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

JULY 18, 2013

I. Meeting with Staff

II. Public Hearings:

Case:	1
File Number:	V-001-13-14
Case Type:	Area Variance
Applicant:	Scott Garceau on behalf of Catholic Family Center
Address:	100 Liberty Pole Way
Zoning District:	CCD-B Center City District – Base District
Quadrant:	SW
Purpose:	Residential care facilities cannot be located within a ¼ mile of another residential care facility. This requirement must be waived for the establishment of a 24-hour supervised residential care facility.
Enforcement:	No
Code Section:	120-146
SEQR:	Type 2

Case:	2
File Number:	V-002-13-14
Case Type:	Area Variance
Applicant:	Razy Kased on behalf of As-Sunnah Masjid Inc.
Address:	490 North Goodman Street
Zoning District:	C-2 Community Center District
Quadrant:	SE
Purpose:	To waive the off-street parking requirements associated with a change of use to a place of worship.
Enforcement:	Yes
Code Section:	120-173
SEQR:	Unlisted

Case:	3
File Number:	V-003-13-14
Case Type:	Area Variance
Applicant:	David C. King, Esq. on behalf of the estate of Jean A. Bisnett
Address:	504 La Grange Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NW
Purpose:	To legalize the conversion of a one-car attached garage to living space thereby creating front yard parking.
Enforcement:	No
Code Section:	120-173
SEQR:	Type 2

Case:	4
File Number:	V-004-13-14
Case Type:	Area Variance
Applicant:	Coleen Bracci on behalf of Victor A. Nezu
Address:	354 Avenue B
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	To legalize the installation of a 4' x 120' chain link fence in two front yards of a single-family dwelling.
Enforcement:	Yes
Code Section:	120-167
SEQR:	Type 2

Case:	5
File Number:	V-005-13-14
Case Type:	Area Variance
Applicant:	David Dworkin on behalf of RG Accounts LLC
Address:	1653-1691 Mount Hope Avenue
Zoning District:	C-2 Community Center District
Quadrant:	SE
Purpose:	To waive the size limitation for attached signs for "Hera Beauty Hair & Wigs".
Enforcement:	Yes
Code Section:	120-177
SEQR:	Type 2

Case:	6
File Number:	V-006-13-14
Case Type:	Area Variance
Applicant:	David Dworkin on behalf of RG Accounts LLC
Address:	1653-1691 Mount Hope Avenue
Zoning District:	C-2 Community Center District
Quadrant:	SE
Purpose:	To waive the size limitation for attached signs for "Abyssinia Restaurant".
Enforcement:	Yes
Code Section:	120-177
SEQR:	Type 2

III. Other:

To consider a request for rehearing at 760 Atlantic Avenue (V-079-12-13) to legalize a 2 space front yard parking area, not meeting certain off-street parking requirements.

Written comments may be submitted <u>by 4:00 PM on July 17th</u> to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@cityofrochester.gov