

**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**

January 19, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-052-11-12
Case Type: Use Variance
Applicant: Jim Speedy, Owner
Address: 26 Buckingham Street
Zoning District: R-3 High Density Residential District
Quadrant: SE
Purpose: To waive the dwelling unit conversion standards associated with the change of use from a 3-family with 2 roomers to a 5-family dwelling.
Enforcement: Yes

Case 2
File Number: V-053-11-12
Case Type: Area Variance
Applicant: Aymun Shaibi
Address: 430 Mt. Read Blvd.
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To legalize the placement of a commercial vending machine (ice machine) adjacent to the convenience store, a prohibited accessory use in the R-1 Low Residential District.
Enforcement: No

Case 3
File Number: V-054-11-12
Case Type: Area Variance
Applicant: Karen Staertow, Providence Housing Development Corp.
Address: 414 Lexington Avenue (Holy Rosary)
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To replace an existing decorative metal fence and 2 gates with a 5' high decorative metal fence (brick piers to remain) along Oriole and Finch Streets; thereby exceeding the maximum 3' height requirement for fencing in the front yard.
Enforcement: No

**Zoning Board of Appeals
January 19, 2012
Agenda
Page 2**

Case 4
File Number: V-055-11-12
Case Type: Area Variance
Applicant: Isam Ahmed, Business owner/operator
Address: 739 Dewey Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To legalize roll-down shutters on windows on front façade, a prohibited alteration under the nonresidential building standards relating to transparency.
Enforcement: Yes

Case 5
File Number: V-056-11-12
Case Type: Area Variance
Applicant: Aera Lee, Owner
Address: 648 Mt. Read Blvd.
Zoning District: Dewey Driving Park Urban Renewal District-South (DDPURD-S)
Quadrant: NW
Purpose: To waive certain lot, area and yard requirements associated with the legalization of a single family dwelling at the rear of the property.
Enforcement: Yes

Case 6
File Number: V-057-11-12
Case Type: Area Variance
Applicant: Jung Choi, Owner
Address: 900-904 Genesee Street
Zoning District: C-2 Community Center District
Quadrant: SW
Purpose: To change the sign faces on an existing detached sign; thereby exceeding the size and height requirements for a detached sign in the C-2 District.
Enforcement: No

Case 7
File Number: V-050-11-12
Case Type: Area Variance
Applicant: Mark Minunni, North American Breweries
Address: 13 Cataract Street
Zoning District: CCD-R Center City District-Riverfront
Quadrant: NE
Purpose: To demolish a structure identified in the City of Rochester's list of Designated Buildings of Historic Value; a prohibited request pursuant to Section 120-65B of the Zoning Code.
Enforcement: No

III. Other Business

1. Updates to the Zoning Board Rules & Procedures.
2. Training Video – Botanical Rain Gardens (14 minutes). Compliments of the Stormwater Coalition of Monroe County.

February 16, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-058-11-12
Case Type: Use Variance
Applicant: Betsy Brugg, Esq., Fix Spidelman, Brovitz and Goldman
Address: 495-513 W. Broad Street (aka 80 Litchfield Street)
Zoning District: CCD-C Center City District – Cascade Area
Quadrant: NW
Purpose: To establish vehicle sales, storage and towing, outdoor uses that are prohibited in the Center City District.
Enforcement: Yes

Case 2
File Number: V-059-11-12
Case Type: Area Variance
Applicant: Christopher Burns on behalf of Joe Pokorny, Owner
Address: 414 Ravenwood Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Purpose: To waive certain setback and city-wide design standards, associated with the conversion of an enclosed front porch to living space.
Enforcement: Yes

Case 3
File Number: V-060-11-12
Case Type: Area Variance
Applicant: Shlomo Noble, Ridge Seneca Plaza, LLC
Address: 295 E. Ridge Road
Zoning District: C-2 Community Center District
Quadrant: NE
Purpose: To waive certain sign requirements associated with the installation of one attached and one detached sign for “Family Dollar.”
Enforcement: No

Case 4
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.
Enforcement: Yes

Case 5
File Number: V-062-11-12
Case Type: Area Variance
Applicant: Joseph Munno, University Preparatory Charter School for Young Men
Address: 180 Raines Park
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To waive certain lot, area, yard, parking and landscaping requirements and city-wide design standards associated with the construction of an addition at an existing school (former Nazareth Hall).
Enforcement: No

Case 6
File Number: V-063-11-12
Case Type: Area Variance
Applicant: Karen Staertow, Providence Housing Development Corp.
Address: 539 Joseph Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: NE
Purpose: To waive the maximum square footage allowance for a principal use or structure and the off-street parking requirement associated with the construction of a 3-story, 18,000 square foot mixed use structure.
Enforcement: No

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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 creation of a nonconforming structure; and, expanding the nonconforming use by increasing the size of a dwelling unit on a site where more units exist than are allowed by code.

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

March 15, 2012

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

**CITY OF ROCHESTER
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**ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM-9:30 AM
CONFERENCE ROOM 124B
Cases 1-6 PUBLIC HEARING BEGINS: 9:30 AM
Cases 7-11 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

April 19, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-070-11-12
Case Type: Area Variance
Applicant: Claris Lee Rowe, Owner
Address: 759-761 Genesee Street
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Purpose: To legalize a 3-space front yard parking area on the Sawyer Street side of the property.
Enforcement: Yes

Case 2
File Number: V-071-11-12
Case Type: Area Variance
Applicant: Stacey Richards, Saxton Signs
Address: 1475 Mt. Hope Avenue
Zoning District: C-V Collegetown Village District
Quadrant: SE
Purpose: To replace the signs associated with a change in name from HSBC to First Niagara Bank.
Enforcement: No

Case 3
File Number: V-072-11-12
Case Type: Area Variance
Applicant: Nicholas Donofrio, Cash for Cans
Address: 63 Steko Avenue
Zoning District: M-1 Industrial District
Quadrant: NW
Purpose: To waive the 500' distance separation requirement from a residential district associated with the establishment of a bottle and can redemption center, a recycle center.
Enforcement: No

Case 4
File Number: V-073-11-12
Case Type: Area Variance
Applicant: Brandon Greenwald and Nicolas Grammatico
Address: 676-680 South Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Purpose: To waive the off-street parking requirement associated with the change of use from 2 stores to 2 sit-down restaurants.
Enforcement: No

Case 5
File Number: V-074-11-12
Case Type: Use Variance
Applicant: R. J. O'Marra, Maison Properties, Inc.
Address: 83 Richmond Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SE
Purpose: To legalize a change of use from a 1-family to a 2-family dwelling, a use permitted in the district but not meeting the dwelling unit conversion standards.
Enforcement: Yes

Case 6
File Number: V-075-11-12
Case Type: Area Variance
Applicant: Rev. Hosea Marrero, Pentecostal Holiness Church Inc.
Address: 937 and 939-941 N. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Purpose: To legalize the front yard parking area at 939-941 N. Clinton Avenue and to expand the front yard parking area onto 937 N. Clinton Avenue to serve the existing church.
Enforcement: No

Case 7
File Number: V-076-11-12
Case Type: Area Variance
Applicant: James Peacock, Premier Sign Systems, Inc.
Address: 1779 Mt. Read Blvd. (aka 1801 Mt. Read Blvd T/O Greece)
Zoning District: M-1 Industrial District
Quadrant: NW
Purpose: To install an 18' high detached sign along Mt. Read Blvd. for "JC Fibers".
Enforcement: No

Case 8
File Number: V-077-11-12
Case Type: Area Variance
Applicant: Brian Burri, Bergmann Associates on behalf of Sunoco Inc.
Address: 1431 and 1441 Dewey Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Purpose: To replace the attached and detached signs for “Sunoco A Plus”.
Enforcement: No

Case 9
File Number: V-078-11-12 POSTPONED UNTIL MAY 17, 2012
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.
Enforcement: No

Case 10
File Number: V-079-11-12 POSTPONED UNTIL MAY 17, 2012
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 legalize a change of use from a 4-family to a 5-family dwelling.
Enforcement: Yes

Case 11
File Number: V-080-11-12
Case Type: Area Variance
Applicant: Arthur Ientilucci, AJI Zoning and Land Use Advisory on behalf of Strathallan Rochester
Address: 546 East Avenue
Zoning District: R-3/O-O High Density Residential/Office-Overlay
Quadrant: SE
Purpose: To expand an outdoor seating area at the Strathallan; thereby expanding a nonconforming use.
Enforcement: No

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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

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

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 2nd floor into the 3rd 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

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

**CITY OF ROCHESTER
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**ZONING BOARD OF APPEALS
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CONFERENCE ROOM 223B
Cases 1-6 PUBLIC HEARING BEGINS: 9:30 AM
Cases 7-12 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

June 14, 2012

I. MEETING WITH STAFF

II. Informational Meeting/Public Hearing

Case 1
File Number: V-075-11-12
Case Type: Area Variance
Applicant: Rev. Hosea Marrero, Pentecostal Holiness Church Inc.
Address: 937 and 939-941 N. Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Purpose: To legalize the front yard parking area at 939-941 N. Clinton Avenue and to expand the front yard parking area onto 937 N. Clinton Avenue to serve the existing church. (HELD from the April 19, 2012 meeting)
Enforcement: No

Case 2
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 on the R-1 Low Density Residential District. (POSTPONED from the May 17, 2012 meeting)
Enforcement: Yes

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 May 17, 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-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. (POSTPONED from the May 17, 2012 meeting)
Enforcement: Yes

Case 5
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.
Enforcement: Yes

Case 6
File Number: V-088-11-12
Case Type: Area Variance
Applicant: Robert LaFave, Owner
Address: 1321 University Avenue (AKA 88-90 East Blvd.)
Zoning District: R-3 High Density Residential District
Quadrant: SE
Purpose: To construct two single story additions of 170 sq. ft. and 650 sq. ft. onto an existing 960 sq. ft. structure; thereby expanding a nonconforming commercial use in a residential district.
Enforcement: No

Case 7
File Number: V-089-11-12
Case Type: Area Variance
Applicant: Deborah Gagliano, Owner
Address: 162 Waring Road
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Purpose: To legalize a front yard parking area and to install a 4' and 6' high solid wood fence in the front yard.
Enforcement: Yes

Case 8
File Number: V-090-11-12
Case Type: Area Variance
Applicant: David Darling on behalf of, Daniel Cosper, Owner
Address: 257-259 Bryan Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To rebuild an existing enclosed first floor porch, a nonconforming structure not meeting the City-Wide design standards.
Enforcement: No

Case 9
File Number: V-091-11-12
Case Type: Area Variance
Applicant: David Burrows, Architect, on behalf of Ricardo Zohn-Muldoon, Owner
Address: 100-102 Edgerton Street
Zoning District: R-2 Medium Density Residential District
Quadrant: SE
Purpose: To waive the maximum building and lot coverage requirements associated with the construction of a 3-car detached garage.
Enforcement: No

Case 10
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.
Enforcement: No

Case 11
File Number: V-093-11-12
Case Type: Area Variance
Applicant: Ines Ferrer, Owner
Address: 1501-1505 N. Goodman Street
Zoning District: R-1 Low Density Residential District
Quadrant: NE
Purpose: To expand an existing beauty salon on the first floor into the single family dwelling unit on the first and second floor, thereby expanding a nonconforming commercial use in the residential district.
Enforcement: No

Case 12
File Number: V-094-11-12
Case Type: Use Variance
Applicant: Giovanni Garcia, Owner
Address: 447 Murray Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To maintain the rights to a nonconforming 2-family dwelling that has lost its rights due to a period of vacancy greater than 9 months.
Enforcement: Yes

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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
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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.

**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

CITY OF ROCHESTER
30 CHURCH STREET

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

SEPTEMBER 20, 2012
RESCHEDULED TO OCTOBER 4, 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-016-12-13
Case Type: Area Variance
Applicant: Betsy Brugg, Esq. Fix, Spindelman, Brovitz & Goldman
Address: 900 Maple Street
Zoning District: M-1 Industrial
Quadrant: SW
Purpose: To waive the height and size requirements associated with the construction of a 672 square foot, 2-sided, 89' 8" high advertising sign adjacent to I-490.
Enforcement: No

Case 3
File Number: V-017-12-13
Case Type: Use Variance – Hardship Determination
Applicant: Betsy Brugg, Esq., Fix Spindelman Brovitz & Goldman
Address: 0 Hudson Avenue (AKA 0 Marina Drive)
Zoning District: H-V Harbortown Village
Quadrant: NW
Purpose: To review the financial information for a property to determine if an economic hardship exists with respect to the proposed development as a single family dwelling.
Enforcement: No

Case 4
File Number: V-018-12-13
Case Type: Area Variance
Applicant: Suheily Nieves, Sea Side Restaurant Bar & Grill
Address: 1481-1499 Dewey Avenue (AKA 1485 Dewey Avenue)
Zoning District: C-2 Community Center District
Quadrant: NW
Purpose: To waive certain sign requirements associated with the installation of two business signs for Sea Side Restaurant at 1485 Dewey Avenue.
Enforcement: No

Case 5
File Number: V-019-12-13
Case Type: Area Variance
Applicant: Tony Snow, Gupp Signs
Address: 480 Genesee Street
Zoning District: R-2/O-B Medium Residential District/Overlay-Boutique
Quadrant: SW
Purpose: To waive certain sign requirements associated with the change of name from Westside Health Services to Jordan at Woodward Health Center.
Enforcement: No

Case 6
File Number: V-020-12-13
Case Type: Area Variance
Applicant: Mike Diskind
Address: 206 Sawyer Street
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Purpose: To legalize the conversion of an open front porch to living space.
Enforcement: Yes

Case 7
File Number: V-021-12-13
Case Type: Area Variance
Applicant: Frank Miccole, Beauty-Stone, Inc.
Address: 22 Madison Street (Susan B. Anthony Preservation District)
Zoning District: R-2 Medium Density Residential District
Quadrant: SW
Purpose: To waive the building and lot coverage requirements associated with the replacement of a detached garage and construct a parking area adjacent to the garage.
Enforcement: No

Case	8
File Number:	V-022-12-13
Case Type:	Area Variance
Applicant:	Anthony T. Jordan
Address:	30 Albemarle Street
Zoning District:	R-1 Low Density Residential District
Quadrant:	NW
Purpose:	To waive the minimum side yard setback on the west side of the single family dwelling and to construct a driveway on the east side of the dwelling, thereby creating a side yard parking area; the result of a resubdivision of the residential properties at 30 and 38 Albemarle Street.
Enforcement:	No

**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 7-10 PUBLIC HEARING BEGINS: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

OCTOBER 18, 2012

I. Meeting with Staff

II. Public Hearings:

Case 1
File Number: V-023-12-13
Case Type: Area Variance
Applicant: Delia Torres, Owner
Address: 1914 Norton Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To waive the maximum height requirement for a fence in the front yard.
Enforcement: No

Case 2
File Number: V-024-12-13
Case Type: Area Variance
Applicant: Gregory Kennedy, Owner
Address: 86 Raines Park
Zoning District: R-1 Low-Density Residential District
Quadrant: NW
Purpose: To waive certain requirements associated with the legalization of an 8' x 16' shed in the side yard.
Enforcement: Yes

Case 3
File Number: V-025-12-13
Case Type: Area Variance
Applicant: Richard Pierce, P.E., Pierce Engineering
Address: 1705 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Purpose: To waive certain sign requirements associated with the replacement of attached and detached signs for "Mavis Discount Tire/Cole Muffler".
Enforcement: No

**Zoning Board of Appeals
October 18, 2012 Agenda
Page 2**

Case 4
File Number: V-026-12-13
Case Type: Area Variance
Applicant: Raymond Rivera, Ray Ray's Bar & Grill
Address: 2260 Clifford Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Purpose: To establish live entertainment, Karaoke one night a week from 8:00 p.m. to 12:00 a.m. and band, dancing or DJ on Friday or Saturday from 10:00 p.m. to 2:00 a.m. once per month at "Ray Ray's Bar and Grill".
Enforcement: No

Case 5
File Number: V-027-12-13
Case Type: Area Variance
Applicant: Yaroslav Shtengrat, Owner
Address: 184 Castleman Road
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Purpose: To waive certain parking requirements associated with the legalization of a front yard parking area.
Enforcement: Yes

Case 6
File Number: V-028-12-13
Case Type: Area Variance
Applicant: Jeffrey Smith, Owner
Address: 156 Augustine Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To waive certain parking requirements associated with the construction of a 1-car front yard parking area.
Enforcement: No

Case 7
File Number: V-029-12-13
Case Type: Area Variance
Applicant: Patrick Ho, Rochester Optical
Address: 1575 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Purpose: To waive certain sign requirements associated with the installation of attached signs for "Rochester Optical" and "Canandaigua National Bank".
Enforcement: No

Case 8
File Number: V-030-12-13
Case Type: Use Variance
Applicant: Joan Ortiz, Obsession Bar and Grill
Address: 564-568 Chili Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Purpose: To extend the hours of operation of a bar/restaurant from 12:00 a.m. to 2:00 a.m. Monday through Sunday; a prohibited operation in the C-1 district.
Enforcement: No

Case 9
File Number: V-031-12-13
Case Type: Area Variance
Applicant: Jim Brennan, Owner
Address: 22 Wilder Terrace
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To expand a 2 family dwelling into the enclosed 1st and 2nd floor front porches, thereby expanding a nonconforming use in the R-1 district, and to waive the front setback requirement associated with the conversion of the porches to living space.
Enforcement: No

Case 10
File Number: V-032-12-13
Case Type: Area Variance
Applicant: Chuck Peperak, McDonald's USA, LLC
Address: 788-790 Lake Avenue
Zoning District: C-2 Community Center District
Quadrant: NW
Purpose: To waive certain sign requirements associated with the installation of a 30 sq. ft x 6 1/2' high detached sign for "McDonald's".
Enforcement: No

CITY COUNCIL CHAMBERS 302A

NOVEMBER 29, 2012
(RESCHEDULES FROM NOVEMBER 15, 2012)

I. Meeting with Staff

II. Public Hearings:

Case 1
File Number: V-087-11-12
Case Type: Use Variance
Applicant: Reza Hourmanesh
Address: 536-540 Jay Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NW
Purpose: To establish a convenience store in the one story structure, a use of greater intensity than the previous use.
Enforcement: Yes

Case 2
File Number: V-033-12-13
Case Type: Area Variance
Applicant: Charles K. House
Address: 15 De Mallie Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To waive certain off-street parking requirements associated with the expansion of an existing driveway in the front yard.
Enforcement: No

Case 3 **WITHDRAWN**
File Number: V-034-12-13
Case Type: Area Variance
Applicant: Eloise Rivera
Address: 30 Agnes Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NW
Purpose: To install a handicap ramp in the side yard not meeting certain setback requirements and to legalize a front yard parking area not meeting locational and minimum size requirements.
Enforcement: No

**Zoning Board of Appeals
November 29, 2012 Agenda
Page 2**

Case 4
File Number: V-035-12-13
Case Type: Area Variance
Applicant: Alfredo Robles
Address: 42 Resolute Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NE
Purpose: To construct an enclosed front porch not meeting front yard setback requirements
Enforcement: Yes

Case 5
File Number: V-036-12-13
Case Type: Area Variance
Applicant: Peter Van Putte
Address: 320 Buffalo Road
Zoning District: M-1
Quadrant: SW
Purpose: To legalize the increase in the number of rooming units from 12 units to 18 units, thereby expanding a nonconforming use.
Enforcement: Yes

Case 6
File Number: V-037-12-13
Case Type: Use Variance
Applicant: Askar Ali
Address: 793 Jay Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To establish use of a vacant portion of the structure as a convenience store, a prohibited use in the R-1 zoning district.
Enforcement: No

Case 7
File Number: V-038-12-13
Case Type: Use Variance
Applicant: Mohamed Mohamed
Address: 608 Broad Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NW
Purpose: To re-establish use of the vacant structure as a nonconforming three family dwelling, a prohibited use in the R-1 zone.
Enforcement: No

**Zoning Board of Appeals
November 29, 2012 Agenda**

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Case	8
File Number:	V-039-12-13
Case Type:	Area Variance
Applicant:	Marvin Maye
Address:	660-668 W. Main Street
Zoning District:	C-2 Community Center District
Quadrant:	SW
Purpose:	Demolition of a designated building of historic value and construction of a building that exceeds the maximum building size of 6,000 sq. ft.
Enforcement:	No

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

DECEMBER 20, 2012

I. Meeting with Staff

II. Public Hearings:

Case 1
File Number: V-016-12-13
Case Type: Area Variance
Applicant: Betsy Brugg, Esq. Fix, Spindelman, Brovitz & Goldman
Address: 900 Maple Street
Zoning District: M-1 Industrial
Quadrant: SW
Purpose: To waive the height and size requirements associated with the construction of a 672 square foot, 2-sided, 89' 8" high advertising sign adjacent to I-490. POSTPONED FROM THE OCTOBER 4, 2012 MEETING.
Enforcement: No

Case 2 POSTPONED UNTIL JANUARY 17, 2013
File Number: V-017-12-13
Case Type: Use and Area Variances
Applicant: Frank Shumway, FRS Properties, LLC
Address: 0 Hudson Avenue (AKA 0 Marina Drive-Town of Irondequoit)
Zoning District: H-V Harbortown Village
Quadrant: NW
Purpose: To construct a single family dwelling, a prohibited use in the H-V district, and not meeting the side setback requirement.
Enforcement: No
Lead Agency: Director of Planning and Zoning

Case 3
File Number: V-041-12-13
Case Type: Area Variance
Applicant: Jeremy Fisher
Address: 726-730 Genesee Street
Zoning District: C-1 Neighborhood Center District
Quadrant: SW
Purpose: To legalize a 2' x 8' attached sign, not meeting certain sign requirements in the C-1 district.
Enforcement: Yes

Case 4
File Number: V-042-12-13
Case Type: Area Variance
Applicant: Frank Boehm
Address: 124-126 Field Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Purpose: To waive certain requirements associated with the construction of a 2-car front yard parking area
Enforcement: No

Case 5
File Number: V-043-12-13
Case Type: Use Variance
Applicant: Louis Asandrov
Address: 109 Colvin Street
Zoning District: R-1 Low Density Residential District
Quadrant: NW
Purpose: To retain the rights to a 2-family dwelling, a nonconforming use in the R-1 district that has lost its rights due to a period of vacancy greater than 9 months.
Enforcement: No

Case 6
File Number: V-044-12-13
Case Type: Use Variance
Applicant: Nader Thabet
Address: 215 Alexander Street
Zoning District: R-3/O-B High Density Residential/Overlay Boutique
Quadrant: SE
Purpose: To increase the level of intensity of an existing take-out deli in a residential district by adding the sale of beer, lottery and tobacco products, a prohibited use in the district.
Enforcement: No
Lead Agency: Zoning Board of Appeals

Case 7
File Number: V-045-12-13
Case Type: Use Variance
Applicant: Abdo Alsaïdi
Address: 594 Brown Street
Zoning District: R-2 Medium-Density Residential District
Quadrant: SW
Purpose: To establish a grocery store, a use of a higher level of intensity than the previous retail use.
Enforcement: No
Lead Agency: Zoning Board of Appeals

Case 8
File Number: V-046-12-13
Case Type: Area Variance
Applicant: Michael Ross, Owner
Address: 44 Bly Street
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Purpose: To waive certain lot, area, yard and parking requirements associated with the legalization of a single family dwelling at the rear of the property.
Enforcement: No

Case 9
File Number: V-047-12-13
Case Type: Use Variance
Applicant: Chad Terrusa
Address: 418 Hayward Avenue
Zoning District: R-1 Low Density Residential District
Quadrant: SE
Purpose: To retain the rights to a 2-family dwelling, a nonconforming use in the R-1 district that has lost its rights to a period of vacancy greater than 9 months.
Enforcement: Yes

Case 10
File Number: V-020-12-13
Case Type: Area Variance
Applicant: Mike Diskind
Address: 206 Sawyer Street
Zoning District: R-1 Low Density Residential District
Quadrant: SW
Purpose: To legalize the conversion of an open front porch to living space.
HELD FROM THE OCTOBER 4TH MEETING PENDING REVISED ELEVATIONS.
Enforcement: Yes

Case 11
File Number: V-038-12-13
Case Type: Use Variance
Applicant: Mohamed Mohamed
Address: 608 W. Broad Street
Zoning District: R-1 Low-Density Residential District
Quadrant: NW
Purpose: To re-establish use of the vacant structure as a nonconforming three family dwelling, a prohibited use in the R-1 zone.
HELD FROM THE NOVEMBER 29 MEETING.
Enforcement: No

III. Other Business:

- 1. To consider a rehearing request at Brooks Landing, 1500 S. Plymouth Avenue and 1000 and 1006 Genesee Street of a variance (V-086-11-12) granted which waived certain building height and parking lot design standards associated with the construction of an 11-story, mixed-use building. (Forthcoming)**
- 2. Election of Officers for 2013.**