

**CITY OF ROCHESTER
30 CHURCH STREET**

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

August 16, 2012

I. MEETING WITH STAFF

II. Public Hearings:

Case 1
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 July 19, 2012 MEETING)
Enforcement: Yes

Case 2
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. (HELD FROM THE July 19, 2012 MEETING)
Enforcement: No

Case 3
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. (HELD FROM THE July 19, 2012 MEETING)
Enforcement: No

Case 4
File Number: V-008-12-13
Case Type: Area Variance
Applicant: David Fingado, Rochester Gas & Electric
Address: 5 Yarmouth Road
Zoning District: M-1 Industrial District
Quadrant: SE
Purpose: To construct a 12' x 32' addition to an existing control building and install 7' x 152' chainlink fence with barbed wire to expand the northeast area of the facility; and to install a 12'W x 37'L x 13'H transformer central to the facility; thereby expanding a public utility, a nonconforming use in the M-1 district.
Enforcement: No

Case 5
File Number: V-009-12-13
Case Type: Use Variance
Applicant: Christopher DiDio, Owner
Address: 2264 Clifford Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Purpose: To establish vehicle repair (hand wash/detailing) and vehicle sales, prohibited uses in the C-1 district; and to re-establish the use of a nonconforming detached sign that has lost its right due to abandonment.
Enforcement: No

Case 6
File Number: V-010-12-13
Case Type: Use Variance
Applicant: Ann Chaintreuil, Owner
Address: 266 Alexander Street
Zoning District: R-2/O-B Medium Density Residential/Overlay-Boutique District
Quadrant: SE
Purpose: To change the use of the first floor rear from an office to an apartment, not meeting the dwelling unit conversion standards.
Enforcement: No

Case 7
File Number: V-011-12-13
Case Type: Area Variance
Applicant: Vince DiRaimo, DiRaimo Enterprises
Address: 419 & 427 Latta Road
Zoning District: R-3 High-Density Residential District
Quadrant: NW
Purpose: To construct an addition to the rear of an existing commercial building and an 8-space parking area to serve the commercial uses on the site; expansion of a nonconforming use in the R-3 district.
Enforcement: No

Case 8
File Number: V-012-12-13
Case Type: Area Variance
Applicant: Andrew Nohle, Meier Supply Co., Inc.
Address: 430-448 Atlantic Avenue and 15 and 21 Greenleaf Street
Zoning District: M-1 Industrial District
Quadrant: SE
Purpose: To waive the side setback requirement associated with the construction of a building addition for Meier Supply.
Enforcement: No

Case 9
File Number: V-013-12-13
Case Type: Area Variance
Applicant: Lisa Harasimowitz, Owner
Address: 47 Weider Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To construct a 1-car front yard parking area.
Enforcement: No

Case 10
File Number: V-014-12-13
Case Type: Area Variance
Applicant: Chuck Peperak, McDonald's USA, LLC
Address: 788-800 Lake Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Purpose: To waive certain height, transparency and sign requirements associated with the redevelopment of an existing McDonald's Restaurant.
Enforcement: No

Case 11
File Number: V-015-12-13
Case Type: Area Variance
Applicant: Cynthia Constantino Gleason, Simcona Electronics
Address: 295 Mt. Read Blvd.
Zoning District: M-1 Industrial District
Quadrant: NW
Purpose: To waive the size limitation associated with the installation of a political sign for "Sean Gleason for Supreme Court".
Enforcement: No