

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-4 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, December 19, 2019

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-024-19-20
Case Type: Area Variance
Address: 324 Culver Road
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District
Applicant: Randall F. Peacock, Architect
Purpose: To construct a 14' 6" x 15' single story addition on the east side of a single family dwelling, not meeting the side yard setback requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-025-19-20
Case Type: Area Variance
Address: 45 Roseview Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Justin Pratt
Purpose: To legalize the use of the third floor in conjunction with the second floor dwelling unit, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-026-19-20
Case Type: Use Variance
Address: 1733 Norton Street
Zoning District: C-1 Neighborhood Commercial District
Applicant: Eladio Roldan
Purpose: To establish live entertainment in an existing bar/restaurant (El Chuchifrito), a use not permitted in the district.
Code Section: 120-34
Enforcement: No
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

Case:	4
File Number:	V-027-19-20
Case Type:	Area Variance
Address:	10 Griffith Street
Zoning District:	CCD-R Center City District – Riverfront
Applicant:	James S. Grossman, Barclay Damon
Purpose:	To replace two existing conventional advertising signs (billboards) with one east facing digital sign (westbound traffic), and to raise the height of the structure by 12.5 feet; not meeting certain sign requirements.
Code Section:	120-177
Enforcement:	No
SEQR:	Type II