

**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 6-9 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

AUGUST 15, 2013

I. Meeting with Staff

II. Public Hearings:

Case: 1
File Number: V-007-13-14
Case Type: Area Variance
Applicant: Scott Fiske
Address: 973 North Clinton Avenue
Zoning District: C-2 Community Center District
Quadrant: NE
Purpose: To install an externally illuminated sign for "El Pilo'n Criollo" on both street frontages that are approximately 48 square feet each where 10 square feet is permitted on North Clinton Avenue and 23 square feet is permitted on Flower Street.
Enforcement: No
Code Section: 120-177
SEQR: Type 2

Case: 2
File Number: V-008-13-14
Case Type: Area Variance
Applicant: Frank Di Cesare
Address: 25 Buckingham Street
Zoning District: R-3 High-Density Residential District
Quadrant: SE
Purpose: To waive the lot coverage requirement associated with establishing on-site parking of up to 6 spaces to serve the uses on the property.
Enforcement: Yes
Code Section: 120-28
SEQR: Type 2

Case: 3
File Number: V-009-13-14
Case Type: Area Variance
Applicant: Gretchen Gerbic
Address: 26 Avondale Road
Zoning District: R-2 Medium-Density Residential District
Quadrant: SE
Purpose: To legalize a parking lot in the rear yard that exceeds lot coverage limitations by 27%.
Enforcement: Yes
Code Section: 120-20
SEQR: Type 2

Case: 4
File Number: V-010-13-14
Case Type: Area Variance
Applicant: Antonio Cilino
Address: 455-485 Lake Avenue
Zoning District: R-3 High-Density Residential District
Quadrant: NW
Purpose: To install a decorative fence in the front yard of this townhome complex that is 6' in height rather than the permitted in 3'.
Enforcement: No
Code Section: 120-167
SEQR: Type 2

Case: 5
File Number: V-011-13-14
Case Type: Area Variance
Applicant: Richard Maira
Address: 1653-1691 Mount Hope Avenue
Zoning District: C-2 Community Center District
Quadrant: SE
Purpose: To install an internally illuminated sign for "Sultan Restaurant" that is 36 square feet where 11 square feet is permitted.
Enforcement: Yes
Code Section: 120-177
SEQR: Type 2

Case: 6
File Number: V-012-13-14
Case Type: Area Variance
Applicant: Sherman Hardy
Address: 191 Jefferson Avenue
Zoning District: R-2 Medium-Density Residential District
Quadrant: SW
Purpose: To install a decorative wrought iron fence in the front yard of Troup Street and Jefferson Avenue that is 4' in height rather than the permitted in 3'.
Enforcement: Yes
Code Section: 120-167
SEQR: Type 2

Case: 7
File Number: P-001-13-14
Case Type: Appeal
Applicant: John Diamantopoulos
Address: 284 Oxford Street (aka 363 Park Avenue)
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Purpose: To appeal the interpretation of the Director of Planning and Zoning relating to the extension of hours of operation in the C-1 zone.
Enforcement: Yes
Code Section: 120-195
SEQR: Type 2

Case: 8
File Number: V-013-13-14
Case Type: Use Variance
Applicant: James McIntyre
Address: 562-556 Tremont Street
Zoning District: R-2 Medium-Density Residential District
Quadrant: SW
Purpose: To change the use of a single family home to a two-family home, not meeting the dwelling unit conversion standards.
Enforcement: N0
Code Section: 120-19; 120-166
SEQR: Type 2

Case: 9
File Number: V-014-13-14
Case Type: Use Variance
Applicant: Tracy Williams
Address: 1733 Norton Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To establish use of vacant commercial space as a bar/restaurant with amusement devices and hours of operation Sunday - Thursday 11:00 am to 10:00 pm (Sunday hours from September through February only), and Friday and Saturday 11:00 am - 11:00 pm, thereby establishing a use of greater intensity than the previous nonconforming use (Mama Rosa's).
Enforcement: Yes
Code Section: 120-199
SEQR: Unlisted

Written comments may be submitted by August 14th to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov