CITY OF ROCHESTER **ZONING BOARD OF APPEALS**
30 CHURCH STREET

REVISED

CITY COUNCIL CHAMBERS 302A
Cases 1-5 Public Hearing Begins: 9:30 AM
Cases 6-9 Public Hearing Begins: 11:30 AM

OCTOBER 24, 2013

I. Meeting with Staff

II. Public Hearings:

Case:	**1**
File Number:	V-022-13-14
Case Type:	Area Variance
Applicant:	Hannah Ward
Address:	252 Castleman Road
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To legalize the conversion of a garage and construction of addition in front of garage as unheated three season room, thereby creating front yard parking; to widen driveway from 11' to 16' to allow space for two parked cars.
Enforcement:	Yes
Code Section:	120-173
SEQR:	Type 2

Case:	**2**
File Number:	V-023-13-14
Case Type:	Area Variance
Applicant:	Mary Ann Yannacone
Address:	140 Rossiter Road
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 20%.
Enforcement:	Yes
Code Section:	120-173
SEQR:	Type 2

Case:	**3**
File Number:	V-024-13-14
Case Type:	Area Variance
Applicant:	Gretchen Gerbic
Address:	32 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 8%.
Enforcement:	Yes
Code Section:	120-20
SEQR:	Type 2

Case:	**4**
File Number:	V-025-13-14
Case Type:	Area Variance
Applicant:	Matthew Haskins
Address:	113 Dunsmere Drive
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NW
Purpose:	To install a deck in the front yard and to legalize an existing front yard parking area.
Enforcement:	No
Code Section:	120-163; 120-173
SEQR:	Type 2

Case:	**5**
File Number:	V-026-13-14
Case Type:	Area Variance
Applicant:	Sarah A. McMahan, Amos Evans
Address:	94 Frost Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SW
Purpose:	To construct a 12' x 22' attached garage for a single family dwelling, not meeting side yard setback requirements.
Enforcement:	No
Code Section:	120-11
SEQR:	Type 2

Case:	**6**
File Number:	V-027-13-14
Case Type:	Area Variance
Applicant:	Reverend Elias Nieves
Address:	975 Joseph Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	To demolish the existing building and construct a new 9,000 square foot building for church use, not meeting certain lot, setback and parking requirements.
Enforcement:	Yes
Code Section:	120-11; 120-173
SEQR:	Type 2

Case:	**7**
File Number:	V-028-13-14
Case Type:	Use and Area Variances
Applicant:	Dario Delkic
Address:	22 Winston Place
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To legalize the change in use from a print shop to a health club, a use not permitted in the R-1 zone; to maintain use of front yard parking, not meeting certain parking lot design requirements.
Enforcement:	Yes
Code Section:	120-8; 120-173
SEQR:	Unlisted

Case:	**8**
File Number:	P-002-13-14
Case Type:	Appeal
Applicant:	Michael Lebowitz
Address:	759 East Avenue (aka 10 Vick Park A)
Zoning District:	R-3 High-Density Residential District
Quadrant:	SE
Purpose:	To appeal the interpretation of the Director of Planning and Zoning relating to the change in use from an office to a low-impact retail sales operation on the first floor of the carriage house.
Enforcement:	No
Code Section:	120-195
SEQR:	Type 2

Case:	**9**	***POSTPONED UNTIL NOVEMBER 21, 2013***
File Number:	V-029-13-14	
Case Type:	Area Variance	
Applicant:	Damianos Stefanou	
Address:	830 South Avenue	
Zoning District:	R-1 Low-Density Residential District	
Quadrant:	SE	
Purpose:	To construct an addition to an existing commercial building in order to establish a specially permitted full-line food store; an expansion of a nonconforming use in the R-1 district and not meeting certain setback and lot coverage requirements.	
Enforcement:	No	
Code Section:	120-199	
SEQR:	Type 2	

Case:	**10**	***Held from the 09/19/13 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	

Written comments may be submitted by October 23rd to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov