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

May 15, 2014

I. Meeting with Staff

II. Public Hearings:

Case:	**1**
File Number:	V-076-13-14
Case Type:	Area Variance
Applicant:	Ben DeGeorge
Address:	51 East Ridge Road
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	Legalize use of third floor bedroom in conjunction with the second floor apartment, thereby expanding a non-conforming use in the R-1 Low Density District.
Enforcement:	Yes
Code Section:	120-199
SEQR:	Type 2

Case:	**2**
File Number:	V-077-13-14
Case Type:	Area Variance
Applicant:	Scott Brant, JJ Construction
Address:	251 Electric Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NW
Purpose:	To construct a 22' x 26' detached two-car garage, a 6.5' x 8.5' addition to the rear of a single family dwelling, and to expand the driveway, resulting in lot coverage of 64% where 50% is permitted.
Enforcement:	No
Code Section:	120-11
SEQR:	Type 2

Case:	**3**
File Number:	V-078-13-14
Case Type:	Area Variance
Applicant:	Michael Thomas and Joan Kinsella
Address:	10 Trafalgar Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SW
Purpose:	To install a parking area that is 9' x 22' in the front yard of a single family dwelling.
Enforcement:	No
Code Section:	120-173
SEQR:	Type 2

Case:	**4**
File Number:	V-079-13-14
Case Type:	Use and Area Variance
Applicant:	Joe D'Alessandro
Address:	1155 South Plymouth Avenue
Zoning District:	C-1 Neighborhood Center District
Quadrant:	SW
Purpose:	To extend the hours of operation for a proposed restaurant and accessory outdoor seating area from 11:00 pm to 2:00 am, Thursday to Saturday, and to waive the off-street parking requirement associated with the proposed use.
Enforcement:	Yes
Code Section:	120-34; 120-173
SEQR:	Type 2

Case:	**5**
File Number:	V-080-13-14
Case Type:	Area Variance
Applicant:	Phillip Dotson, id Sign Systems
Address:	89 Genesee Street
Zoning District:	IPD# 10
Quadrant:	SW
Purpose:	To install a projecting sign for "St. Mary's Parking" (1.5' x 10') that will be mounted on the wall of the parking garage, 10' from grade, resulting in a height of 22' where 17' is permitted.
Enforcement:	No
Code Section:	IPD #10 Regulations (per 1975 Code, 115-88U)
SEQR:	Type 2

Written comments may be submitted by May 14th, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov