CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 8:45 AM - 9:30 AM
CONFERENCE ROOM 223B

Cases 1-7 Public Hearing Begins: 9:30 AM
Cases 8-12 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

June 12, 2014

I. Meeting with Staff

II. Public Hearings:

Case:	**1**
File Number:	V-081-13-14
Case Type:	Area Variance
Applicant:	Ugur Ozturkoglu
Address:	101-103 Vassar Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To legalize the expansion of a 3-family dwelling into the 3rd floor, thereby expanding a nonconforming use in the R-1 District.
Enforcement:	Yes
Code Section:	120-199

Case:	**2**
File Number:	V-082-13-14
Case Type:	Area Variance
Applicant:	Victor L. Bonds
Address:	194 Aldine Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SW
Purpose:	To legalize the enclosure of an open front porch on a single family dwelling.
Enforcement:	Yes
Code Section:	120-160

Case:	**3**
File Number:	V-083-13-14
Case Type:	Area Variance
Applicant:	Thomas Gangemi
Address:	403 Benton Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	SE
Purpose:	To legalize the parking area in the rear yard of a single family dwelling that has a lot coverage of 75%, where 50% is permitted.
Enforcement:	Yes
Code Section:	120-11

Case:	**4**
File Number:	V-084-13-14
Case Type:	Use Variance
Applicant:	Patti Billard
Address:	294 Clay Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NW
Purpose:	To re-establish use of a property as a three-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Enforcement:	Yes
Code Section:	120-199

Case:	**5**
File Number:	V-085-13-14
Case Type:	Area Variance
Applicant:	Ruben V. Leon Jr.
Address:	128 Hempel Street
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NE
Purpose:	To install a 4’ chain link fence and gate in the front yard of a single family home, where only 3’ and non chain link are permitted.
Enforcement:	No
Code Section:	120-167

Case:	**6**
File Number:	V-086-13-14
Case Type:	Area Variance
Applicant:	Colleen Burke
Address:	4203 Lake Avenue
Zoning District:	R-1 Low-Density Residential District
Quadrant:	NW
Purpose:	To install an 18" x 36" attached sign for "Colleen Burke, Real Estate Broker" in an R-1 zone where signs for home occupations are not permitted, and to install a 4' white picket fence in the front yard of this two-family dwelling, where only 3’ is permitted.
Enforcement:	No
Code Section:	120-139; 120-167

Case:	**7**
File Number:	V-087-13-14
Case Type:	Area Variance
Applicant:	Lisa Boshnack
Address:	140 Alexander Street
Zoning District:	R-2 Medium-Density Residential District
Quadrant:	SE
Purpose:	To establish outdoor seating, an expansion of a non-conforming use, and to install a 6' fence with gate along the Broadway Street frontage, where only 3’ is permitted and an 8' fence along the south and east lot lines where only 6’ is permitted.
Enforcement:	No
Code Section:	120-199; 120-167

Case:	**8**
File Number:	V-088-13-14
Case Type:	Area Variance
Applicant:	Clifford Charlson
Address:	360 Alexander Street
Zoning District:	R-2 Medium-Density Residential District
Quadrant:	SE
Purpose:	To install a 12' x 20' shed in the front yard of a single family home and to legalize two front yard parking areas.
Enforcement:	No
Code Section:	120-163

Case:	**9**
File Number:	V-089-13-14
Case Type:	Use Variance
Applicant:	Abraham Cherian
Address:	1139 Hudson Avenue
Zoning District:	C-1 Neighborhood Center District
Quadrant:	NE
Purpose:	To establish a rooming house with four rooms in a single family dwelling, a use that is not permitted in the district.
Enforcement:	Yes
Code Section:	120-34

Case:	**10**
File Number:	V-090-13-14
Case Type:	Area Variance
Applicant:	David W. Anderson
Address:	264-270 Hayward Avenue
Zoning District:	Public Market Village District (PMV)
Quadrant:	NE
Purpose:	To waive the transparency requirement in order to remove front windows and infill with decorative panels.
Enforcement:	Yes
Code Section:	120-159

Case:	**11**
File Number:	V-091-13-14
Case Type:	Area Variance
Applicant:	Kevin Salva, Zweigle's
Address:	651 N. Plymouth Avenue
Zoning District:	M-1 Industrial District
Quadrant:	NW
Purpose:	To waive the design requirements associated with the construction of a 4,500 sq. ft. addition to Zweigle's, an existing food processing operation.
Enforcement:	No
Code Section:	120-159

Case:	**12**
File Number:	V-092-13-14
Case Type:	Area Variance
Applicant:	Jeff Szkolnik, Fastrac Markets
Address:	375 W. Ridge Road
Zoning District:	C-3 Regional Destination Center District
Quadrant:	NW
Purpose:	To waive the distance separation requirement for the establishment of a high-impact use (i.e. Fastrac, a convenience store with gas sales), and to waive certain sign requirements.
Enforcement:	No
Code Section:	120-146.1; 120-177

Written comments may be submitted by June 11th, 2014 to: Jill Symonds, City of Rochester, Bureau of Planning & Zoning, 30 Church Street, Room 125B, Rochester, NY 14612, or Jill.Symonds@CityofRochester.gov