

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-6 Public Hearing Begins: 9:30 AM
Cases 7-12 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A**

***Revised**

Thursday, February 21, 2019

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: P-003-18-19
Case Type: Appeal of a Decision by the Manager of Zoning
Address: 217 West Main Street
Zoning District: CCD-M Center City Main Street District
Applicant: Jim Colombo, Skylight Signs
Purpose: To appeal the Denial by the Manager of Zoning (AA-20-18-19) regarding the internally illuminated channel sign for "Hanna Commercial Real Estate."
Code Section: 120-191, 120-195
Enforcement: No

Case: 2
File Number: P-004-18-19
Case Type: Appeal of a Decision by the Manager of Zoning
Address: 1 Woodbury Boulevard
Zoning District: CCD-R Center City Riverfront District
Applicant: Steve Stanley, Vital Signs
Purpose: To appeal the Denial by the Manager of Zoning (AA-21-18-19) regarding the channel letter sign for "Turner Engineering."
Code Section: 120-191, 120-195
Enforcement: No

Case: 3
File Number: V-050-18-19
Case Type: Area Variance
Address: 45 Spruce Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: David Greene
Purpose: To legalize the expansion of a driveway in the front yard of a single family dwelling, thereby creating front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: V-051-18-19
Case Type: Area Variance
Address: 1150 Elmwood Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ashok Rekhi
Purpose: To legalize the expansion of a driveway in the front yard of a single family dwelling, thereby creating front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 5
File Number: V-052-18-19
Case Type: Area Variance
Address: 1440 Dewey Avenue
Zoning District: C-2 Community Center District
Applicant: Thomas Nary
Purpose: To expand an existing second hand dealer and pawn operation within a single tenant space, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

Case: 6
File Number: V-053-18-19
Case Type: Area Variance
Address: 217 Lake Avenue
Zoning District: R-3 High-Density Residential District
Applicant: Mark Costich
Purpose: To install an attached sign on the northern elevation of the building, thereby exceeding the maximum number of attached signs permitted.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-054-18-19
Case Type: Area Variance
Address: 1008 Culver Road
Zoning District: C-2 Community Center District
Applicant: Omar Abdelgani
Purpose: To install an approximately 68 square foot internally illuminated channel letter sign for "Metro by T-Mobile," thereby exceeding the maximum size requirement for attached signs.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-055-18-19
Case Type: Area Variance
Address: 161 Dartmouth Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Mark Caramanna
Purpose: To legalize the expansion of pavement in the rear yard of a two-family dwelling, thereby exceeding the maximum lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 9
File Number: V-056-18-19
Case Type: Area Variance
Address: 175 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Lew Kibling, Aldi, Inc.
Purpose: To install attached and detached signage for "Aldi," not meeting certain sign requirements.
Code Section: 120-177, 120-195*
Enforcement: No
SEQR: Type II

Case: 10 ***HELD from the 2/22/18 ZBA Hearing**
File Number: V-059-17-18
Case Type: Area Variance
Address: 103-105 Anderson Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Joe Ventura
Purpose: To subdivide one parcel into three thereby creating three new properties that do not meet certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 11
File Number: V-057-18-19
Case Type: Area Variance
Address: 60 Delaware Street (103-105 Anderson Avenue)
Zoning District: R-2 Medium-Density Residential District
Applicant: Joe Ventura
Purpose: To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 12
File Number: V-058-18-19
Case Type: Area Variance
Address: 68 Delaware Street (103-105 Anderson Avenue)
Zoning District: R-2 Medium-Density Residential District
Applicant: Joe Ventura
Purpose: To construct one attached single family dwelling, not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II