

**CITY OF ROCHESTER
30 CHURCH STREET**

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

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

Thursday, September 15, 2016

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-023-16-17
Case Type: Area Variance
Address: 181 Cottage Street
Zoning District: R-1 Low-Density Residential District
Applicant: Vernis Fletcher
Purpose: To legalize the enclosure of an open front porch on a single family dwelling.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-024-16-17
Case Type: Area Variances
Address: 174-176 Colvin Street, 25 and 43-57 Syke Street
Zoning District: M-1 Industrial District
Applicant: Scott Spring
Purpose: To waive the distance separation, landscaping, screening, and fencing requirements associated with the legalization of a vehicle repair operation and a contractor's business.
Code Section: 120-152, 120-154.1, 120-167
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-025-16-17
Case Type: Area Variance
Address: 645-647 Norton Street
Zoning District: R-1 Low-Density Residential District
Applicant: Frank Cornier
Purpose: To change the use of the first floor from a print shop and accessory storage to an office, not meeting the transparency requirements.
Code Section: 120-159
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-026-16-17
Case Type: Use Variance
Address: 294 Clay Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Patti Billard
Purpose: To re-establish use of the property as a three-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 5
File Number: V-027-16-17
Case Type: Area Variance
Address: 200 Warner Street
Zoning District: R-1 Low-Density Residential District
Applicant: Amina Ibrahim
Purpose: To legalize the expanded parking area in the rear yard of a mixed-use building, thereby exceeding the lot coverage requirement.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 6
File Number: V-028-16-17
Case Type: Area Variance
Address: 121-127 Pool Street
Zoning District: M-1 Industrial District
Applicant: Dominic Cimino
Purpose: To construct a 50' x 30' warehouse/storage building, not meeting the front or rear yard setback requirement; and to install a 6' tall chain link fence, not meeting the landscape setback requirement.
Code Section: 120-84, 120-167
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-029-16-17
Case Type: Use Variance
Address: 14 Vetter Street
Zoning District: R-1 Low-Density Residential District
Applicant: Saba Gebreamlak
Purpose: 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.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-046-15-16
Case Type: Use Variance – Part 2
Address: 111 Industrial Street
Zoning District: CCD-C Center City – Cascade-Canal District
Applicant: Loretta Spezio
Purpose: To establish use of the property for truck and equipment storage to serve the existing paving and trucking company located at 100-106 Industrial Street. Outdoor uses are prohibited in this District.
Code Section: 120-64
Enforcement: Yes

III Rehearing Requests

- 1) **320 Castleman Street (V-042-15-16):** Rehearing request regarding the variance to legalize the driveway expansion of a two-family dwelling, thereby resulting in front yard parking. This request was denied by the Zoning Board on January 21, 2016.
- 2) **1881 East Avenue (V-077-15-16):** Rehearing request regarding the variance to install four internally illuminated signs that are 7.5' x 5.5' each for "Perri's Pizzeria at the Brighton Pub". This request was denied by the Zoning Board on June 16, 2016.