

CITY COUNCIL CHAMBERS 302A

Cases 1-5 Public Hearing Begins: 9:30 AM

Cases 6-8 Public Hearing Begins: 11:30 AM

SEPTEMBER 19, 2013

I. Meeting with Staff

II. Public Hearings:

Case: 1 *Held from the 08/15/13 hearing*
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 from 11:00 am to 10:00 pm Sunday to Thursday and from 11:00 am to 12:00 am on 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

Case: 2
File Number: V-015-13-14
Case Type: Area Variance
Applicant: Sikandar Shaikh
Address: 161 Crittenden Boulevard
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To legalize a parking lot in the rear yard that exceeds lot coverage limitations by 31%.
Enforcement: Yes
Code Section: 120-173
SEQR: Type 2

Case: 3
File Number: V-016-13-14
Case Type: Area Variance
Applicant: Luis M. Rivera
Address: 894 Chili Avenue
Zoning District: R-1 Low-Density Residential District
Quadrant: SW
Purpose: To enclose a front porch, thereby waiving the requirement that front porches must not be enclosed.
Enforcement: No
Code Section: 120-160
SEQR: Type 2

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Case: 4
File Number: V-017-13-14
Case Type: Area Variance
Applicant: Chantal Lischer
Address: 160 Westmoreland Drive
Zoning District: R-3 High-Density Residential District
Quadrant: NW
Purpose: To install a decorative 124' vinyl fence in the front yard that is 6' in height rather than the permitted 3'; and to legalize the existing 20' wide driveway, thereby resulting in front yard parking.
Enforcement: No
Code Section: 120-167; 120-173
SEQR: Type 2

Case: 5
File Number: V-018-13-14
Case Type: Area Variance
Applicant: Laura Baranes, Premier Sign Systems
Address: 1979-1985 East Main Street
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Purpose: To install an internally illuminated sign for "Salvatore's Pizzeria" that is 24 sq. ft. Internal illumination is prohibited in the C-1 zone, and only 22.5 sq. ft. of signage is permitted.
Enforcement: No
Code Section: 120-177
SEQR: Type 2

Case: 6
File Number: V-019-13-14
Case Type: Area Variance
Applicant: Gilbert Tegg
Address: 671 Brooks Avenue
Zoning District: M-1 Industrial District
Quadrant: SW
Purpose: To replace sign panels for Mobil with new sign panels and to install two (2) LED price displays, thereby prolonging the life of a nonconforming pole sign structure.
Enforcement: No
Code Section: 120-199
SEQR: Type 2

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Case: 7
File Number: V-020-13-14
Case Type: Area Variance
Applicant: Jeffrey Lambert
Address: 67 Marion Street
Zoning District: R-1 Low-Density Residential District
Quadrant: SE
Purpose: To construct a second story bedroom addition to a single family dwelling not meeting side-yard setback requirements.
Enforcement: No
Code Section: 120-11
SEQR: Type 2

Case: 8
File Number: V-021-13-14
Case Type: Area Variance
Applicant: Robert Bodzon
Address: 2244 Clifford Avenue
Zoning District: C-1 Neighborhood Center District
Quadrant: SE
Purpose: To legalize the expansion of a driveway into the front yard, thereby resulting in front yard parking.
Enforcement: Yes
Code Section: 120-173
SEQR: Type 2

Written comments may be submitted by September 18th to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov