CITY OF ROCHESTER 30 CHURCH STREET

REVISED

**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 <u>REMOVED BY STAFF/NO VARIANCE REQUIRED</u>

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 Park

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

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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

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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: 556-562 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 of 11 am to 10 pm Sunday to Thursday and from 11 am to 11 pm Friday and Saturday, thereby establishing a use of greater intensity that the previous non-conforming

use (Mama Rosa's).

Enforcement: Yes
Code Section: 120-199
SEQR: Unlisted

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