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 7-13 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A

July 19, 2012

I. MEETING WITH STAFF

II. Public Hearings:

Case	**1**
File Number:	**P-002-11-12**
Case Type:	**Administrative Appeal**
Applicant:	**J. Dixon, Owner**
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 in the R-1 Low Density Residential District. (POSTPONED FROM THE June 14, 2012 MEETING)**
Enforcement:	**Yes**

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 install a 6' high detached sign not meeting the maximum height requirement in the C-2 district. (HELD FROM THE March 15, 2012 MEETING).**
Enforcement:	**No**

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 June 14, 2012 MEETING)**
Enforcement:	**Yes**
SEQR:	**Unlisted**
Lead Agency:	**Zoning Board of Appeals. A Notice of Environmental Determination was issued on May 17, 2012**

Case	**4**
File Number:	**V-087-11-12**
Case Type:	**Use Variance**
Applicant:	**Reza Hourmanesh on behalf of Hussein Alhojaji, Owner**
Address:	**536-540 Jay Street**
Zoning District:	**R-1 Low-Density Residential District**
Quadrant:	**NW**
Purpose:	**To relocate a store from the 1st floor of the 3-story building to the 1st floor of the adjacent 1-story building and to add a take-out food component, and to establish offices and storage for the store on the 1st floor of the 3-story building; thereby establishing a use that is of a greater intensity than the previous nonconforming use in the structure. (HELD FROM THE June 14, 2012 MEETING)**
Enforcement:	**Yes**

Case	**5**
File Number:	**V-092-11-12**
Case Type:	**Area Variance**
Applicant:	**Jason Dieter, Owner**
Address:	**90 Salisbury Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SE**
Purpose:	**To waive City-Wide design standards and the front yard setback requirement associated with the conversion of an open front porch to living space. (HELD FROM THE June 14, 2012 MEETING)**
Enforcement:	**No**

Case	**6**
File Number:	**V-001-12-13**
Case Type:	**Area Variance**
Applicant:	**Homero Pimentel**
Address:	**292-296 Avenue A**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**NE**
Purpose:	**To legalize roll down security shutters; a prohibited alteration under the nonresidential City-Wide design standards relating to transparency.**
Enforcement:	**Yes**

Case	**7**
File Number:	**V-002-12-13**
Case Type:	**Area Variance**
Applicant:	**Joe Reinhart, Ulrich Signs**
Address:	**532 Chili Avenue**
Zoning District:	**C-1 Neighborhood Center District**
Quadrant:	**SW**
Purpose:	**To waive certain sign requirements associated with the replacement of an existing detached sign for First Niagara Bank.**
Enforcement:	**No**

Case	**8**
File Number:	**V-003-12-13**
Case Type:	**Area Variance**
Applicant:	**Joe Reinhart, Ulrich Signs**
Address:	**60 Lyell Avenue**
Zoning District:	**C-2 Community Center District**
Quadrant:	**NW**
Purpose:	**To waive certain sign requirements associated with the replacement of an existing detached sign for First Niagara Bank.**
Enforcement:	**No**

Case	**9**
File Number:	**V-004-12-13**
Case Type:	**Use Variance**
Applicant:	**Jarod Sevor, Owner**
Address:	**2072 Dewey Avenue**
Zoning District:	**C-1 Neighborhood Center District**
Quadrant:	**NW**
Purpose:	**To retain the rights to a 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.**
Enforcement:	**No**

Case	**10**
File Number:	**V-005-12-13**
Case Type:	**Area Variance**
Applicant:	**R. Jon Schick, Architect**
Address:	**40 Hawthorne Street**
Zoning District:	**R-1 Low Density Residential District**
Quadrant:	**SE**
Purpose:	**To waive the setback requirements associated with the conversion of an existing 1-story detached garage to a 2-story carriage house.**
Enforcement:	**No**

Case	**11**
File Number:	**V-006-12-13**
Case Type:	**Area Variance**
Applicant:	**Fred Chambers**
Address:	**604 Beach Avenue**
Zoning District:	**R-1 Low Density Residential District (Beach Avenue Preservation District)**
Quadrant:	**NW**
Purpose:	**To waive the maximum building coverage and lot coverage requirements associated with the conversion of a patio to a covered open porch.**
Enforcement:	**No**

Case	**12**
File Number:	**V-007-12-13**
Case Type:	**Area Variance**
Applicant:	**Jonathan Mervine, Roc Brewing Co.**
Address:	**56 S. Union Street**
Zoning District:	**R-3 High Density Residential District**
Quadrant:	**SE**
Purpose:	**To extend the hours of operation from 8:00 am to 10:30 pm Monday-Saturday to 2:00 am daily and to establish an outdoor seating area in front of the building; expansion of a nonconforming use.**
Enforcement:	**No**
SEQR:	**Unlisted**
Lead Agency:	**ZBA**

III Informational Meeting:

Pursuant to NYS General City Law Section 81-a.12, to review a request for a rehearing of a use variance granted on November 30, 2011, at 546 Grand Avenue, to retain the rights to a 2 family dwelling.