CITY OF ROCHESTER 30 CHURCH STREET

**ZONING BOARD OF APPEALS** 

**MEETING WITH STAFF: 8:45 AM-9:30 AM** 

**CONFERENCE ROOM 223B** 

Cases 1-6 PUBLIC HEARING BEGINS: 9:30 AM Cases 7-11 PUBLIC HEARING BEGINS: 11:30 AM

**CITY COUNCIL CHAMBERS 302A** 

May 17, 2012

## I. MEETING WITH STAFF

## II. Informational Meeting/Public Hearing

Case 1

File Number: V-061-11-12 Case Type: Area Variance

Applicant: Donald Waltzer, H & C Tool Supply Co.

Address: 235 and 245 Mt. Read Blvd.

Zoning District: M-1 Industrial District

Quadrant: SW

Purpose: To waive certain sign requirements associated with the

installation of attached and detached signs for H & C Tool Supply at 235 Mt. Read Blvd., and Lakeview Lawn and Landscape at 245 Mt. Read Blvd. (HELD FROM FEBRUARY 16, 2012 MEETING)

**Enforcement:** Yes

Case 2

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. (HELD FROM MARCH 15, 2012 MEETING)

**Enforcement:** Yes

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Case 3

File Number: V-079-11-12 Case Type: Use Variance

Applicant: Jack Sigrist, Architectural Innovations, P.C. on behalf of Gotham

**Management Assoc., Owner** 

Address: 325 S. Goodman Street

**Zoning District:** R-2 Medium Density District

Quadrant: SE

Purpose: To retain the rights to a 4-family dwelling, a nonconforming use in

the R-2 district that has lost its rights due to a period of vacancy greater than 9 months, and to consider the legalization of the expansion of the nonconforming use into the attic thereby changing the use from a 4-family to a 5-family dwelling, not

meeting certain dwelling unit conversion standards. (POSTPONED FROM THE APRIL 19, 2012 MEETING)

Enforcement: Yes SEQR: Unlisted

Lead Agency: Zoning Board of Appeals

Case 4

File Number: V-078-11-12

Case Type: Use and Area Variance

Applicant: Joe D'Alessandro, D'Alessandro House Buyers

Address: 1155-1159 S. Plymouth Avenue Zoning District: C-1 Neighborhood Center District

Quadrant: SW

Purpose: To change the use from a store to a sit-down restaurant with

outdoor seating with hours of operation from 10:00 AM to 2:00 AM Thursday through Saturday, a prohibited use in the C-1 district; and to waive the off-street parking requirement associated with the change of use. (POSTPONED FROM THE APRIL 19, 2012)

**MEETING**)

Enforcement: No

Case 5

File Number: V-076-10-11

Case Type: Area Variance - Modification

Applicant: Rex Cameron, Hi-Tech Construction

Address: 1680 N. Goodman Street

**Zoning District:** R-1 Low Density Residential District

Quadrant: NE

Purpose: To modify a previous area variance approval relating to a

detached sign, not meeting certain sign requirements in the

residential district.

Enforcement: No

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Case 6

File Number: V-081-11-12 Case Type: Area Variance

Applicant: Lisa Daeffler, Frontline Advertising on behalf of Charlotte

**Appliance** 

Address: 3200-3206 Lake Avenue

**Zoning District:** C-2 Community Center District

Quadrant: NW

Purpose: To waive certain sign requirements associated with the

installation of vinyl window decals on the storefront windows at

**Charlotte Appliance.** 

Enforcement: No SEQR: Type II

Case 7

File Number: V-082-11-12 Case Type: Area Variance

Applicant: Vince Nebbia, Platinum Properties

Address: 633-639 Averill Avenue

**Zoning District:** R-2 Medium-Density Residential District

Quadrant: SE

Purpose: To legalize the expansion of a 4-family dwelling by expanding 2

apartments on the 2<sup>nd</sup> floor into the 3<sup>rd</sup> floor, thereby expanding a

nonconforming use in the R-2 district.

Enforcement: Yes SEQR: Unlisted

Lead Agency: Zoning Board of Appeals

Case 8

File Number: V-083-11-12 Case Type: Area Variance

Applicant: Arthur Vitoch, Vitoch interiors Ltd.

Address: 59 Halstead Street Zoning District: M-1 Industrial District

Quadrant: SE

Purpose: To waive the height and setback requirement associated with the

installation of a 5' high wrought iron fence along Halstead Street.

Enforcement: No SEQR: Type II

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Case 9

File Number: V-084-11-12 Case Type: Area Variance

Applicant: Rev. Julius Brunson, Church of God

Address: 690 N. Goodman Street

**Zoning District:** R-2 Medium-Density Residential District

Quadrant: SE

Purpose: To waive certain sign requirements associated with the

installation of a detached sign for a church in the residential

district.

Enforcement: No SEQR: Type II

Case 10

File Number: V-085-11-12 Case Type: Area Variance

Applicant: Joseph Rotolo, Owner Address: 2188 Norton Street

Zoning District: R-1 Low-Density Residential District

Quadrant: SE

Purpose: To waive certain setback requirements associated with the

construction of a carport for a single family dwelling.

Enforcement: Yes SEQR: Type II

Case 11

File Number: V-086-11-12 Case Type: Area Variance

Applicant: Jonathan Pavon, Owner Address: 144 Mohawk Street

Zoning District: R-1 Low-Density Residential District

Quadrant: NE

Purpose: To waive certain city-wide design standards associated with the

enclosure of an existing open front porch.

Enforcement: Yes SEQR: Type II