly fill to never house a vehicle!

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

111 Adams street is one of the earlier homes in the area, most likely built and lived in by a craftsman. Craftsman houses in the area had or still have larger outbuildings for producing a craft. Page A3 shows some examples of original craftsman outbuildings. The requested increased height mimics these traditional out buildings.

Additionally, due to the size of the lot of 111 Adams, there appears to be a void that this building would fill. All alleyways in Corn Hill have at least some buildings that anchor and define the alleyway. This building would be the anchor for the Tremont alley, and will hopefully

inspire others to add outbuildings along the alley.

The height will also be appreciated by neighbors for some needed screening.

Likewise, the request for increased wall height mimics existing walls in corn hill, where the taller walls in corn hill add unique and amazing character. Some of these walls can be seen in Page A3.

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this variance.

Outbuildings are rare, its not something readily available. They exist, in corn hill, but have not been put up for sale.

Without a workshop for household improvements, a live-workspace, and storage space for our growing family, I will need to consider re-location of myself and my family to the suburbs or further.

D. Significance. The requested variance is not substantial.

The request to bring up the wall height to 7', while somewhat taller than allowable, will present a better aesthetic to the ally of Tremont circle. It is inspired by corn hill and classic alleyways worldwide. The difference of 1' is not significant.

The request to have 17.5' mean height for the outbuilding is again taller than allowable, however better fits the character of the neighborhood while providing workspace options, storage options and some needed screening between houses. The maximum height of garages is 15', we are asking for an additional 2.5', which is not significant.

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The requested variances will not have a physical or adverse effect in

the neighborhood. The project will enhance a current area of the ally of Tremont Circle.

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

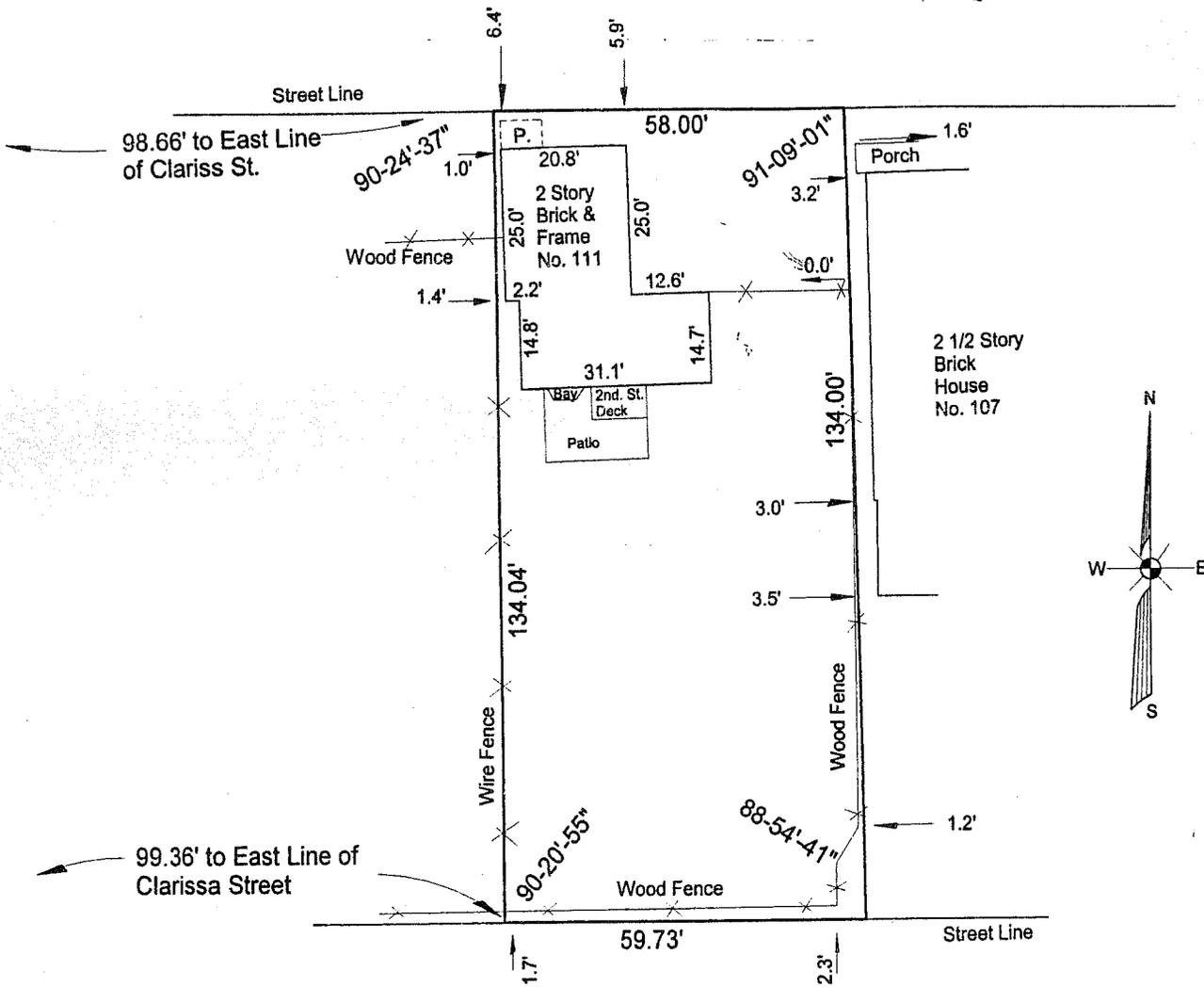
The physical size of adams street was not my choice, but probably the choice of the broken backs of the 1800's. Our foundation sits low, one of the lowest first floor to grade differences in the neighborhood, leaving little height in the basement. The dirt/gravel basement floor leads to mold for anything stored down there. There is no basement under the addition. Additionally we have no attic. Everything that 'normal' people would store therefore has ended up in the backyard, available for thieves to rummage through. We are adding a garden shed, but even this space is already accounted for.

My once upon a time bachelor pad one-bedroom house is unfit for a family and needs an addition to accommodate our young daughter and wife. My wife took over my closet. My clothes are stored mostly outside in water tight containers. In order to build this addition I need to first build a workshop for tool setup and storage, tables to cut wood, glue-ups, etc.

Our christmas decorations, snow sleds and shovels, unused furniture, snow tires, seasonal clothing, artwork, musical equipment, paperwork, etc, is all stored in our shop's attic in Pittsford. My work tables, tools, and supplies are all stored in the same shop's basement. I have been asked to find a home for it, which I hope can be adams street.

Crime is not new, and some added wall height will hopefully reduce the amount of items gone missing from our property.

Adams Street (66')



Tremont Circle (16')



Instrument Survey of 111 Adams Street

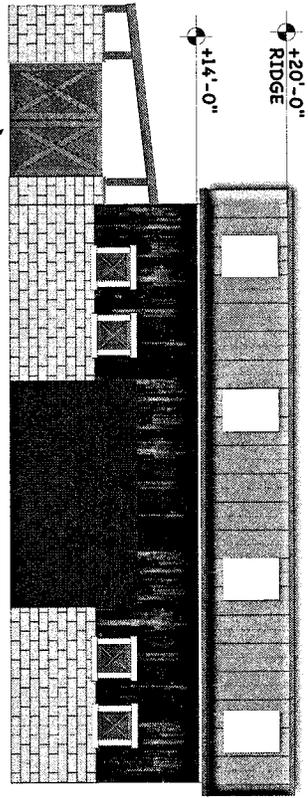
Being Part of Lots 104 & 105, Cornhill Tract

City of Rochester, Monroe County, N.Y.

Scale: 1" = 30' Date: June 23, 1999

Reference: Liber 17 of Maps, Page 25

NOTE:
 EXISTING HOUSE ROOF PEAK 21' EAVES 1/2" PITCH 3/12
 SIDING MAY BE ROUND AND BATTER OR RECLAIMED BARNWOOD
 BLOCK FENCE MAY HAVE PARTS BUILT WITH WOOD, VICE VERSA
 COST DEPENDENT

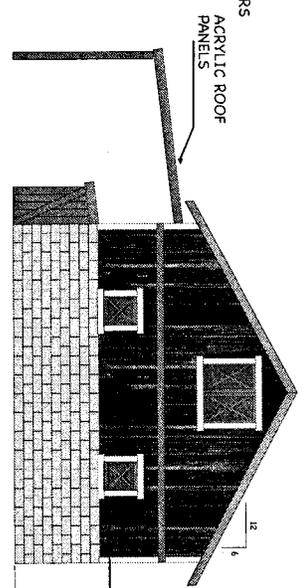


2 7'x4'
 INWARD SWING DOORS
 OR SLIDING DOOR

2
 A2

NORTH ELEVATION
 SCALE: 1/4" = 1'0"

PREMIUM COPPER PAINT AG METAL ROOF
 WITH TRANSLUCENT
 PANELS
 1/2 ROUND GALVANIZED GUTTERS
 COPPER TRIM
 9 COURSES
 PAINTED BLOCK
 9'x16'
 GARAGE DOOR

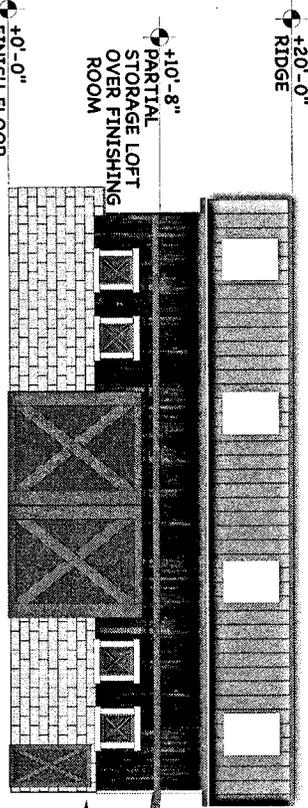


AGRYLIC ROOF
 PANELS

3
 A2

WEST ELEVATION
 SCALE: 1/4" = 1'0"

24"x29" WINDOW
 UNIT W/ FUNCTIONAL
 SHUTTER
 FINISH FLOOR
 +0'-0"

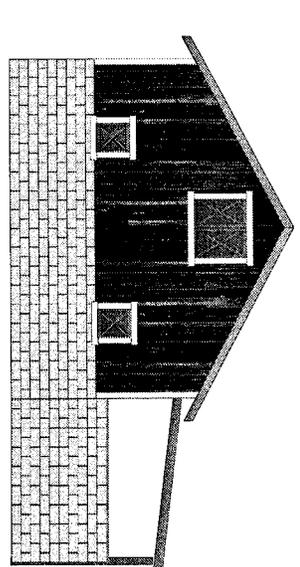


SLIDING DOORS

1
 A2

SOUTH ELEVATION
 SCALE: 1/4" = 1'0"

RESEARCH SOLAR PANEL OPTIONS
 2X8 RAFTER FRAMING
 SUPPORT POST
 JOINED TO WALL
 INSULATED (NOISE-FREE)
 VACUUM SHED



4
 A2

EAST ELEVATION
 SCALE: 1/4" = 1'0"

PARTIAL
 STORAGE LOFT
 OVER FINISHING
 ROOM
 +10'-8"
 FINISH FLOOR
 +0'-0"

SHEET NUMBER:
18-178
 PROJECT NUMBER:

A2

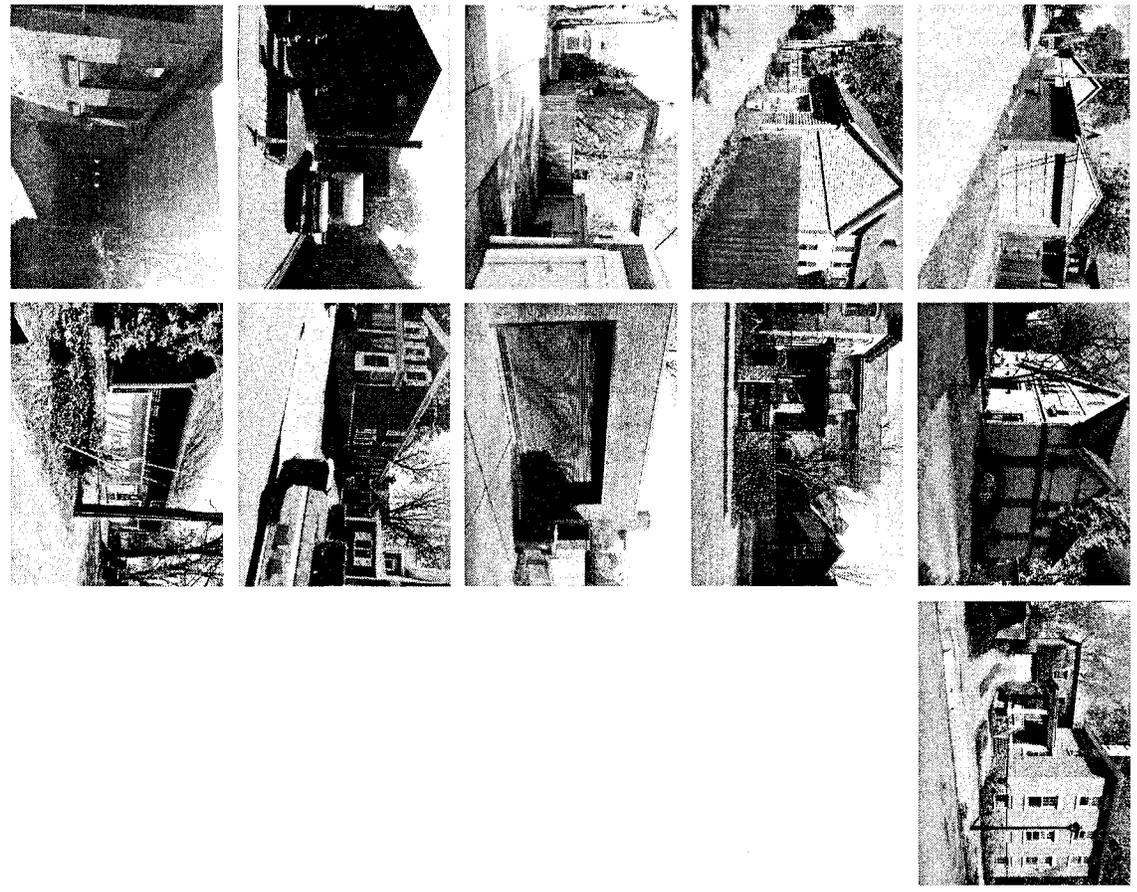
DATE: 5-10-2016
 EXTERIOR
 ELEVATIONS
 DRAWING TITLE:

REVISED:

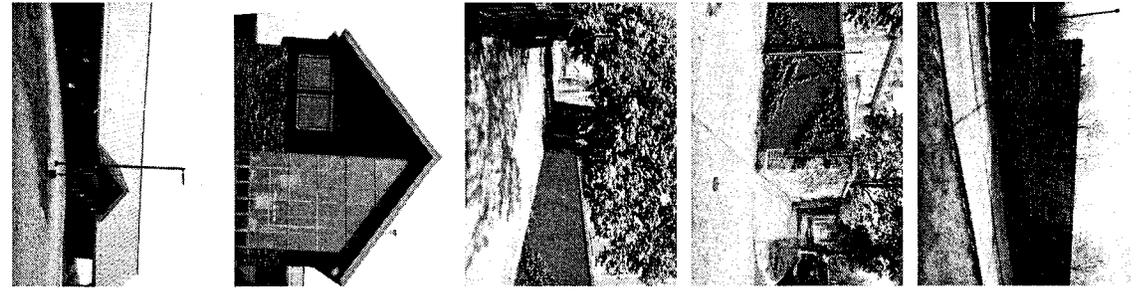
**IANNAZZI RESIDENCE
 WORKSHOP/GARAGE
 LIVE-WORK SPACE**
 111 ADAMS STREET
 ROCHESTER, NY

CRAIG IANNAZZI
 111 ADAMS STREET
 ROCHESTER, NY 14608
 585.484.0019

NOTE:
Corn Hill was an area of craftsmen, and there are many great examples of outbuildings, hooked line alleys and behind houses which give Corn Hill a unique charm.
Our proposed new workshop size elements from these existing outbuildings and the unique character of the neighborhood is reflected in almost forgotten tradition of craftsmanship in the city.



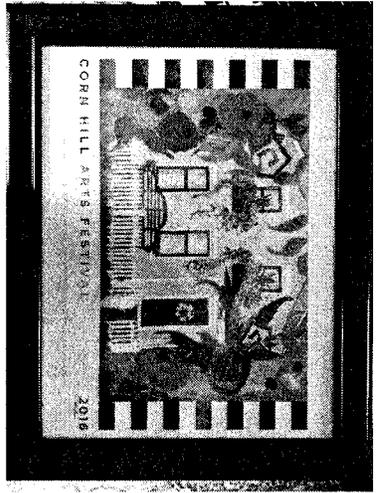
NOTE:
Inspiration with historic 2 1/2 or half, half, half, 4/8 form to the Corn Hill neighborhood. We drew inspiration from the miller walls in the neighborhood in our proposed design. The additional height over a slip roof needed to reduce height.



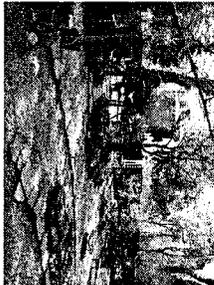
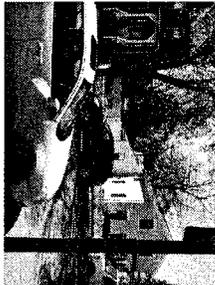
NOTE:
Local ideas are shown below. We felt they design was inspired for our environment. Unfortunately, at 2 1/2, it is not suitable to our town. Designing for the historic and regulation. Regardless, we drew inspiration from the original design.



PROJECT NUMBER: 18-178	SHEET NUMBER: A3	DRAWING TITLE: INSPIRATION PHOTOS	DATE: 5-10-2016	REVISED:	IANNAZZI RESIDENCE WORKSHOP/GARAGE LIVE-WORK SPACE 111 ADAMS STREET ROCHESTER, NY	CRAIG IANNAZZI 111 ADAMS STREET ROCHESTER, NY 14608 585.484.0019
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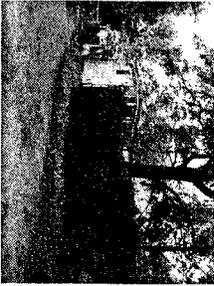
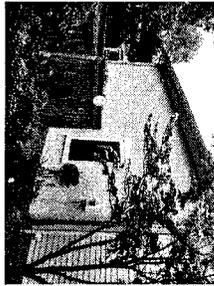
NOTE:
PHOTOS ON SITE



NOTE:
PHOTOS OF REAR ALLY



NOTE:
PHOTOS OF WEST SIDE OF PROPERTY



NOTE:
PHOTOS OF SOUTH EAST SIDE OF PROPERTY



CRAIG IANNAZZI

111 ADAMS STREET
ROCHESTER, NY 14608
585.484.0019

**IANNAZZI RESIDENCE
WORKSHOP/GARAGE
LIVE-WORK SPACE**
111 ADAMS STREET
ROCHESTER, NY

REVISED:

DATE: 5-10-2016

EXISTING
STRUCTURES
ON & NEAR SITE
DRAWING TITLE:

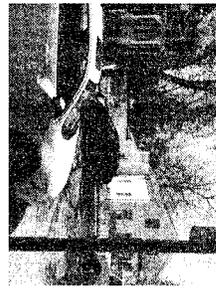
A4

SHEET NUMBER:

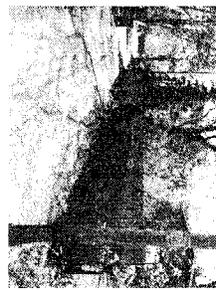
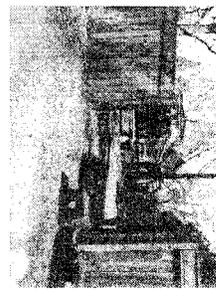
18-178

PROJECT NUMBER:

NOTE
PHOTOS ON SITE



NOTE
PHOTOS OF EXISTING



CRAIG IANNAZZI

111 ADAMS STREET
ROCHESTER, NY 14608
585.484.0019

**IANNAZZI RESIDENCE
WORKSHOP/GARAGE
LIVE-WORK SPACE**
111 ADAMS STREET
ROCHESTER, NY

REVISED:

DATE: 5-10-2016
EXISTING
STRUCTURES
ON & NEAR SITE
DRAWING TITLE:

A4

SHEET NUMBER:
18-178
PROJECT NUMBER:



**ZONING BOARD OF APPEALS
STAFF REPORT
July 14, 2016**

Area Variance

Case # 12: Staff Reviewer: Jill Symonds

File Number: V-073-15-16

Applicant: 10 Gold Street Properties, LLC

Project Address: 1176, 1182, 1186-1188 Mt. Hope Avenue, 10, 16, 24 Gold Street and 17 Langslow Street

Zoning District: R-1 Low-Density Residential District and C-1 Neighborhood Center District

Section of Code: 120-36

Request: **To construct a 5-story mixed use building not meeting the rear yard setback requirement.**

Code Compliance: Preliminary Site Plan Findings are attached, which identify the required variance.

Code Enforcement: These properties are not in code enforcement.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1. PROJECT ADDRESS(ES): 1176, 1182, 1186-1188 Mt. Hope Ave.; 10, 16, 24 Gold St.; 17 Langslow St.

2. APPLICANT: 10 Gold Street Properties, LLC COMPANY NAME: 10 Gold Street Properties, LLC

ADDRESS: 1080 Pittsford-Victor Rd., Suite 202 CITY: Pittsford ZIP CODE: 14534

PHONE: 585-704-6464 FAX: _____

E-MAIL ADDRESS mackenzie1@gmail.com

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: CJS Architects: Craig Jensen

ADDRESS: 54 South Union St. CITY: Rochester ZIP CODE: 14607

PHONE: 585-244-3780 FAX: _____

4. ATTORNEY: Morgenstern DeVoesick, PLLC: Jeff DeVoesick

ADDRESS: 1080 Pittsford-Victor Rd., Suite 200 CITY: Pittsford ZIP CODE: 14534

PHONE: 585-672-5500 FAX: 585-672-5599

E-MAIL ADDRESS jeff@morgdevo.com

5. ZONING DISTRICT: C-1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

Construction of a +/- 63,000 square foot mixed use building on Mt Hope Avenue in the C-1 district including 32 residential units, residential amenity space and 3,000 square foot of commercial space. Removal of the parking lot in the C-1 district and expansion of the portion of the parking lot in the R-1 district to connect the parking lot to Gold Street and eliminate the curb cut on Mt Hope Avenue.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) 16 months

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 6/21/16

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____ DATE: _____



July 5, 2016

Messrs. Ken Burnham and Duncan Frame
1080 Pittsford Victor Road, Ste. 202
Pittsford, NY 14534

**Re: Preliminary Site Plan Findings (SP-022-15-16) - REVISED
1176, 1182 and 1186-1188 Mt. Hope Avenue (C-1 Neighborhood Center District)
10, 16 and 24 Gold Street and 17 Langslow Street (R-1 Low Density
Residential District)**

Dear Mr. Messrs. Burnham and Frame:

These Revised Preliminary Site Plan Findings are being issued as a result of project changes as noted herein.

The original development proposal, for which Preliminary Site Plan Findings were issued on April 20, 2016, included the demolition of a 2-story building at 1176 Mt. Hope Avenue and a single family dwelling at 10 Gold Street, both located in the C-1 district, to construct a 5-story, 63,000 sq. ft. residential/retail building at 1176, 1182 and 1186-1188 Mt. Hope Avenue, and a 4-story, 8,300 sq. ft. residential building at 10 Gold Street. The target market for the mixed-use development is for student housing.

The existing parking lot at 17 Langslow Street would be expanded to include the properties at 16 and 24 Gold Street and would accommodate a total of 57 off-street parking spaces, thereby meeting the required number of parking spaces to serve the proposed development. It was identified that Special Permit approval by the City Planning Commission (CPC) was required for the development/redevelopment of the ancillary parking lots in the R district to serve the mixed-use development in the C district; and Area Variance approval from the Zoning Board of Appeals (ZBA) to waive the rear setback requirement for the 5-story building and city-wide design standards for the proposed building at 10 Gold Street.

At the May 16, 2016 CPC hearing, the Special Permit for the ancillary parking lot was denied. The CPC cited concerns with the lack of response in the design to the required lot, area and yard requirements, grading and drainage, and the dumpster location in the R district, and various negative impact the ancillary parking lot would have on nearby residential uses. As a result of the CPC denial, the ZBA hearing scheduled for the June 16, 2016 was postponed.

On June 13, 2016, the CPC reviewed a request for a rehearing. Based on new drawings and project modifications, the request was unanimously granted. The CPC is scheduled to conduct a public hearing on July 11, 2016 for the ancillary parking lot. The ZBA hearing is scheduled for July 14, 2016 to consider the area variance request.

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street

Page 2

Existing Conditions:

The site is located in the southeast quadrant of the city, just north of the University of Rochester and its new mixed-use College Town development and across the street from the City's historic Mt. Hope Cemetery. It is on the west edge of a compact neighborhood just one block wide by six blocks long consisting mainly of vernacular, wood-frame, one- and two-family dwellings on narrow, tree-lined streets. The neighborhood is bound by Mt. Hope and South Avenues, which are the primary north-south connections between the developing areas to the south and the re-emergent city center two miles to the north. The avenues contain a mix of uses including family residences, restaurants, small commercial spaces, and two- and three-story apartment buildings.

Seven parcels comprise the site, totaling 0.78 acres and spanning two zoning districts. Three parcels on 1176, 1182 and 1186-88 Mt. Hope Avenue and 10 Gold Street are in a C-1 Neighborhood Center Commercial District. Three adjacent parcels, 16 and 24 Gold Street and 17 Langslow Street, are in an R-1 Low-Density Residential District. The parcels are used as follows:

- 1176 Mt. Hope Avenue contains a two-story commercial building with a 1½ story rear addition. The building is vacant, but had most recently held a comic book store. City records show that it had housed a wholesale store, a warehouse, and laboratory.
- 1182 and 1186-88 Mt. Hope Avenue and 17 Langslow Street contain a 54+/- space surface parking lot with access from both streets. City records show that a permit was issued in 1984 to construct a parking lot at 1186-88 Mt. Hope Avenue. A Certificate of Zoning Compliance (CZC) was located for 17-29 Langslow Street to maintain an existing parking lot, which also noted the installation of 245 feet of board on board fencing, 300 feet of pipe bumper rail and two planter boxes. The CZC references a Site Plan Review file (SP-150-84-85) was reviewed. A map in the file suggests that there was an existing blacktop parking lot at 1182 and 1186-1188 Mt. Hope Avenue. The official city map indicates that in 1985 lots on Langslow Street and Gold Street were either combined or reconfigured to the current layout, suggesting it was to facilitate a particular development. The records do not reflect what properties the parking lots serve or served. It is believed that the Langslow Street parking lot was once used by Salmon Florist, formerly located at 1174 Mt. Hope Avenue. Most recently, it is believed that the parking lot was used as overflow parking for the nearby Distillery restaurant, the previous owner, but the required ancillary parking lot approval from the CPC cannot be located to confirm this belief.
- 10 Gold Street holds a single-family dwelling of a vernacular style, with no garage.
- 16 and 24 Gold Street are vacant parcels with no permit history. City maps from 1924 and 1935 and a later insurance map show both parcels as undeveloped.

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 16 & 24 Gold Street, and 17 Langslow Street

Page 3

Mt. Hope Cemetery, considered to be America's oldest municipal Victorian burial ground, consists of 196 acres of glacially-formed terrain with a recognized collection of tree species and historic structures. It is the resting place of over 350,000 Rochesterians, including many of the community's most renowned. Much of the cemetery, including the portion facing the proposed development site, is part of a city-designated preservation district. The cemetery's main entrance is about 100 feet north of 1176 Mt. Hope Avenue.

Bordering the site on the north is a three-family dwelling with a commercial space on the first floor that held a florist until recently and has been converted to a medical office. Adjacent to the site on the south is a two-family dwelling followed by a four-family dwelling.

Revised Scope of the Project:

The new proposal is to demolish the 2-story structure at 1176 Mt. Hope Avenue to construct a 5-story, 63,000 sq. ft. mixed use building at 1176, 1182 and 1186-1188 Mt. Hope Avenue; to re-establish a 27-space ancillary parking lot at 17 Langslow Street; and to construct a new 9-space ancillary parking lot at 16 and 24 Gold Street to serve the proposed use. The single family dwelling at 10 Gold Street has been removed from the project and will remain. This structure, according to assessment records, has four bedrooms and may continue to be used as single family dwelling.

The new building fronting the avenue is divided equally into five stories, and is approximately 55 feet tall. On the first floor, 2,900 sq. ft. will be devoted to commercial space, and the remainder of the space, +/-4,700 sq. ft., will be reserved for tenant amenities, such as bicycle parking, and indoor parking will be provided for 7 vehicles, accessed from the rear. Access to the apartment lobby and the commercial space would be from both the avenue side and the parking lot in the rear. On floors two through five there will be (14) 4-bedroom units and (18) 2-bedroom units, a total of 82 bedrooms to house 92 residents.

The Gold Street and Langslow Street parking lots will be constructed to prevent drive-through traffic, and the dumpster has been located away from the neighboring residential properties and placed central to the parking lots with access from Langslow Street. Additional landscaping is proposed along the street frontages and adjacent to the property at 30 Gold Street. The parking lots will be graded to prevent stormwater from running onto neighboring properties. These two parking lots are being reviewed as single parking lot because it serves a single mixed-use building.

SEQR/Chapter 48 Compliance:

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as a Type 1 Action. A Negative Declaration was issued on April 11, 2016 indicating that the proposed action is one which will not have a significant impact on the environment.

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street

Page 4

Code Compliance:

1. **'Major' Site Plan Review** approval by the Director of Planning and Zoning is required for projects which: involve construction of new multifamily dwelling; is larger than 20,000 sq. ft. and does not meet zoning requirements; abuts a site listed on the National Register of Historic Places; and is a Type 1 Action under the State Environmental Quality Review Act.
2. **Special Permit approval** is required from the CPC for the development or redevelopment of an ancillary parking lot, defined as a lot which is ancillary to a principal use not situated on the same parcel, and which is not operated as a separate commercial enterprise available to the public at large. Ancillary parking lots are subject to additional requirements for specified uses, Section 120-131 of the Zoning Code. Any provision of Section 120-131 that cannot be met may be considered by the CPC for the granting of waiver as follows:

Requirements of 120-131:	In Compliance?
A. Ancillary parking lots shall only be allowed in the district where the principal use is located or a less restrictive district.	No, the ancillary parking lot is located in an R-1 district, which is more restrictive than the C-1 district where the principal use will be located.
B. Ancillary parking lots shall be subject to all the provisions of § 120-173. Off-street parking, and all the lot, area, yard and bulk requirements of the R-1 district.	<p><u>Off-street parking (total project):</u> No. A total of 48 spaces are required; 43 on-site parking spaces are provided. The CPC will need to consider acceptance an Alternative Parking Plan to meet the needs of the proposed use.</p> <p><u>17 Langslow Street</u> Lot, area and yard requirements: No. <i>The existing ancillary parking lot was developed in the mid 1980's according to city records. Solid fencing was installed along the east property line and landscaping was installed along the street frontage, which met the design requirements for parking lots at that time. Since the ancillary parking lot is being repurposed to serve the mixed-use development, a special permit is required.</i></p> <p>Landscaping: No. <i>A minimum of one landscaped area of 162 sq. ft. (approximately one space) shall be provided for every 15 parking spaces and developed as islands within the parking surface area. There was no requirement for interior islands until the 2003 Zoning Code was</i></p>

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 13, 16 & 24 Gold Street, and 17 Langslow Street

Page 5

	<p><i>adopted. The CPC will need to determine if it is acceptable to waive this requirement given its pre-existing condition.</i></p> <p>16 and 24 Gold Street Lot, area and yard requirements. Yes. <i>The proposed ancillary parking lot will meet the 20' front yard setback as well as the 5' minimum with a combined total side yard setback of 15'. The maximum lot coverage of 50% will also be met.</i></p> <p>Maneuvering: No. <i>Parking spaces shall be designed to prevent any vehicles from backing into the public right-of-way, except for one-family, two-family and attached dwellings. Accessing the parallel parking spaces may require maneuver in the right-of-way, which creates an unsafe condition for pedestrians and motorists. The Site Plan Review Committee recommends these two spaces be eliminated and included in the request for acceptance of an Alternative Parking Plan.</i></p>
<p>C. Ancillary parking lots shall be used exclusively for parking of passenger vehicles.</p>	<p><i>Yes. However, the dumpster will be centrally located with access from Langslow Street. The CPC will need to consider approving the dumpster location in conjunction with the Special Permit.</i></p>
<p>D. Ancillary parking lots shall be equipped and controlled to discourage illegal parking, vandalism and other unlawful or nuisance-creating activities. When so equipped and controlled, such lots and garages may be open 24 hours a day.</p>	<p><i>No. 24-hour access is required for residential use.</i></p>
<p>E. No commercial repair work or services of any kind shall be conducted in any ancillary parking lot.</p>	<p><i>Yes. It is not proposed.</i></p>
<p>F. No sign of any kind other than designating entrances, exits and conditions of use shall be maintained on any ancillary parking lot.</p>	<p><i>Yes. A sign is not proposed.</i></p>

3. **Area Variance** approval from the Zoning Board of Appeals is required for not meeting a required rear yard setback of 20 feet. 3 feet is provided.

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street

Page 6

Findings:

1. The C-1 Neighborhood Center District provides for small-scale commercial uses offering primarily convenience shopping and services for adjacent residential areas. Proximity to residences requires that commercial operations in the C-1 District are low intensity, unobtrusive and conducted at a scale and density compatible with the surrounding neighborhood. There is a relatively low demand on public services, transportation and utilities.
2. The proposed 5-story mixed-use building is a permitted use in the C-1 district. It is in substantial compliance with the lot, area, yard and bulk (height) requirements, except for the rear yard setback, and it is in compliance with the City-Wide Design Standards. Buildings in the C-1 district are required to be at least two stories in height, but there is no maximum height requirement. Dwelling units are permitted in the C-1 District when part of a mixed-use development that includes commercial uses permitted in the district. There is no limit to the number of commercial uses as long as the total square footage does not exceed 3,000 sq. ft.
3. Pursuant to Section 120-159 of the Zoning Code, the design standards for new mixed-use buildings prohibits certain materials on exterior walls. The following should be avoided when materials are selected:
 - Concrete finishes or panels that are not exposed aggregate, hammered, embossed, imprinted, sandblasted or covered with a cement-based acrylic coating;
 - Metal panels with a depth of less than one inch or a thickness less than U.S. Standard 26 gauge;
 - Plain concrete block and glass block;
 - Exterior insulating finish systems (EIFS) on the first floor;
 - Plastic and vinyl;
 - Corrugated metal, except as decorative or detail elements on <25% of the facade.
4. An unusually high number of written comments were received from property owners in the neighborhood regarding the original development proposal, most opposing the development. It is assumed that with the most recent project modifications that the resident comments remain the same. In general, the five key concerns are:
 - An excessively high concentration of students, with commensurate noise, poor behavior, and loitering;
 - Inadequate onsite parking, when street parking is already limited;
 - Buildings that are out of character in scale and bulk;
 - Unattractive architecture;
 - High traffic volume on Mt. Hope and South Avenues.

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street

Page 7

The applicant responded to these concerns in writing on February 16, 2016.

To address student behavior the following mitigation factors were identified:

- 1) Security cameras and 24-hour monitoring would be provided;
- 2) Full-time employees on site;
- 3) Enforceable rules and regulations;
- 4) Coordination with the university's off-campus housing and security personnel.

The Site Plan Review Committee agrees that the proposed staffing, monitoring and security measures are essential for this project to be a good neighbor.

Responding to concerns that every student might have a car, the applicant wrote that national statistics show that less than 0.5 car per student can be expected, and that to control vehicle numbers, he would:

- 1) Register each car and provide a form of identification to be placed on the car;
- 2) Limit the number of cars per apartment;
- 3) Assign parking spaces to units;
- 4) Monitor and enforce parking 24/7.

These proposed parking management techniques are essential since, without a street grid either side of this narrow neighborhood, there is no place to absorb excess parking. The parking management plan is highly recommended and will be stressed in the Site Plan Approval.

The previous development proposal met the off-street parking requirement. As a result of a project redesign, the current plan is deficient by 5 spaces. The rationale for an Alternative Parking Plan, defined as a means of meeting vehicle parking requirements other than providing parking spaces on site, will be submitted and reviewed by the City Planning Commission in their evaluation of the request for ancillary parking lot approval.

In response to concerns that there is so much traffic on Mt. Hope that tenants will be afraid to use the sidewalks and thus resort to driving, the applicant wrote that this is highly speculative and that sidewalks are designed to safely accommodate pedestrians regardless of traffic conditions.

Responding to concerns that heavy traffic on Mt. Hope limits vehicular access from the side streets, the applicant Mr. Burnham wrote that it is more practical to use South Avenue.

5. This proposal was referred to the Monroe County Department of Transportation (MCDOT) and the traffic engineers and transportation planner in the City's Department of Environmental Service (DES) for review and comment. After assessing the data, the MCDOT reported that the streets' current capacities meet federal safety standards, and that the volumes are not high enough to warrant

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street

Page 8

changes in the street configurations or traffic control devices. The engineers found that this project is not large enough to cause a significant rise in volumes, and commented that, with average daily vehicle trips on Mt. Hope Avenue in the range of 20,000, any added vehicles from this project will have a negligible impact on traffic volumes. The DES engineers and planner concurred with the findings of the MCDOT and indicated that they are working on solutions to mitigate the concerns.

6. The City's Project Review Committee, at its meetings of January 6 and March 2, 2016, provided recommendations relative to facade articulation, architectural details and materials of a human scale. Committee members suggested pulling the main building back from the public sidewalk and stepping back the upper floors.
7. The Rochester Environmental Commission reviewed the proposal at its meeting on January 21, 2016 and recommended issuance of a Positive Declaration pursuant to SEQRA, based on its concerns that the project does not meet the purpose and intent of the C-1 district. Upon further review of these concerns, the Director of Planning and Zoning determined that the concerns have been mitigated, and issued a Negative Declaration on April 11, 2016.
8. Site plan approval will require that the parcels within the C-1 zone are combined into a single tax parcel, and the parcels within the R-1 zone are combined into a separate, singular tax parcel through the resubdivision process. Parcels located in different zoning districts cannot be combined.
9. The City's Department of Environmental Services provided comments on driveway aprons, modifications to the Mt. Hope curb line and site drainage. Those comments were forwarded to the applicant in early January, and are attached.
10. There were several forms of public notification and media coverage for the previous development proposal. All owners of properties bounded by Mt. Hope, South and Elmwood Avenues and Cook Street, along with the South Wedge Planning Committee, the Upper Mt. Hope Neighborhood Association and the Southeast Area Coalition, were notified of the proposal by postcards mailed from this office on December 14, 2015. The standard 30-day period for public comments was extended to February 22, 2016 due to the holidays.

The Democrat and Chronicle published an article about the proposal on December 19, 2015; the developers held a public meeting at St. Anne's social hall on the evening of January 18, 2016 (about 40 persons attended); and Neighborhood NBN6 sponsored a public meeting on February 8, 2016 where the developers presented their proposal (about 20 persons attended).

Preliminary Site Plan Findings

SP-028-15-16

1176, 1182 & 1186-1188 Mt. Hope Avenue, 10, 16 & 24 Gold Street, and 17 Langslow Street
Page 9

A copy of these findings will be provided to the City Planning Commission and Zoning Board of Appeals for consideration in deciding upon the Special Permit and Area Variance, respectively. Final Site Plan Review approval will not be issued until the Notice of Decisions have been issued and all conditions imposed by the City Planning Commission and Zoning Board of Appeals have been addressed, as well as any additional requirements as noted in these findings.

Please contact Peter Siegrist at 428-7238 or Peter.Siegrist@cityofrochester.gov if you have any questions regarding these preliminary findings.

Sincerely,



Zina Lagonegro, AICP, EIT
Director of Planning and Zoning

CC: Tom Mann, Permit Office Manager
Al Giglio, Terry Mott, Erik Frisch, Department of Environmental Services
Jill Wiedrick, City Planning Commission
Jill Symonds, Zoning Board of Appeals
Jason Haremza, Rochester Environmental Commission
Brent Penwarden, Monroe County Department of Transportation



City of Rochester

Inter-Departmental Correspondence

To: John P. Hart, DES/Permits

From: Albert J. Giglio, P.E., DES/Managing Engineer/Street Design

Date: December 22, 2015

Subject: SP # 022-15-16: 1176, 1182, 1186-1188 Mount Hope Avenue, 10-24 Gold Street, and 17 Langslow Street – Residential/Retail Buildings

Our office has completed its review of the November 24, 2015 plans for the development of 1176, 1182, 1186-1188 Mount Hope Avenue, 10-24 Gold Street, and 17 Langslow Street. The project consists of the construction of a 4-story residential building, a 5-story residential/retail building and associated parking lot. The seven existing parcels will be consolidated to one tax parcel.

The existing site is located on Mount Hope Avenue between Gold Street and Langslow Street, and is currently accessed through five driveway openings, two off of Mount Hope Avenue, two off of Gold Street and one off of Langslow Street.

The site plan submitted does not accurately depict the existing features and should be revised and resubmitted. The public right-of-way utility poles, catch basins, signage, and opposite edge of pavement for the roadway, including opposite driveway openings must be depicted on the plan.

The applicant has proposed to retain the existing 28 foot wide driveway opening off of Langslow Street. The driveway opening must be reconstructed to a maximum of 24 foot wide for two-way access not including transitions. All new header curb at the driveway openings must have 1 to 1-1/2 inch curb reveal.

The two existing driveway openings off of Mount Hope Avenue and two off of Gold Street are to be permanently closed. All driveway openings permanently closed must be closed off by installing new stone curb across the opening, removing the existing apron, and replacing the existing sidewalk area as required. The reveal of the new stone curb is to match the existing curb reveal at both ends of the closure.

The area between the new curb and sidewalk must be restored to lawn on both Gold Street and Langslow Street. The proposed concrete tree lawn area on Mount Hope Avenue is acceptable due to the proposed retail use. The applicant may also consider extending the existing bumped-in parking area off of Mount Hope Avenue to provide for more on-street parking to support retail usage.

All existing sign posts must be relocated to reflect the revised limits of on-street parking off of Mount Hope Avenue.

The applicant has proposed a 22 foot wide driveway opening off of Gold Street which is sufficient for two-way access. All driveway openings must be constructed per the City's transition style driveway apron detail. Curbed driveway openings are not allowed within the public right-of-way.

Any areas of the existing public sidewalk or curb, including underdrain, that are damaged or otherwise negatively impacted by any portion of the work are to be replaced, with the sidewalk being replaced to the nearest control joint and in full flag segments only, and the curb being replaced to the nearest joint. There is to be no saw cutting or partial replacement of the existing sidewalk or curb to accommodate any of the required work within the public right-of-way.

There is an existing RCS monument within the Langslow Street driveway apron, and the proposed development may impact the monument. The City's Maps and Surveys office is responsible for maintaining the City's monumentation network, and is to be made fully aware of and kept informed of the work that is to be undertaken by the applicant.

Any form of impact to the existing public landscape areas, including any new plantings or removals, must be as approved of and done to the requirements of the City's Forestry office. Tree protection fencing must be installed around all existing street trees that are immediately adjacent to any of the proposed work.

A full grading plan for the site that includes both existing and proposed contours as well as, spot elevations was not provided with the submission. The site is to be graded such that storm water runoff is managed on-site either through green infrastructure methods or conveyed to the public sewer system, but in no case is the runoff to be conveyed onto the adjacent property or the public right-of-way.

City of Rochester details R608-5 Driveway Apron, R608-6 Concrete Sidewalk & Driveway, S609-16 Stone Curb Replacement-Asphalt Base, S609-17 Stone Curb Replacement-Concrete Base, and S617-1 Tree Protection must be added to the plans.

All required improvements within the public right-of-way are to be done to the City of Rochester standard construction specifications and details, and as approved of by the City Engineer. The City of Rochester standard construction specifications and details for any improvements within the public right-of-way are to be included with the construction documents, in their latest version, and without any alterations. A PDF version of the City's standard construction specifications and details can be found on the City of Rochester's website, under "Services – Contracts, Pkgs, RFPs – Public Works Construction Documents".

All improvements within the public right-of-way are to be secured by a letter-of-credit in an amount sufficient to cover the cost of the required work, plus thirty-five per cent (35%) for administration costs. The letter-of-credit is to be filed with the DES/Permit Office for work within the public right-of-way, is to be effective the same day the permit is issued, and is to run for a period of 18 months.

The applicant will have 6 months from the date the permit is issued to complete the required improvements. If the work is not completed within the 6 month period, the City will take over the work and draw on the letter-of-credit as necessary.

These comments reflect concerns from the Street Design section only, and do not reflect any issues or comments that may arise from other City or County departments.

AJG: kmb *kmb*

xc: Brian M. Liberti, DES/Forestry
Michael R. Mott, DES/Maps and Surveys
Terry L. Mott, DES/Permits
Willard VanDame, DES/Permit

SITE PLAN REVIEW AGENDA

**Tuesday, December 8, 2015
10:00AM City Hall Room 223B**

NEW SITE PLAN REVIEW APPLICATIONS

File #: SP-022-15-16 *John,*
Applicant: Ken Burnham and Duncan Frame
Address: 1176, 1182, 1186-88 Mt. Hope Avenue, 10-24 Gold Street and 17 Langslow Street
Zoning District: C-1 Neighborhood Center Commercial District and R-1 Low-Density Residential District
Description: To demolish a 2-story building at #1176, combine 6 parcels into one, and construct a 5-story 83,000SF residential/retail building, a 4-story and an 8300SF residential building, and expand a parking lot for 55 spaces.
Section of Code: 120-191D(3)(c)(1)
Case Type: Major *DES review/comment required*
Quadrant: SW *New curb cuts, close curb cut, modify curb cut.*
Enforcement: No *Review abandon Plans??*
SEQR: Type 1 (contiguous to a National Register-listed property)
Application Date: 12/01/15
Contact Person: Peter Siegrist, 428-7738 or peter.siegrist@cityofrochester.gov

File #: SP-023-15-16 *Terry*
Applicant: Chuck Mesolella
Address: 9 Culdorf Alley
Zoning District: M-1 Industrial District
Description: To legalize use of center masonry section (+/-60'W X 40'D) as vehicle repair. Remainder of building to be used by owner as storage.
Section of Code: 120-191D(3)(b)(3)(a) Site plan review is required for development of vehicle repair.
Case Type: Minor *No DES involvement at this time*
Quadrant: NW
Enforcement: Yes
SEQR: Unlisted
Application Date: 12/2/15
Contact Person: Tom Kicior, 428-7761 or thomas.kicior@cityofrochester.gov

Jim,
532 Upper Falls Blvd / Henry St
R.O.W

Henry St improvement ?
Planner Jill W

*104 code
for curb
cuts*

#222 & 226 Michon St

Private Demo -> curb cuts close -> Tom Kicior

PROJECT INFORMATION

PLEASE TYPE OR PRINT

1176-1188 MT. HOPE AVE.

1. PROJECT ADDRESS(ES): 10-24 GOLD ST., 17 LANGSLOW ST.

KEN BURNHAM

2. APPLICANT: DUNLAW FRAME COMPANY NAME: 10 GOLD ST. PROP. LLC

ADDRESS: 1080 PITTSFORD VICTOR RD. SUITE 202 CITY: PITTSFORD ZIP CODE: 14534

PHONE: 585.704.6464 FAX: DFRAME@PACIFICONESOURCING.COM

E-MAIL ADDRESS: KBURNHAM@ROCHESTER.PR.COM

INTEREST IN PROPERTY: Owner Lessee Other

3. PLAN PREPARER: CJS ARCHITECTS

ADDRESS: 54 SOUTH UNION ST. CITY: ROCHESTER ZIP CODE: 14607

PHONE: 585.244.3780 FAX: 585.244.1294

E-MAIL ADDRESS: CJENSEN@CJSARCHITECTS.COM

4. ATTORNEY:

ADDRESS: _____ CITY: _____ ZIP CODE: _____

PHONE: _____ FAX: _____

5. ZONING DISTRICT: C-1 + R-1

6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

5 STORY MIXED USE BUILDING AT 1176-1188 MT HOPE.

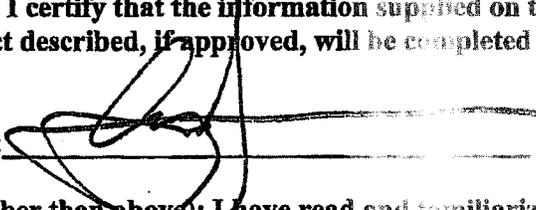
3 STORY R-2 BUILDING AT 10 GOLD ST.

PARKING LOT AT 10-24 GOLD ST.

EXISTING PARKING LOT AT 17 LANGSLOW ST.

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) _____

APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE: 

DATE: 11/24/15

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE: _____

DATE: _____



City of Rochester, NY

**AREA VARIANCE
STATEMENT OF DIFFICULTY
Section 120-195B(4)(b)**

An area variance shall be granted only if the applicant can establish the existence of EACH of the following conditions:

A. Benefits. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.

1. The reduced set back brings the rear building entry closer to the existing parking lot
enhancing safety and convenience for residents.

B. Essential character of the area. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.

1. The existing building on the site (to be demolished) has a rear setback that is roughly equal
to what is being proposed.

C. No other remedy. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.

1. Compliance with the rear setback requirement would result in a reduced building foot print
with no benefit to adjacent properties. Re-subdivision of the property to achieve compliance
(if possible) would not change the real world conditions.

D. Significance. The requested variance is not substantial.

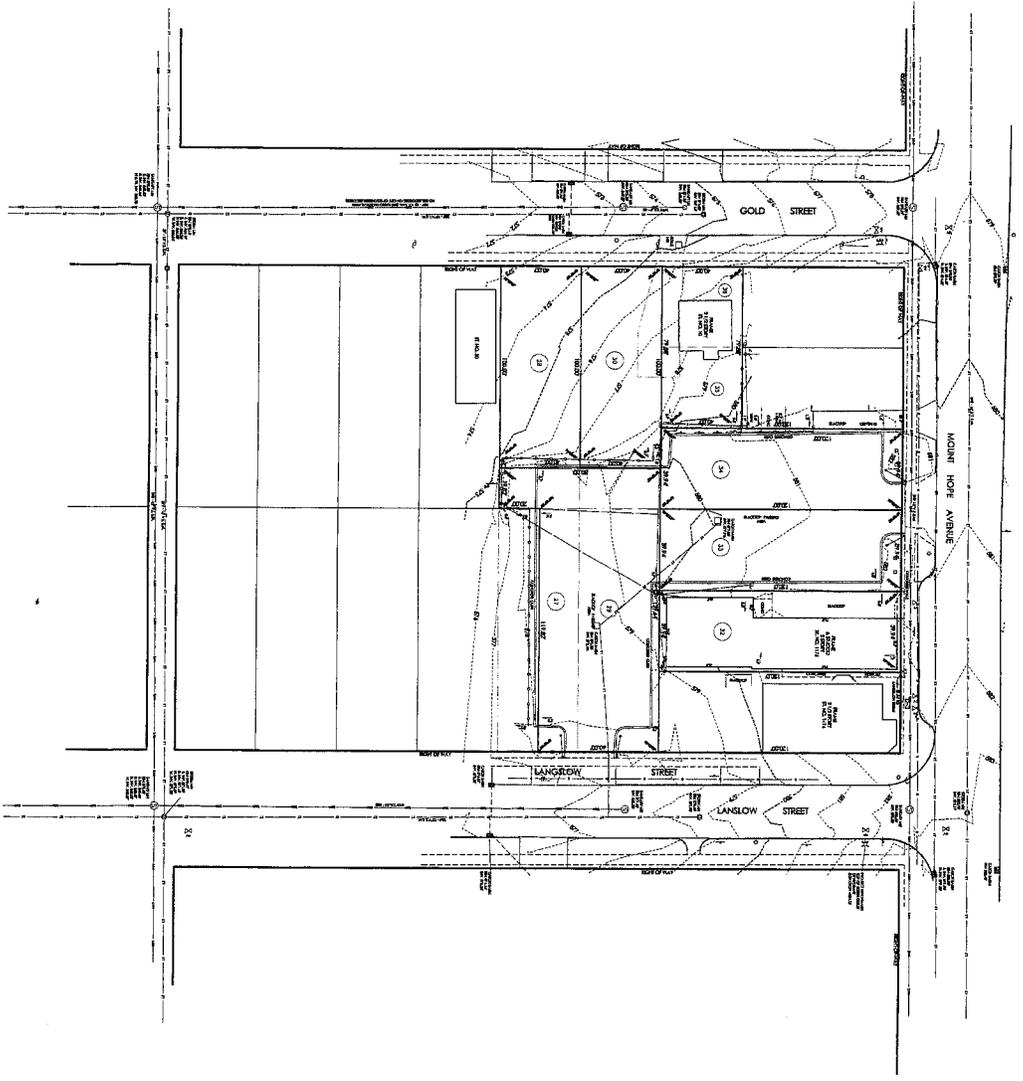
1. The reduced setback is not significant in that it only directly impacts the adjacent existing parking lot that serves the building. The nearest adjacent structures impacted by the rear setback are approximately 100 feet away on Gold Street and approximately 130 feet away on Langslow Street.

E. Physical and environmental conditions. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

1. The only property impacted by the reduced setback is the adjacent parking, and the building's rear entry will be more convenient to the parking as a result of the reduced setback. The space between the rear of the building and the existing parking will not benefit any adjacent property if it is left undeveloped.

F. Not self created. The alleged difficulty was not self created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

1. The adjacent parking lot is existing and cannot logically be reconfigured. This existing condition makes the proposed building footprint the best overall use of the site.



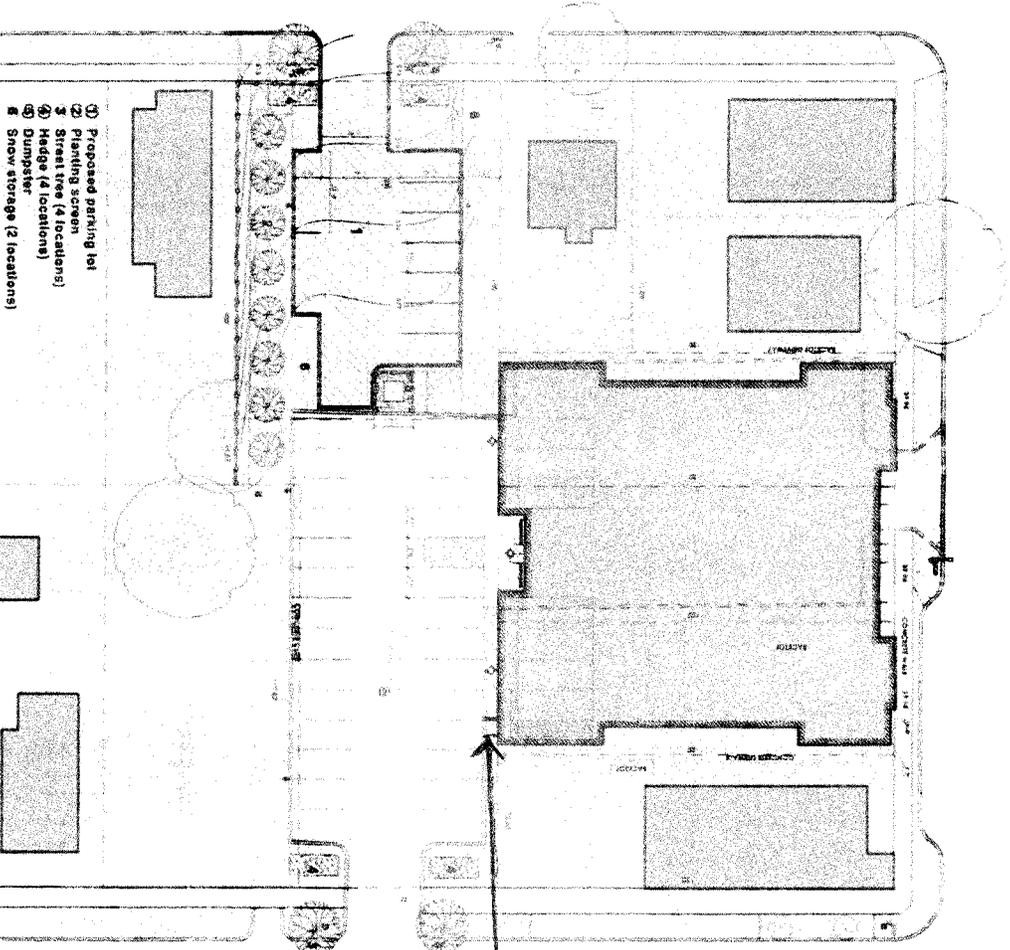
REFERENCES:
 LIBR 1 OF MAPS, PAGE 23
 LIBR 11297 OF DEEDS, PAGE 518

1. WARREN R. MCGIBILL, CHERRY HILL, AN UNDIVIDED QUARTER CORNER OF DECEMBER 14, 2015.
 BY: WARREN R. MCGIBILL, L.S. 42513

SURVEY NOTES:
 ALL MEASUREMENTS AND ANGLES ON THIS CITY OF ROCHESTER, NEW YORK, SURVEY WERE TO ESTABLISH BOUNDARIES AND TO ESTABLISH BOUNDARIES WITHIN THE CORNER OF STANWELL STREET AND MOUNT HOPE AVENUE.
 PROJECT BENCHMARK IS LOCATED ON LANGLOW STREET AND THE TOP OF THE CURB AT THE CORNER OF THE INTERSECTION, ELEVATION = 84.12.
 ALL UTILITIES ARE NOTED BASED ON FIELD LOCATIONS AND SOME OBSERVATIONS DRAWINGS. THE COMPASS WAS USED TO VERIFY ALL INFORMATION UTILITIES BY RESIDING IN A PHOTO SHOOTOUT OF UTILITIES.

<p>MAP OF A SURVEY OF LOTS 24, 25, 26, 27, 28 & 29 ADJACENT TO LOT 27, 28, 29 & 30 IN SECTION 20 OF TOWN OF ROCHESTER, MONROE COUNTY, NEW YORK</p>		<p>DATE: DECEMBER 14, 2015 BY: WARREN R. MCGIBILL, L.S. 42513</p>	
<p>OWNER: MONROE COUNTY, NEW YORK LOT ASSOCIATION TRACT</p>		<p>DATE: DECEMBER 14, 2015 BY: WARREN R. MCGIBILL, L.S. 42513</p>	

Lofts at Gold St

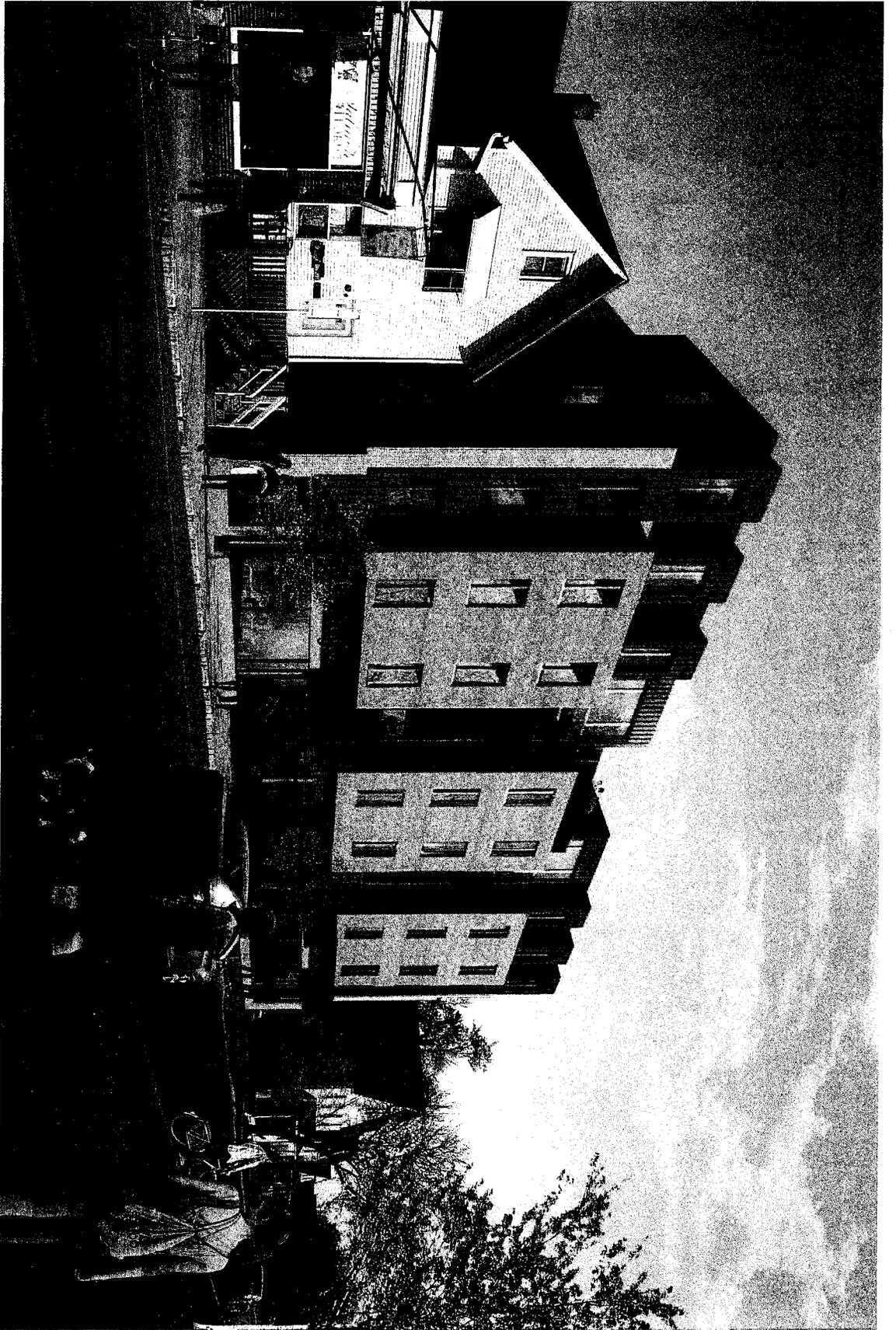


- 1 Proposed parking lot
- 2 Screening screens
- 3 Street trees (4 locations)
- 4 Hedges (4 locations)
- 5 Dumpster
- 6 Snow storage (2 locations)



The building is 3' from the rear lot line, thereby requiring a variance

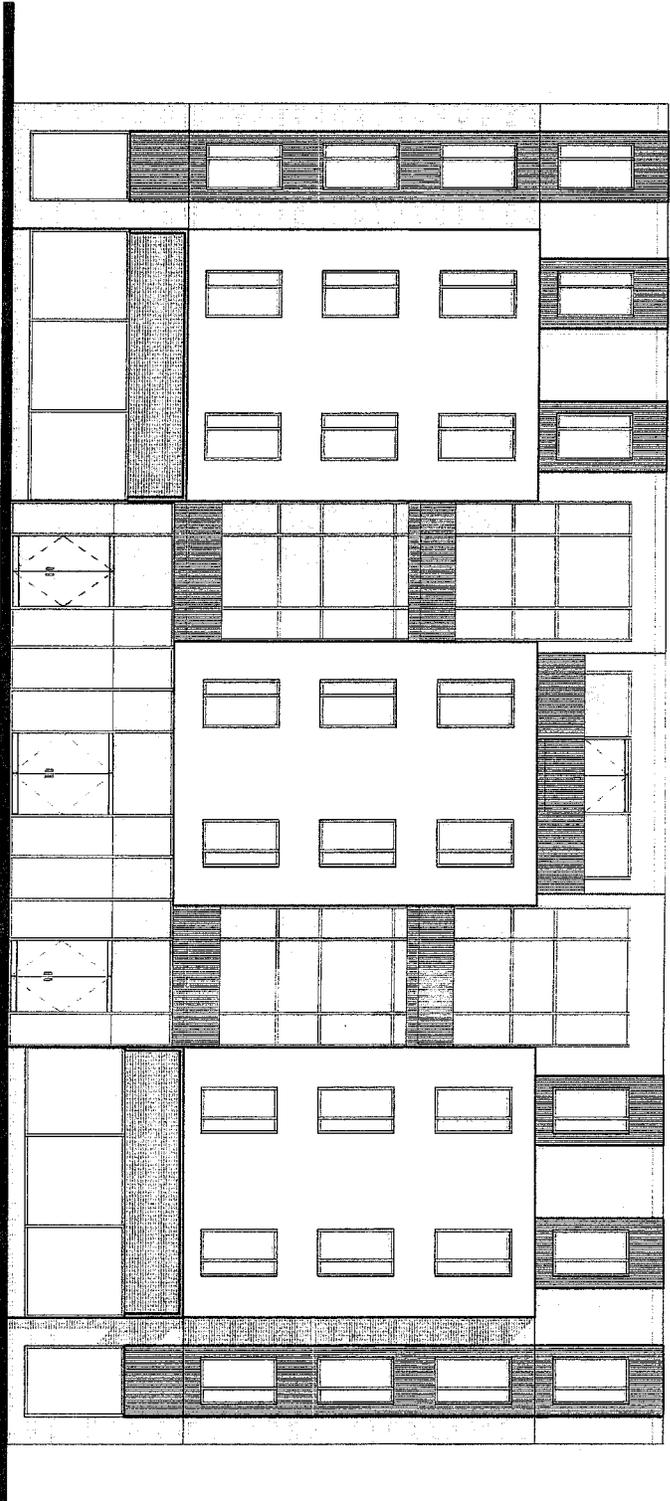




EXTERIOR PERSPECTIVE

LOFTS AT GOLD ST
1180 MT HOPE AVE

04/13/16



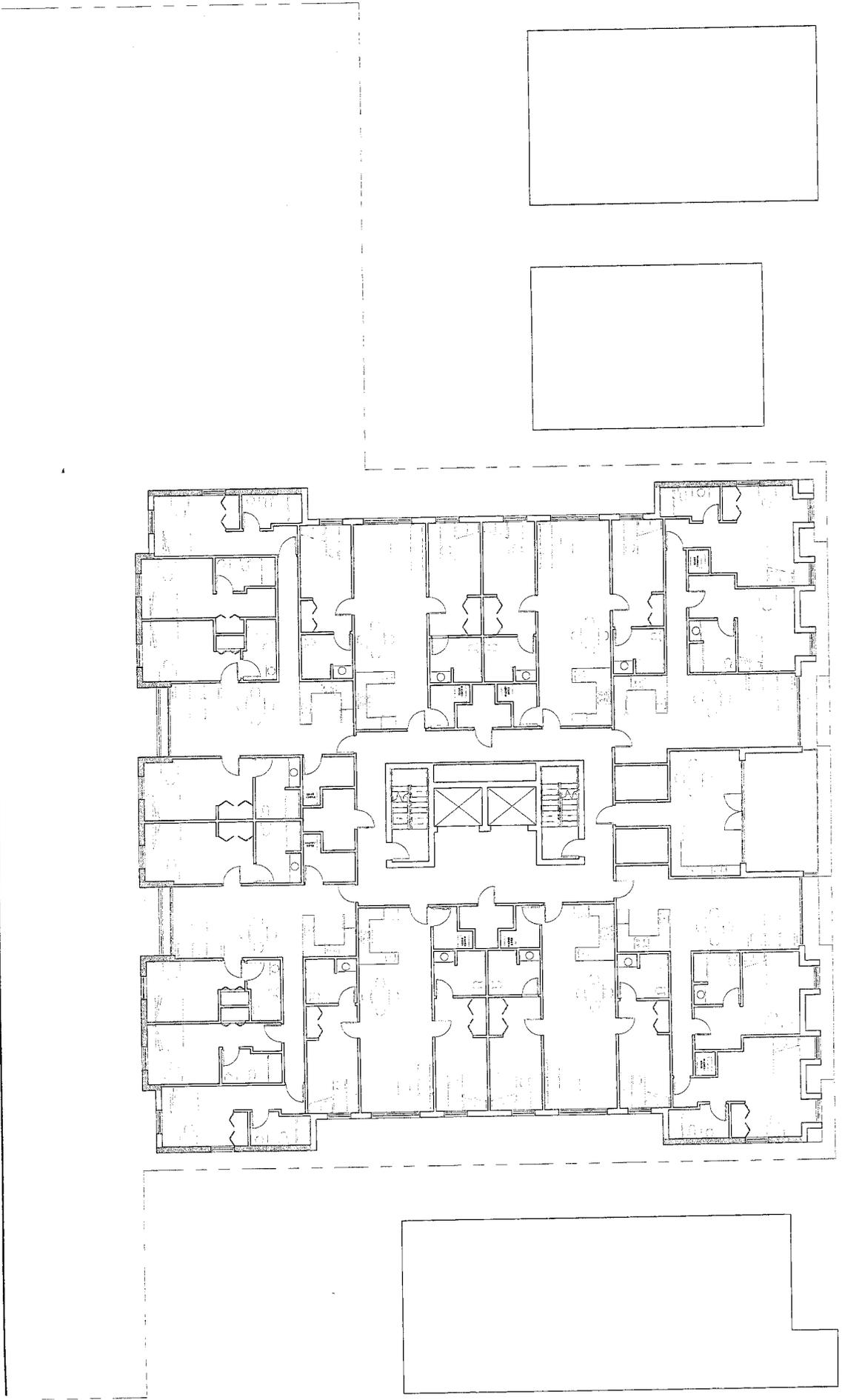
① Elevation 2 Copy 1
3/32" = 1'-0"

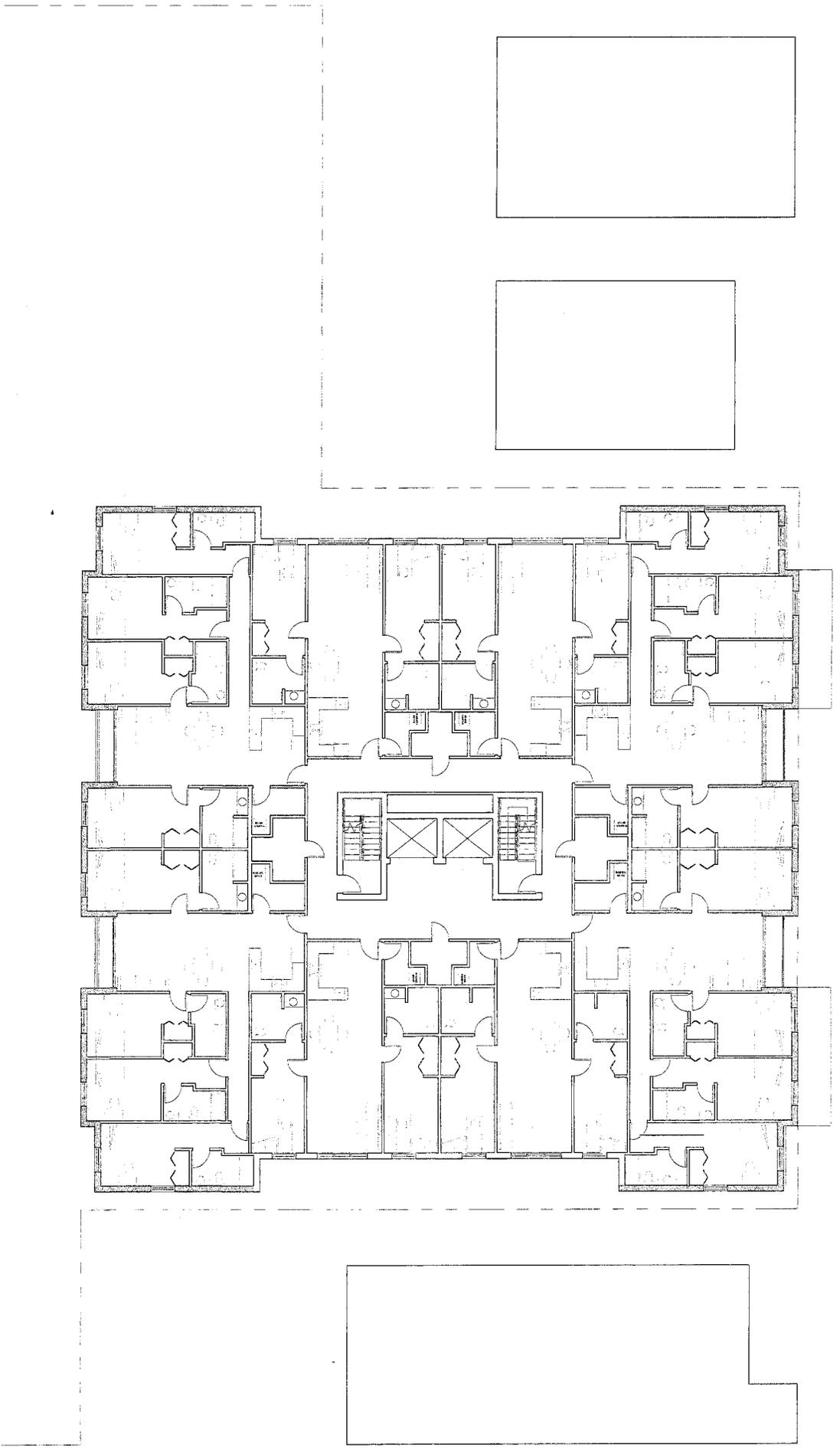
1180 MT HOPE WEST ELEVATION

FIFTH FLOOR PLAN

LOFTS AT GOLD ST
1180 MT HOPE AVE

06/20/16

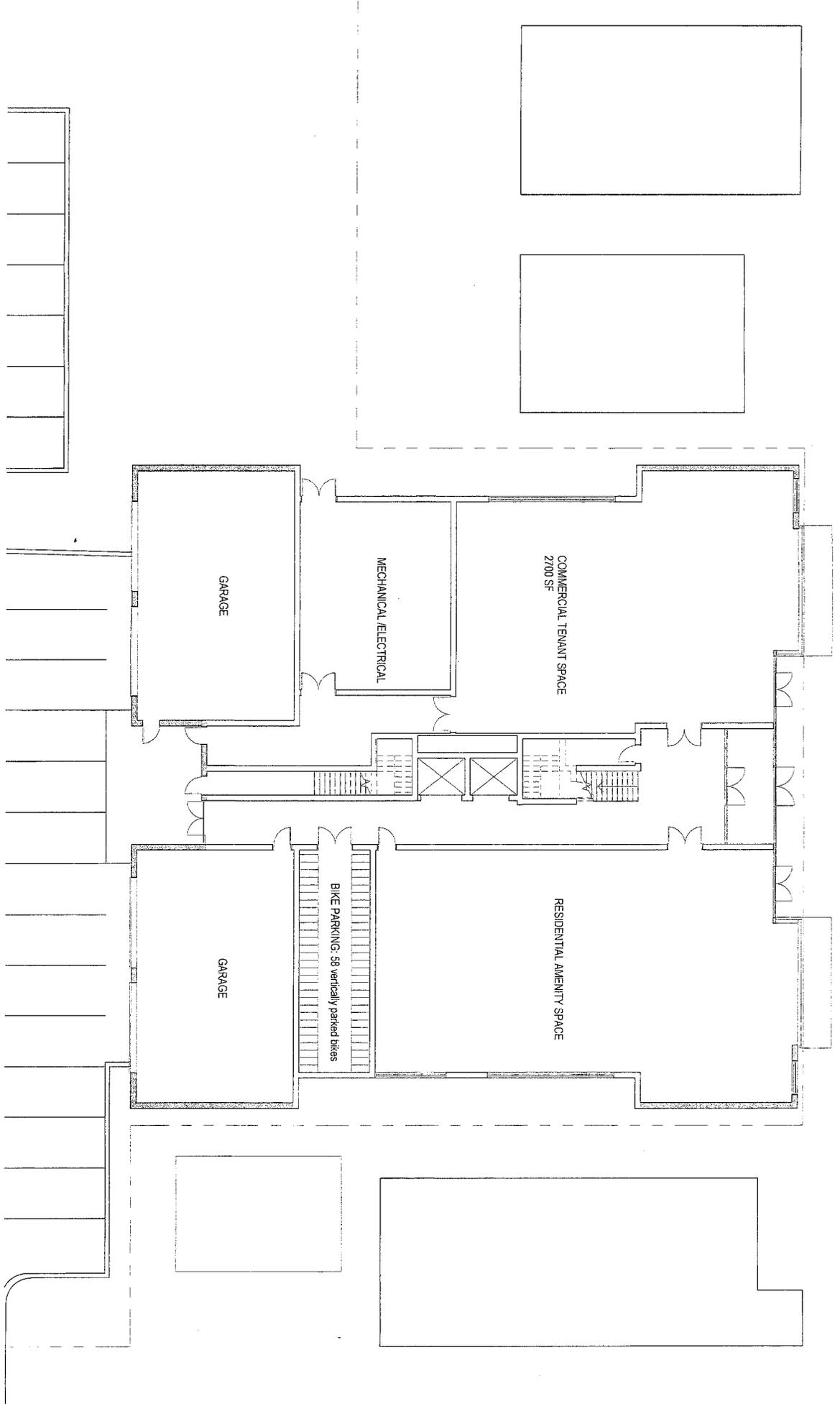




TYPICAL FLOOR PLAN

LOFTS AT GOLD ST
1180 MT HOPE AVE

06/20/16



GROUND FLOOR PLAN

LOFTS AT GOLD ST
1180 NTH HOPE AVE

06/20/16

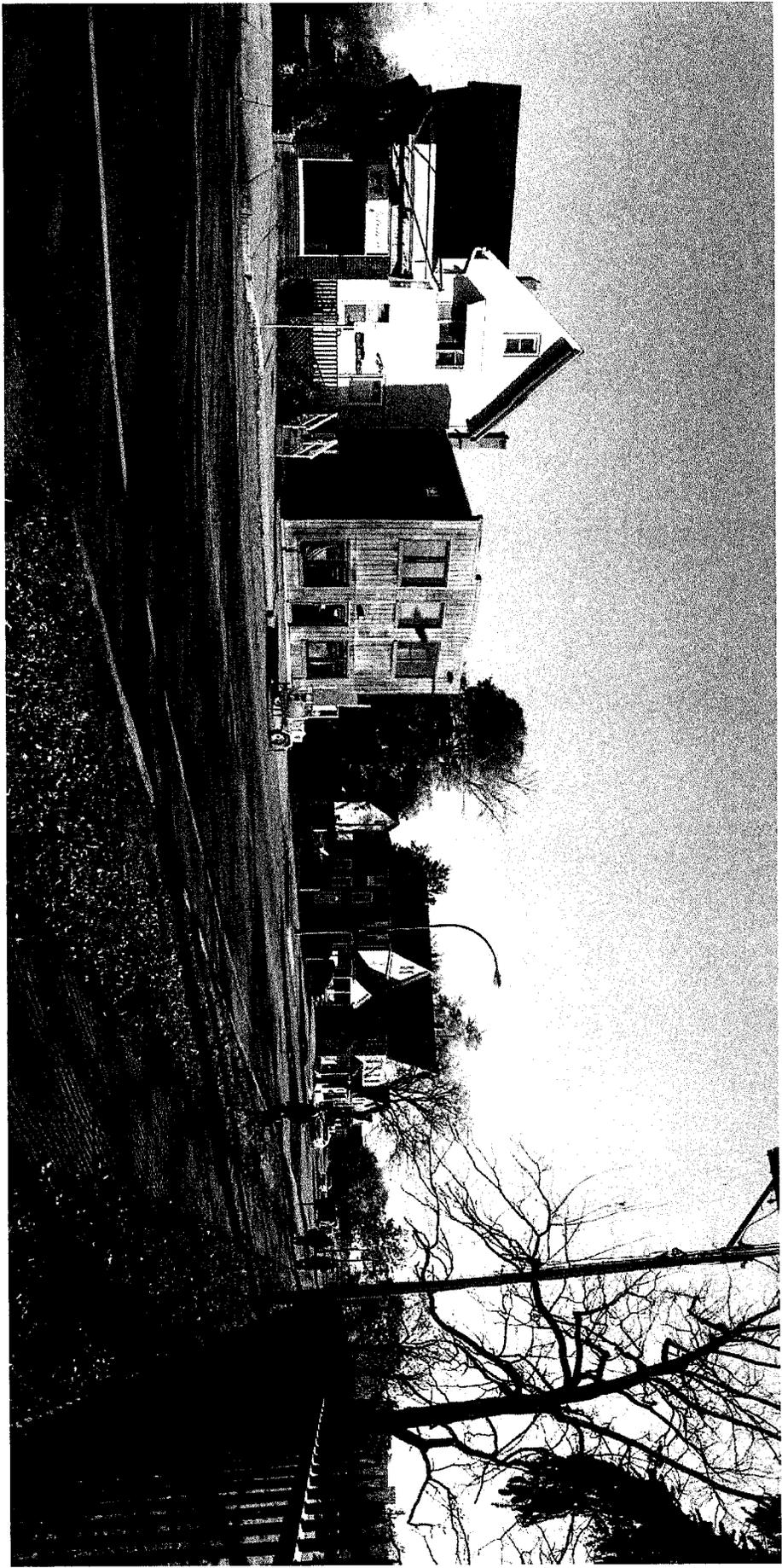
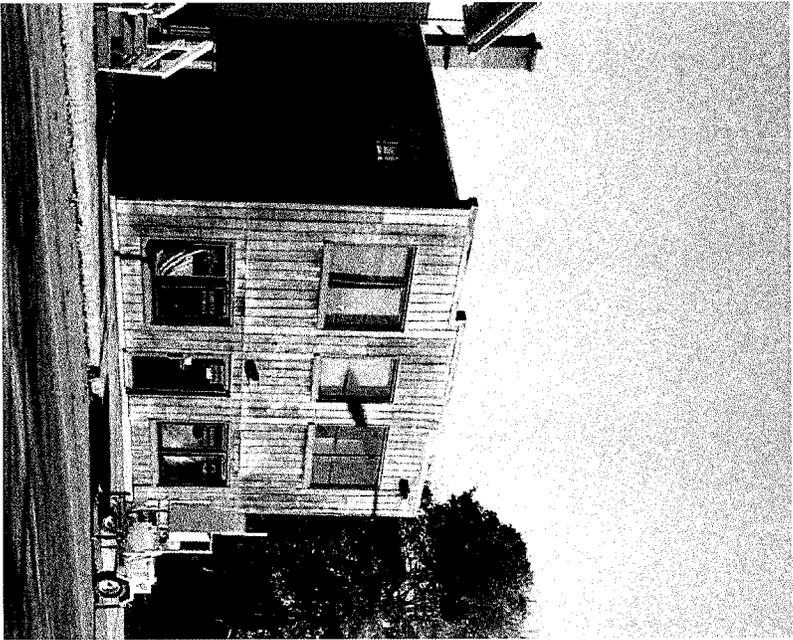
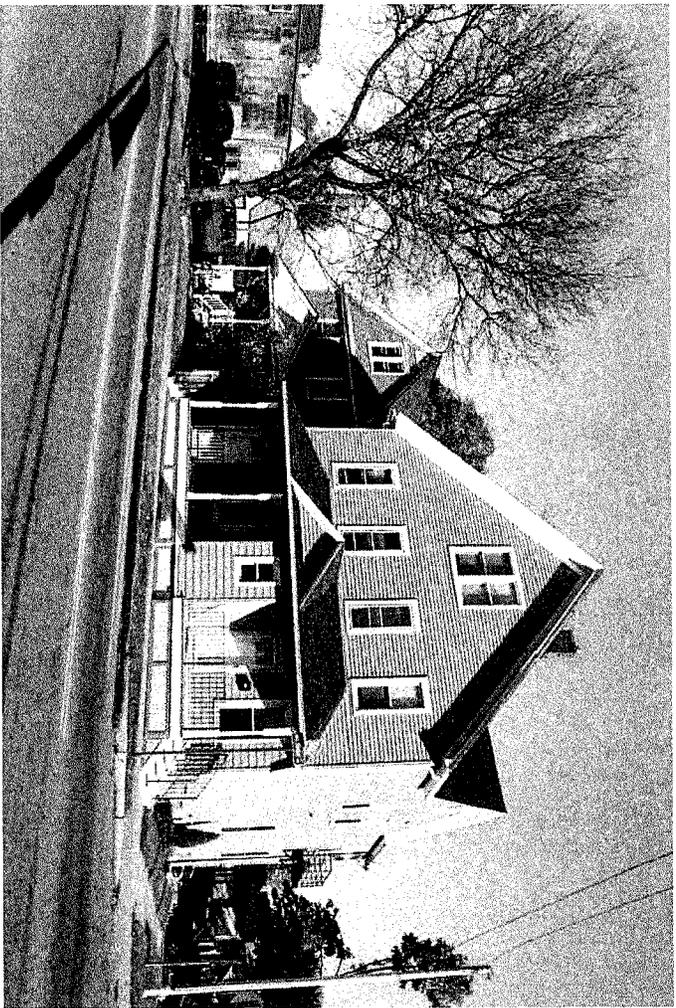


PHOTO OF THE SITE

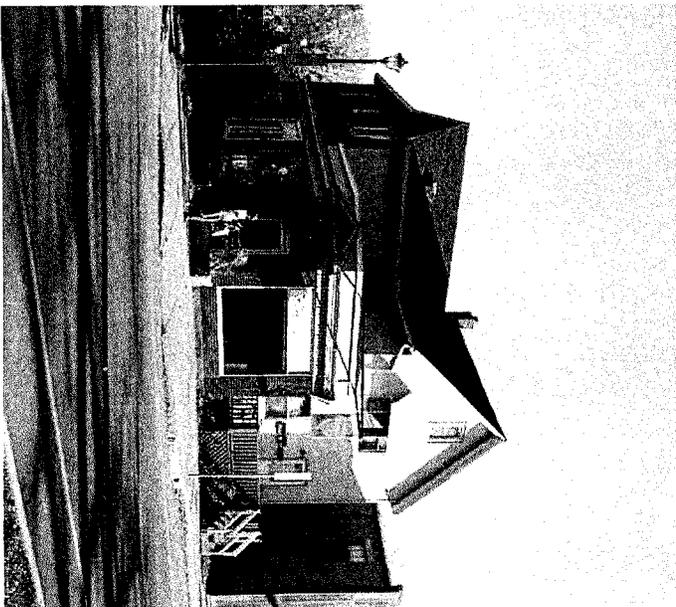
LOFTS AT GOLD ST
1180 MT HOPE AVE

04/13/16



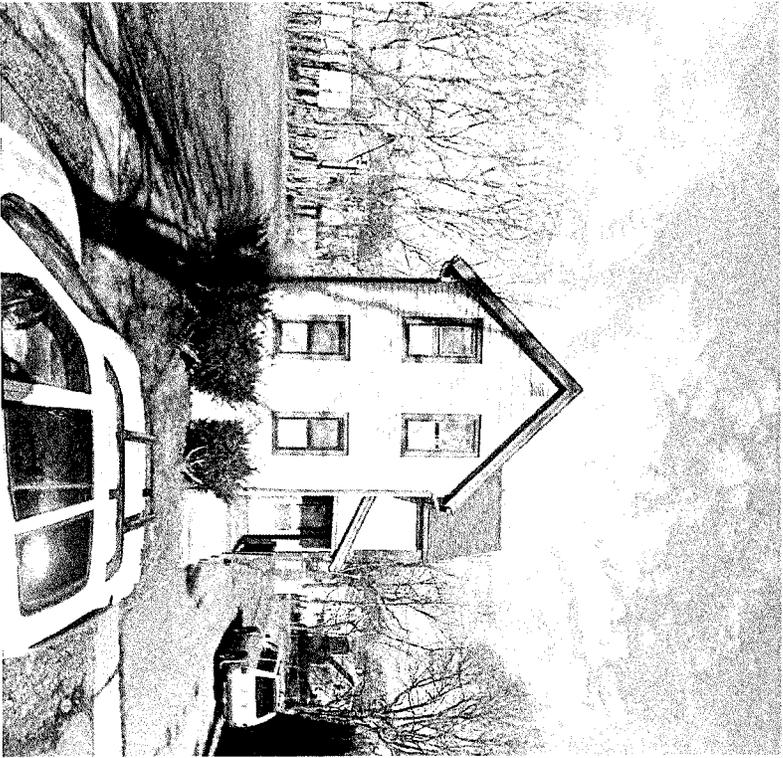


SURROUNDING PROPERTIES ON MT HOPE

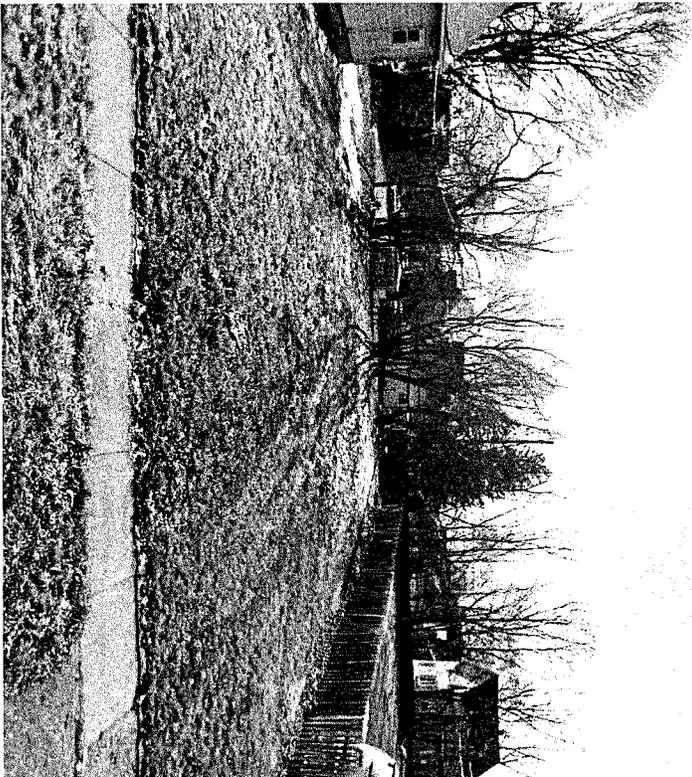


SURROUNDING PROPERTIES ON MT HOPE

PHOTOS OF ADJACENT PROPERTIES



SURROUNDING PROPERTIES ON GOLD ST



SURROUNDING PROPERTIES ON LANDSLAW ST



PHOTOS OF ADJACENT PROPERTIES

LOFTS AT GOLD ST
1180 MT HOPE AVE

04/3/16



1142 Mt. Hope Avenue - Rochester, New York 14620

June 9, 2016

**Ms. Zina Lagonegro, ACIP, EIT
Director of Planning & Zoning
Bureau of Planning & Zoning
30 Church Street – Room 125B
Rochester, New York 14614**

Re: The Lofts at Gold Street at 1176 Mt Hope Avenue

Dear Zina,

As a longtime business owner, local employer and significant property owner on Mt Hope Avenue, I want to voice my strong support in favor of the proposed mixed use-student housing development at 1176 Mt Hope Avenue; this is exactly the sort of development this neighborhood could use to keep it vital and growing.

I know there have been some neighborhood concerns regarding this development, but coming from a business owner, local employer and also someone who truly cares about the Mt Hope Neighborhood and its long-term success; this will be a very positive step in ensuring the future and positive vitality of this neighborhood! All one has to do is look at the existing dilapidated building and know that this will be a vast improvement over what is currently in place.

From my understanding, the developers are planning to take great care in monitoring this building and its parking lots to ensure the safety of the students inside as well as the neighbors nearby.

With the recent commercial business closures at College Town coming at an alarming rate over the past few months, people around here are wondering what can be done to stop the mass exodus – I know the answer: More customers living within a short walking distance to these local businesses. It is that simple.

I would strongly encourage the City Planning Council to consider granting any special permits required, to enable this project to move forward.

This cannot come soon enough for our neighborhood.

Thank you.

Sincerely,

Peter T. Psyllos
President
The Distillery Restaurant, Inc.
585-271-2044