

**CITY OF ROCHESTER
30 CHURCH STREET**

**ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 A.M.-9:30 A.M.
CONFERENCE ROOM 223B
Cases 1-5 PUBLIC HEARING: 9:30 A.M.
Case 6 & 7 PUBLIC HEARING: 11:30 A.M.
CITY COUNCIL CHAMBERS 302A**

March 15, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-064-11-12
Case Type: Area Variance
Applicant: Roberta DuBeshter, Chatterbox Club
Address: 25 N. Goodman Street
Zoning District: R-3 High Density Residential District
Quadrant: SE
Purpose: To replace a 6' high fence with an 8' high fence, thereby exceeding the maximum 6' height requirement for a fence in the side yard.

Enforcement: No

Case 2
File Number: V-065-11-12
Case Type: Area Variance
Applicant: Sharat Salem, Hair Galleria
Address: 1113 Hudson Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: NE
Purpose: To replace the sign faces on an existing detached sign, not meeting certain sign requirements in the C-1 District.

Enforcement: No

Case 3
File Number: V-066-11-12
Case Type: Area Variance
Applicant: Michael Lebowitz, Owner
Address: 29 Portsmouth Terrace
Zoning District: R-2 Medium-Density Residential District
Quadrant: SE
Purpose: To waive certain lot, area, yard and parking requirements associated with the expansion of the 2nd floor apartment into the 1st floor garage area of an existing carriage house; thereby expanding a nonconforming use and creating a principal single family dwelling.

Enforcement: No

Case 4
File Number: V-067-11-12
Case Type: Area Variance
Applicant: Chuck Peperak, McDonald's USA LLC
Address: 1432 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Quadrant: SE
Purpose: To waive certain site requirements, standards, transparency and sign requirements associated with the redevelopment of the site with a new McDonald's restaurant.
Enforcement: No

Case 5
File Number: P-002-11-12
Case Type: Administrative Appeal
Applicant: J. Dixon
Address: 1448 Culver Road
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Purpose: To appeal a decision by the Director of Planning and Zoning to deny a Certificate of Zoning Compliance to change the use of a 2-family to a 3-family dwelling on the R-1 Low Density Residential District.
Enforcement: Yes

Case 6
File Number: V-068-11-12
Case Type: Area Variance
Applicant: Ronald Christenson, Flats, LLC/Christenson Construction Management
Address: 1500 S. Plymouth Avenue & 1000 and 1006 Genesee Street
Zoning District: Brooks Landing Urban Renewal District
Quadrant: SW
Purpose: To waive certain building height and parking lot design standards associated with the construction of an 11-story mixed-use building
Enforcement: No

Zoning Board of Appeals

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Agenda

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Case	7
File Number:	V-069-11-12
Case Type:	Area Variance
Applicant:	Aaron Flajsing, Kessler Group
Address:	560 Lyell Avenue
Zoning District:	C-2 Community Center District
Quadrant:	NW
Purpose:	To replace the attached signs for “Burger King” not meeting certain sign requirements in the C-2 zoning district.
Enforcement:	No