

Thursday, January 19, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the Applicant from the 12/14/16 Hearing
File Number: V-044-16-17
Case Type: Area Variance
Address: 316 Meigs Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Blake Gianniny
Purpose: To legalize the parking area in the rear yard of a four-family dwelling that exceeds the lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II

Case: 2 *Held by the Applicant from the 12/14/16 Hearing
File Number: V-045-16-17
Case Type: Area Variance
Address: 320 Meigs Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Blake Gianniny
Purpose: To legalize the front and rear yard parking areas of a four-family dwelling and to waive the lot coverage requirement.
Code Section: 120-20; 120-173
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-051-16-17
Case Type: Area Variance
Address: 176 Child Street
Zoning District: R-2 Medium Density Residential District
Applicant: Jose A. Fontanez
Purpose: To waive certain parking design requirements associated with the reestablishment of the property as a two-bay vehicle repair operation.
Code Section: 120-173
Enforcement: Yes
SEQR: Unlisted (Lead Agency: Director of Planning and Zoning)

Case: 4
File Number: V-052-16-17
Case Type: Area Variance
Address: 446 Alexander Street
Zoning District: R-2 Medium Density Residential District
Applicant: Greg Booth
Purpose: To legalize the front yard parking area of this mixed use building (a 3-family and an office) and to waive the lot coverage requirement.
Code Section: 120-20; 120-173
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-053-16-17
Case Type: Area Variance
Address: 246 Maple Street
Zoning District: R-2 Medium Density Residential District
Applicant: Antonio Duque
Purpose: To install a 6' tall decorative wrought iron fence in the front yard of a vacant auto repair/sales/paint operation.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-054-16-17
Case Type: Area Variance
Address: 319 Hudson Avenue (a.k.a. 82 Holland Street)
Zoning District: R-3 High-Density Residential District
Applicant: The Anthony L. Jordan Health Corp.
Purpose: To construct a 2-story addition to the existing health care facility, an expansion of a nonconforming use, and not meeting certain setback, dumpster, parking, or bicycle parking requirements.
Code Section: 120-28; 120-165; 120-173; 120-199
Enforcement: No
SEQR: Unlisted (Lead Agency: Director of Planning and Zoning)

Case: 7
File Number: V-055-16-17
Case Type: Area Variance
Address: 21 Humboldt Street
Zoning District: M-1 Industrial District
Applicant: David Dillon
Purpose: To install an internally illuminated 6.5' tall kiosk sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 8
File Number: P-001-16-17
Case Type: Appeal
Address: 1531 E. Main Street
Zoning District: R-1 Low-Density Residential District
Applicant: Eddie Harris
Purpose: To appeal a denied Certificate of Nonconformity regarding the establishment of a takeout restaurant.
Code Section: 120-191
Enforcement: No
SEQR: Unlisted (Lead Agency: Zoning Board of Appeals)

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, February 16, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-056-16-17
Case Type: Area Variance
Address: 41 Culdorf Alley
Zoning District: M-1 Industrial District
Applicant: Mike Papp
Purpose: To waive certain off-street parking design requirements associated with the legalization of a fence construction and contracting business.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-057-16-17
Case Type: Area Variance
Address: 404, 428, 440, 446, 454, 458 Adirondack Street
Zoning District: M-1 Industrial District
Applicant: Scott Cresswell
Purpose: To waive certain landscape design and fence requirements associated with the establishment of the property as a vehicle repair station.
Code Section: 120-152, 120-167
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-058-16-17
Case Type: Use Variance
Address: 33 Mead Street
Zoning District: R-1 Low-Density Residential District
Applicant: Eusebio Pleitaz
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: P-002-16-17
Case Type: Appeal
Address: 17 Langslow Street
Zoning District: R-1 Low-Density Residential District
Applicant: Duncan Frame
Purpose: To appeal the Certificate of Nonconformity Decision regarding the parking lot at 17 Langslow Street.
Code Section: 120-191
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

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 8-11 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

Thursday, March 16, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1 ***Held from the 02/16/17 Hearing**
File Number: V-056-16-17
Case Type: Area Variance
Address: 41 Culdorf Alley
Zoning District: M-1 Industrial District
Applicant: Mike Papp
Purpose: To waive certain off-street parking design requirements associated with the legalization of a fence construction and contracting business.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 2 ***Held from the 02/16/17 Hearing**
File Number: P-002-16-17
Case Type: Appeal
Address: 17 Langslow Street
Zoning District: R-1 Low-Density Residential District
Applicant: Duncan Frame
Purpose: To appeal the Certificate of Nonconformity Decision regarding the parking lot at 17 Langslow Street.
Code Section: 120-191
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3
File Number: V-059-16-17
Case Type: Area Variance
Address: 1006-1008 S. Plymouth Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Justin Tallo
Purpose: To convert the first floor from one office to two residential units, not meeting the dwelling unit conversion standards.
Code Section: 120-166, 120-195
Enforcement: No
SEQR: Type 2

Case: 4
File Number: V-060-16-17
Case Type: Use Variance
Address: 1037 & 1045 S. Clinton Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Larry Wong
Purpose: To change use of the rear building at 1045 S. Clinton Avenue from community center/offices to two residential units, not meeting the dwelling unit conversion standards.
Code Section: 120-166, 120-195
Enforcement: No
SEQR: Type 2

Case: 5
File Number: V-061-16-17
Case Type: Use Variance
Address: 32 Vick Park B
Zoning District: R-2 Medium-Density Residential District
Applicant: Chris Stern
Purpose: To change the use of the property from a three-family to a four-family dwelling, not meeting the dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type 2

Case: 6
File Number: V-062-16-17
Case Type: Area Variance
Address: 17 Thayer Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Jeff Smith
Purpose: To legalize the expansion of three units into the third floor, and to waive the associated parking requirement, thereby expanding a nonconforming use.
Code Section: 120-199, 120-173
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 7
File Number: V-063-16-17
Case Type: Use Variance
Address: 175 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Birhane Shewangzaw
Purpose: To establish use of the property as a medical transportation company with an office and outdoor storage of up to 10 medical transport vehicles, a use not permitted in the district.
Code Section: 120-42
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 8
File Number: V-064-16-17
Case Type: Area Variance
Address: 709-715 Dewey Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott Garceau, Catholic Family Center
Purpose: To increase the number of bedrooms in an existing rooming house from 17 to 19, an expansion of a nonconforming use, and not meeting certain requirements for rooming houses.
Code Section: 120-199; 120-147
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 9
File Number: V-065-16-17
Case Type: Area Variance
Address: 320 Buffalo Road
Zoning District: M-1 Industrial District
Applicant: Michael Payne-Murano
Purpose: To increase the number of bedrooms in an existing rooming house from 18 to 21, an expansion of a nonconforming use, and not meeting certain requirements for rooming houses.
Code Section: 120-199; 120-147
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: **10**
File Number: V-066-16-17
Case Type: Area Variance
Address: 1126 Park Avenue
Zoning District: R-2 Medium-Density Residential District & East Avenue Preservation District
Applicant: Donna & Armand Gallucci
Purpose: To waive the lot coverage requirement associated with the construction of a two-car detached garage in the rear yard of a three-family dwelling (this request is scheduled for the Rochester Preservation Board hearing on March 1, 2017).
Code Section: 120-20
Enforcement: No
SEQR: Type 2

Case: **11**
File Number: V-067-16-17
Case Type: Area Variance
Address: 461 Maple Street
Zoning District: R-1 Low-Density Residential District
Applicant: Dominic Cimino
Purpose: To legalize the expansion of the first floor restaurant, an expansion of a nonconforming use, to install a refuse storage area, and to legalize the signage, not meeting certain refuse storage or sign requirements.
Code Section: 120-199, 120-165, 120-167
Enforcement: Yes
SEQR: Unlisted (Lead: Zoning Board of Appeals)

**CITY OF ROCHESTER
30 CHURCH STREET**

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

**Cases 1-10 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A**

Thursday, April 27, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1 **Held as a Result of New Information
Discovered by City**

File Number: V-065-16-17
Case Type: Area Variance
Address: 320 Buffalo Road
Zoning District: M-1 Industrial District
Applicant: Michael Payne-Murano
Purpose: To increase the number of bedrooms in an existing rooming house from 18 to 21, an expansion of a nonconforming use, and not meeting certain requirements for rooming houses.

Code Section: 120-199; 120-147
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 2

File Number: V-068-16-17
Case Type: Area Variance
Address: 34-36 S. Union Street
Zoning District: R-3 High-Density Residential District
Applicant: Ron Wright
Purpose: To legalize the expansion of an existing barbershop, an expansion of a nonconforming use.

Code Section: 120-199
Enforcement: Yes
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3
File Number: V-069-16-17
Case Type: Area Variance
Address: 329 Beach Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Philip and Cheryl Enders
Purpose: To legalize the parking area in the two front yards of this single family dwelling, exceeding the lot coverage requirement and not meeting certain parking requirements.
Code Section: 120-11; 120-173
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-070-16-17
Case Type: Area Variance
Address: 2259 Lake Avenue
Zoning District: O-S Open Space District
Applicant: Jim Wieboldt
Purpose: To install a generator in the front yard of the one-story brick building in Holy Sepulcher Cemetery, not meeting the location requirement for accessory uses.
Code Section: 120-158; 120-163
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-071-16-17
Case Type: Area Variance
Address: 116 Barrington Street
Zoning District: R-1 Low-Density Residential District & East Avenue Preservation District
Applicant: Anya Kucheryavenko
Purpose: To change the use of the first floor office to one residential unit, not meeting the dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II

Case: **6**
File Number: V-072-16-17
Case Type: Area Variance
Address: 1835 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Applicant: Laura Baranes, Premier Signs
Purpose: To install new signage for “Kwik Fill” on three sides of the gas canopy, and to remove and replace the sign face on an existing pole sign, not meeting certain city-wide design standards and sign requirements.

Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

Case: **7**
File Number: V-073-16-17
Case Type: Area Variance
Address: 214 Waring Street
Zoning District: R-1 Low-Density Residential District
Applicant: Victor Colon & Nilda Vega
Purpose: To install a permanent handicapped access ramp in the front yard of a single family dwelling.

Code Section: 120-149; 120-163
Enforcement: No
SEQR: Type II

Case: **8**
File Number: V-046-15-16
Case Type: Use Variance – Part 2
Address: 111 Industrial Street
Zoning District: CCD-C Center City – Cascade-Canal District
Applicant: Loretta Spezio
Purpose: To establish use of the property for truck and equipment storage to serve the existing paving and trucking company located at 100-106 Industrial Street. Outdoor uses are prohibited in this District. (Economic hardship granted on 02/18/16, and part two of the use variance received a Default Denial on 09/15/16.)

Code Section: 120-64
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: **9**
File Number: V-074-16-17
Case Type: Area Variance
Address: 84 Alliance Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Peter Kiwitt
Purpose: To legalize the expansion of one apartment into the third floor, thereby expanding a nonconforming two-family dwelling.
Code Section: 120-199
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: **10**
File Number: V-075-16-17
Case Type: Area Variance
Address: 23 Oxford Street
Zoning District: R-2 Medium-Density Residential District & East Avenue Preservation District
Applicant: Kevin & Kris Brown
Purpose: To legalize an existing first and second-story deck in the side yard of a three-family dwelling, not meeting the lot coverage or side yard setback requirements. (This request is scheduled for the Rochester Preservation Board hearing on April 3, 2017.)
Code Section: 120-20
Enforcement: No
SEQR: Type II

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

Thursday, May 25, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the Zoning Board For Additional Information from the Applicant*

File Number: V-072-16-17
Case Type: Area Variance
Address: 1835 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Applicant: Laura Baranes, Premier Signs
Purpose: To install new signage for "Kwik Fill" on three sides of the gas canopy, and to remove and replace the sign face on an existing pole sign, not meeting certain city-wide design standards and sign requirements.

Code Section: 120-159, 120-177
Enforcement: No
SEQR: Type II

Case: 2 *Postponed from the April 27th Hearing as the Applicant Did not Appear*

File Number: V-075-16-17
Case Type: Area Variance
Address: 23 Oxford Street
Zoning District: R-2 Medium-Density Residential District & East Avenue Preservation District
Applicant: Kevin & Kris Brown
Purpose: To legalize an existing first and second-story deck in the side yard of a three-family dwelling, not meeting the lot coverage or side yard setback requirements. (This request is scheduled for the Rochester Preservation Board hearing on May 3, 2017.)

Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-076-16-17
Case Type: Area Variance
Address: 973 East Avenue
Zoning District: R-3 High-Density Residential District & East Avenue Preservation District
Applicant: Dr. Vito C. Quatela
Purpose: To construct a third floor addition to the existing medical office building, an expansion of a nonconforming use, and to waive the associated parking requirement (this request was approved by the Preservation Board on April 3, 2017).
Code Section: 120-199, 120-173
Enforcement: No
SEQR: Type I

Case: 4
File Number: V-077-16-17
Case Type: Area Variance
Address: 687 Lee Road
Zoning District: M-1 Industrial District/Mount Read-Emerson Urban Renewal District
Applicant: Jim Newton, Lamar Advertising
Purpose: To construct a new freestanding, double sided advertising sign (billboard), consisting of one conventional and one digital sign face, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-078-16-17
Case Type: Area Variance
Address: 1850 University Avenue
Zoning District: M-1 Industrial District
Applicant: Jim Newton, Lamar Advertising
Purpose: To remove one conventional advertising sign face (billboard) and replace it with a digital sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-079-16-17
Case Type: Area Variance
Address: 1049-1051, 1055, & 1065-1073 North Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Bill Burdwood, Durban Group
Purpose: To construct a 9,107 sq. ft. retail store (Family Dollar) that exceeds the maximum 6,000 sq. ft. permitted for a principal structure in the C-2 district.
Code Section: 120-45
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 7
File Number: V-080-16-17
Case Type: Area Variance
Address: 299 and 309 Jefferson Avenue and 10, 12, and 14 St. Clair Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Eric Smart, Jefferson Ave. SDA Church
Purpose: To construct a parking lot for the church along Saint Clair Street, exceeding the lot coverage requirement and not meeting certain parking requirements, and to install a 4' tall fence in both front yards. (This request is scheduled for the Rochester Preservation Board hearing on May 3, 2017.)
Code Section: 120-173, 120-11, 120-167
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 8
File Number: V-081-16-17
Case Type: Area Variance
Address: 337 Beach Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Donald Furiuso
Purpose: To legalize the parking area in the front yard of a two-family dwelling, not meeting certain parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 9
File Number: V-082-16-17
Case Type: Area Variance
Address: 281 Yarmouth Road
Zoning District: R-1 Low-Density Residential District
Applicant: Alfred L. Pardi
Purpose: To construct an attached garage with a second-story addition in the rear yard of a single family dwelling, not meeting the rear yard setback requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 10
File Number: V-083-16-17
Case Type: Area Variance
Address: 709-715 Dewey Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Scott Garceau, Catholic Family Center
Purpose: To expand the existing rooming house by converting a basement storage area to an overflow sleeping room, an expansion of a nonconforming use.
Code Section: 120-199
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 11
File Number: V-084-16-17
Case Type: Area Variance
Address: 1255 University Avenue
Zoning District: C-2 Community Center District
Applicant: Michael Hurley
Purpose: To install a second sign for "Living Roots", where only one sign is permitted.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case:	12
File Number:	V-085-16-17
Case Type:	Area Variance
Address:	234 Kilmar Street
Zoning District:	R-1 Low-Density Residential District
Applicant:	Miguel Rodriguez
Purpose:	To convert a two-car attached garage to living space, thereby creating front yard parking.
Code Section:	120-173
Enforcement:	No
SEQR:	Type II

**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**

Thursday, June 22, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by the Zoning Board For Additional Information from the Applicant*

File Number: V-079-16-17
Case Type: Area Variance
Address: 1049-1051, 1055, & 1065-1073 North Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Bill Burdwood, Durban Group
Purpose: To construct a 9,107 sq. ft. retail store (Family Dollar) that exceeds the maximum 6,000 sq. ft. permitted for a principal structure in the C-2 district.

Code Section: 120-45
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

Case: 2

File Number: V-086-16-17
Case Type: Area Variance
Address: 473 Ridgeway Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Elizabeth Burgwardt
Purpose: To legalize the expansion of one apartment into the third floor, thereby expanding a nonconforming two-family dwelling.

Code Section: 120-199
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3
File Number: V-087-16-17
Case Type: Use Variance
Address: 134 Van Stallen Street
Zoning District: R-1 Low-Density Residential District
Applicant: James Marino, Esq.
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 4
File Number: V-088-16-17
Case Type: Area Variance
Address: 40 Glen Parkway
Zoning District: R-1 Low-Density Residential District
Applicant: John Zito
Purpose: To construct a shed and 6' tall fence in the front yard of a single family dwelling.
Code Section: 120-163, 120-167
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-089-16-17
Case Type: Area Variance
Address: 52 Oak Hill View
Zoning District: R-1 Low-Density Residential District
Applicant: Kathleen Anderson
Purpose: To legalize the conversion of the attached garage of a single family dwelling to living space, thereby creating front yard parking.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-090-16-17
Case Type: Area Variance
Address: 420 Rugby Street
Zoning District: R-1 Low-Density Residential District
Applicant: W. U. Schroeder
Purpose: To install an air conditioning unit in the front yard of a single family dwelling located on a corner parcel.
Code Section: 120-163
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-091-16-17
Case Type: Use Variance
Address: 27 Glasgow Street
Zoning District: R-3 High-Density Residential District
Applicant: John Acker
Purpose: To legalize the conversion of the property from a three to a four-family dwelling, not meeting the dwelling unit conversion standards.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-092-16-17
Case Type: Use Variance
Address: 417 Alexander Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Benjamin Cox, Elim Christian Fellowship
Purpose: To establish use of the property as a rooming house, a use not permitted in the district.
Code Section: 120-17
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 9
File Number: V-093-16-17
Case Type: Area Variance
Address: 48 E. Henrietta Street
Zoning District: R-1 Low-Density Residential District
Applicant: Xiaoping Zhang
Purpose: To legalize the patio area of a single family dwelling, located in the front yard and exceeding lot coverage requirements.
Code Section: 120-11, 120-163
Enforcement: Yes
SEQR: Type II

Case: 10
File Number: V-094-16-17
Case Type: Area Variance
Address: 365 Canterbury Road
Zoning District: R-1 Low-Density Residential District
Applicant: Jeffrey Kallas, M.D.
Purpose: To legalize a patio in the front yard of this single family dwelling.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II

Case: 11
File Number: V-095-16-17
Case Type: Area Variance
Address: 797 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Adam Smith, YMCA of Greater Rochester
Purpose: To install a sign that is 8'-9" x 30'-10" on the rear wall (facing the I-490) of the building for the YMCA, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 12
File Number: V-096-16-17
Case Type: Use and Area Variance
Address: 366 Thurston Road
Zoning District: C-1 Neighborhood Center District
Applicant: Sean McGregor
Purpose: To legalize live entertainment accessory to an existing bar/restaurant and to waive the associated parking requirement.
Code Section: 120-34, 120-173
Enforcement: Yes
SEQR: Unlisted (Lead: Zoning Board of Appeals)

CITY OF ROCHESTER
30 CHURCH STREET

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

Cases 1-10 Public Hearing Begins: 9:30 AM
CITY COUNCIL CHAMBERS 302A

Thursday, July 20, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-001-17-18
Case Type: Area Variance
Address: 32 Bauer Street
Zoning District: R-1 Low-Density Residential District
Applicant: Jessica OKeefe
Purpose: To legalize a 6' tall fence in the front yard of a single family dwelling, not meeting the height and opacity requirements for fences.

Code Section: 120-167
Enforcement: Yes
SEQR: Type II

Case: 2
File Number: V-002-17-18
Case Type: Area Variance
Address: 355 Brooks Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: David R. Onderdonk
Purpose: To legalize the conversion of the front porch to living space, not meeting the front yard setback requirement.

Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-003-17-18
Case Type: Area Variance
Address: 1961 E. Main Street (aka 1985 E. Main Street)
Zoning District: C-1 Neighborhood Center District
Applicant: Laura Baranes
Purpose: To install two signs for "Salvatore's Old Fashioned Pizzeria", not meeting certain sign requirements.

Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-004-17-18
Case Type: Use Variance
Address: 53 Mason Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ripton Hunter
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 5
File Number: V-005-17-18
Case Type: Area Variance
Address: 333 Beach Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Roger & Connie Haag
Purpose: To legalize the parking area in the front yard of a single-family dwelling, not meeting certain parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-006-17-18
Case Type: Area Variance
Address: 1996 Culver Road and 2086 Culver Road
Zoning District: R-1 Low-Density Residential District
Applicant: Brady Fogle
Purpose: To install two detached monument signs for "Hidden Creek Townhomes and Apartments" not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-007-17-18
Case Type: Area Variance
Address: 192 Desmond Street
Zoning District: C-3 Regional Destination Center
Applicant: Rocco Distaffen
Purpose: To legalize the expanded parking area for a four-family dwelling, not meeting certain parking design requirements.
Code Section: 120-173
Enforcement: Yes
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 8
File Number: V-008-17-18
Case Type: Area Variance
Address: 258 N. Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Adam Civalier
Purpose: To establish use as a sit-down restaurant, not meeting the parking or window transparency requirements.
Code Section: 120-159, 120-173
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 9
File Number: V-009-17-18
Case Type: Area Variance
Address: 551 Lexington Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Patti Billard
Purpose: To legalize the change in use of the first floor office to two residential units, not meeting the dwelling unit conversion standards.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II

Case: 10
File Number: P-001-17-18
Case Type: Appeal
Address: 2.5 & 14 Highland Heights Drive
Zoning District: R-1 Low-Density Residential District
Applicant: Jonathan Gabel
Purpose: To appeal the interpretation made by the Director of Planning and Zoning on April 12, 2017.
Code Section: 120-191
Enforcement: No

**CITY OF ROCHESTER
30 CHURCH STREET**

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

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

Thursday, August 17, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: P-02-17-18
Case Type: Appeal
Address: 1176, 1182 and 1186-1188 Mt. Hope Avenue, 17 Langslow Street
Zoning District: C-1 Neighborhood Center District, R-1 Low-Density Residential District
Applicant: Duncan M. Frame
Purpose: To appeal the decision by the Manager of Zoning that the site plan review application, file SP-022-15-16, must be withdrawn as a result of substantial changes to the project, and that a new site plan review application (including SEQR application) must then be submitted in order to proceed.
Code Section: 120-191, 120-195
Enforcement: No

Case: 2
File Number: P-03-17-18
Case Type: Appeal
Address: 205 W. Broad Street
Zoning District: CCD-B Center City District – Base District
Applicant: David Samuelson
Purpose: To appeal the Administrative Adjustment denial by the Manager of Zoning regarding the installation of a roof-mounted sign for Advantage Federal Credit Union (AA-35-16-17).
Code Section: 120-191, 120-195
Enforcement: No

Case: 3
File Number: V-010-17-18
Case Type: Area Variance
Address: 127 Railroad Street
Zoning District: PMV Public Market Village District
Applicant: Jim Colombo
Purpose: To install a second sign for “Bitter Honey” restaurant, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-011-17-18
Case Type: Area Variance
Address: 1185 University Avenue
Zoning District: C-2 Community Center District
Applicant: Jay Hurzy
Purpose: To install an attached sign for “Key Bank” on the west façade of the building, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-012-17-18
Case Type: Area Variance
Address: 8-14 Mark Street, 540-544, 548-550 and 554 Hudson Avenue, 13, 15 and 17-19 Watkin Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Bryan Hickman
Purpose: To install an attached sign for “PUC Achieve Charter School” on the north façade of the building (i.e. facing Watkin Terrace), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-013-17-18
Case Type: Area Variance
Address: 29 Lyncrest Drive
Zoning District: R-1 Low-Density Residential District
Applicant: Nicole Mancuso
Purpose: To legalize the driveway expansion in the front yard of a single family dwelling.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 7
File Number: V-014-17-18
Case Type: Area Variance
Address: 29 Weld Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Paulette Benton
Purpose: To pave an existing gravel driveway that does not lead to the rear yard of a single family dwelling.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-015-17-18
Case Type: Use Variance
Address: 67 Post Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Marvalyn Napier
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: **9**
File Number: V-016-17-18
Case Type: Area Variance
Address: 379 and 387 Hudson Avenue, 618 Upper Falls Boulevard
Zoning District: C-2 Community Center District
Applicant: Reza Hourmanesh
Purpose: To waive certain parking and sign requirements associated with the establishment of a convenience store with accessory gas sales.
Code Section: 120-173, 120-177
Enforcement: No
SEQR: Unlisted (Lead: Manager of Zoning)

Case: **10**
File Number: V-017-17-18
Case Type: Area Variances
Address: 694 Hudson Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Reza Hourmanesh
Purpose: To construct a 2,256 sq. ft. one-story addition to an existing church, not meeting the building coverage, setback, and parking requirements.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II

Case: **11**
File Number: V-018-17-18
Case Type: Area Variance
Address: 2.5 & 14 Highland Heights Drive
Zoning District: R-1 Low-Density Residential District
Applicant: Jon Schick
Purpose: To construct a single-family dwelling, not meeting certain setback requirements.
Code Section: 120-11
Enforcement: No
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
DELIBERATIONS FROM 08/17/17
8:30 AM in ROOM 309A

Cases 1-8 Public Hearing Begins: 10:00 AM
CITY COUNCIL CHAMBERS 302A

***Revised 09-11-17**

WEDNESDAY, September 20, 2017

- I. **Deliberations only for the following two cases. These cases were postponed from the 08/17/17 public hearing. Deliberations will take place at 8:30 AM in Room 309A.**

File Number: P-02-17-18
Case Type: Appeal
Address: 1176, 1182 and 1186-1188 Mt. Hope Avenue, 17 Langslow Street
Zoning District: C-1 Neighborhood Center District, R-1 Low-Density Residential District
Applicant: Duncan M. Frame
Purpose: To appeal the decision by the Manager of Zoning that the site plan review application, file SP-022-15-16, must be withdrawn as a result of substantial changes to the project, and that a new site plan review application (including SEQR application) must then be submitted in order to proceed.
Code Section: 120-191, 120-195
Enforcement: No

File Number: V-018-17-18
Case Type: Area Variance
Address: 2.5 & 14 Highland Heights Drive
Zoning District: R-1 Low-Density Residential District
Applicant: Jon Schick
Purpose: To construct a single-family dwelling, not meeting certain setback requirements.
Code Section: 120-11
Enforcement: No
SEQR: Type II

II. Meeting with Staff

III. Public Hearing to begin at 10:00 AM

Case: 1
File Number: V-019-17-18
Case Type: Area Variance
Address: 775 Melville Street
Zoning District: R-1 Low-Density Residential District
Applicant: Mary McCollester
Purpose: To install a 10' x 12' wheelchair accessible deck in the front yard of a single-family dwelling, not meeting the requirements for accessory structures.
Code Section: 120-163
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-020-17-18
Case Type: Use Variance
Address: 306 Electric Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sharonda Casey
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 3
File Number: V-021-17-18
Case Type: Area Variance
Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Applicant: Amy Catalano
Purpose: To install an internally illuminated monument sign for "Comedy at the Carlson", not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II

*** REMOVED from agenda by City Staff as a result of new information. To be rescheduled at a later date.**

Case: 4
File Number: V-022-17-18
Case Type: Area Variance
Address: 295 W. Ridge Road
Zoning District: R-1 Low-Density Residential District
Applicant: Amy Catalano
Purpose: To install an internally illuminated sign for "Overstock Flooring", not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-023-17-18
Case Type: Area Variance
Address: 667 Monroe Avenue
Zoning District: C-2 Community Center District
Applicant: Ken Yurgelun
Purpose: To install two pendant signs for "Subway", not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-024-17-18
Case Type: Area Variance
Address: 53 Carlisle Street
Zoning District: R-1 Low-Density Residential District
Applicant: Patrick Burke
Purpose: To install a solid wood fence ranging in height from 4' to 6' along the Maynard Street frontage of a single family dwelling, not meeting the height and opacity requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 7
File Number: V-025-17-18
Case Type: Use Variance
Address: 497 Averill Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Ryan Kimble
Purpose: To legalize the conversion to a two-family dwelling, not meeting certain lot, area, and yard requirements.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-026-17-18
Case Type: Area Variances
Address: 706, 710-712, 714, and 722 Dewey Avenue
Zoning District: Dewey-Driving Park Urban Renewal District South
Applicant: Bill Burwood, Durban Group LLC
Purpose: To construct a 9,927 sq. ft. retail store (Family Dollar) that exceeds the maximum 6,000 sq. ft. permitted for a principal structure in the C-2 district, and to install two signs on the building, not meeting certain sign requirements.
Code Section: 120-120, 120-45, 120-177
Enforcement: No
SEQR: Unlisted (Lead: Director of Planning and Zoning)

IV. Other Business

Time Extension Request for V-017-12-13 at 40 Marina Drive to construct a single family dwelling, a prohibited use in the H-V district, not meeting the side setback requirement.

**CITY OF ROCHESTER
30 CHURCH STREET**

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

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

Thursday, October 19, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-027-17-18
Case Type: Area Variance
Address: 116 Adams Street
Zoning District: R-3 High-Density Residential District
Applicant: Matt Buckman
Purpose: To install a 6' tall solid wood fence along the Clarissa Street frontage of a single family dwelling, not meeting the height and opacity requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-028-17-18
Case Type: Area Variance
Address: 14 Mart Street
Zoning District: M-1 Industrial District
Applicant: Vincent Mastrosimone
Purpose: To construct a 10,750 sq. ft. addition to an existing warehouse and showroom (Arrow Kitchens & Bath), not meeting the rear yard setback requirement.
Code Section: 120-84
Enforcement: No
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 3
File Number: V-029-17-18
Case Type: Area Variance
Address: 747-757 S. Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Ralph A. DiTucci
Purpose: To construct a 1,784 square foot addition to an existing office and clinic (Highland Family Medicine), thereby exceeding the maximum square footage permitted for a principal use or structure in the district.
Code Section: 120-45
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-030-17-18
Case Type: Area Variance
Address: 131 Masseth Street & 29 Immel Street
Zoning District: R-1 Low-Density Residential District
Applicant: Devin Hutchings
Purpose: To install a second driveway located in the front yard of a single family dwelling.
Code Section: 120-173
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-031-17-18
Case Type: Area Variance
Address: 50 Wilmington Street
Zoning District: R-1 Low-Density Residential District
Applicant: Richard & Sandra Lill
Purpose: To replace and expand an existing driveway, thereby exceeding the lot coverage requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-032-17-18
Case Type: Area Variance
Address: 187 Congress Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Paris Appleberry
Purpose: To legalize the conversion of the attached garage of a single family dwelling to living space, thereby creating front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II

Case: 7
File Number: V-033-17-18
Case Type: Area Variance
Address: 246 Whitney Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ryan Brandt
Purpose: To construct an attached, single family dwelling, thereby exceeding the lot coverage requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II

Case: 8
File Number: V-034-17-18
Case Type: Area Variance
Address: 883 Lake Avenue
Zoning District: R-3 High-Density Residential District
Applicant: Stephen Bentivegna
Purpose: To legalize the change in use of a portion of the first floor from office to an apartment, not meeting the dwelling unit conversion standards.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II

Case: 9
File Number: V-039-16-17
Case Type: Area & Use Variance
Address: 1628 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Cavallaro
Purpose: To legalize the use of the detached garage for vehicle repair (economic hardship granted on 12/14/16), and not meeting certain vehicle repair, sign, and parking requirements.
Code Section: 120-42, 120-152, 120-173, 120-177
Enforcement: Yes
SEQR: Type II

CITY OF ROCHESTER
30 CHURCH STREET

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

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

Thursday, November 16, 2017

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-035-17-18
Case Type: Area Variance
Address: 341 Braddock Street
Zoning District: R-1 Low-Density Residential District
Applicant: Robert DiNicola
Purpose: To legalize the parking area in the front yard of a single-family dwelling, exceeding the lot coverage requirement and not meeting certain parking requirements.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-036-17-18
Case Type: Area Variance
Address: 283 Beach Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Victoria Scott
Purpose: To legalize the parking area in the rear yard of a multi-family dwelling, exceeding the lot coverage requirement and not meeting certain parking requirements.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II

Case: 3
File Number: P-004-17-18
Case Type: Appeal
Address: 1210-1218 Culver Road
Zoning District: R-1 Low-Density Residential District
Applicant: Debra Cleveland
Purpose: To appeal the decision by the Manager of Zoning (file N-02-17-18) that the use of the property cannot be changed from a funeral home to a fulfillment center for small e-commerce businesses.
Code Section: 120-191, 120-195
Enforcement: No

Case: 4
File Number: V-037-17-18
Case Type: Area Variance
Address: 567 W. Main Street
Zoning District: R-1 Low-Density Residential District
Applicant: Carl Hasselback
Purpose: To install a new 21'-8" tall pole sign for "Sunoco", not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-038-17-18
Case Type: Area Variance
Address: 744 E. Main Street
Zoning District: R-1 Low-Density Residential District
Applicant: Joe Reinhart
Purpose: To install five attached signs and one monument sign for "Wendy's" restaurant, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-039-17-18
Case Type: Area Variance
Address: 780 University Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Chris Costanza
Purpose: To legalize the conversion of the garage to an apartment, not meeting the lot, area, or yard requirements.
Code Section: 120-11
Enforcement: Yes
SEQR: Type II

Case: 7
File Number: V-040-17-18
Case Type: Area Variance
Address: 340-360 Culver Road
Zoning District: C-2 Community Center District
Applicant: Rick Nassar
Purpose: To expand the existing retail store (Wisteria Flowers & Gifts) into the adjacent space, thereby exceeding the 6,000 square foot maximum permitted for a principal use or structure in the district.
Code Section: 120-45
Enforcement: No
SEQR: Type II

Case:	8
File Number:	V-041-17-18
Case Type:	Use Variance
Address:	929 Culver Road
Zoning District:	R-1 Low-Density Residential District
Applicant:	Ignazio Battisti
Purpose:	To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section:	120-199
Enforcement:	No
SEQR:	Type II

CITY OF ROCHESTER
30 CHURCH STREET

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

Cases 1-8 Public Hearing Begins: 9:30 AM
Cases 9-13 Public Hearing Begins: 11:30 AM
CITY COUNCIL CHAMBERS 302A

Thursday, December 21, 2017

I. Meeting with Staff

II. Public Hearing

Case:	1	* Held at the request of the Zoning Board from the November 16, 2017 public hearing
File Number:	V-036-17-18	
Case Type:	Area Variance	
Address:	283 Beach Avenue	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Victoria Scott	
Purpose:	To legalize the parking area in the rear yard of a multi-family dwelling, exceeding the lot coverage requirement and not meeting certain parking requirements.	
Code Section:	120-11, 120-173	
Enforcement:	No	
SEQR:	Type II	
Case:	2	
File Number:	V-042-17-18	
Case Type:	Area Variance	
Address:	388 Newcastle Road	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Sheila Accorso	
Purpose:	To widen the existing shared driveway of a single family home, thereby creating front yard parking.	
Code Section:	120-173	
Enforcement:	No	
SEQR:	Type II	
Case:	3	
File Number:	V-043-17-18	
Case Type:	Area Variance	
Address:	79 Oakland Street	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Christopher Piloni	
Purpose:	To construct a breezeway between the single family dwelling and detached garage, not meeting the lot coverage requirement or the front yard setback requirement.	
Code Section:	120-11	
Enforcement:	No	
SEQR:	Type II	

Case: 4
File Number: V-044-17-18
Case Type: Area Variance
Address: 1385 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Lisa Sawchyn, Image 1 Industries
Purpose: To install new signage for the existing M&T Bank at this location, including replacement of the sign face on the existing 16' tall pole sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-045-17-18
Case Type: Area Variance
Address: 1653-1691 Mount Hope Avenue
Zoning District: C-2 Community Center District
Applicant: Xiuqing Chen
Purpose: To install a 32 sq. ft. sign for "Fortune Chinese Food" where only 12.5 sq. ft. is permitted.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-046-17-18
Case Type: Area Variance
Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Applicant: Kurt Ziemendorf
Purpose: To legalize two dumpster enclosures located along the east lot line of a mixed use property.
Code Section: 120-165
Enforcement: Yes
SEQR: Type II

Case: 7
File Number: V-047-17-18
Case Type: Area Variance
Address: 390 Blossom Road
Zoning District: M-1 Industrial District
Applicant: Kurt Ziemendorf
Purpose: To legalize four detached signs and to permit the installation of two additional detached signs for future tenants on a mixed use property, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II

Case: 8
File Number: V-048-17-18
Case Type: Use Variance
Address: 71-75 Electric Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: James Hung
Purpose: To re-establish use of the property as a five-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 9
File Number: V-049-17-18
Case Type: Use Variance
Address: 76 Furlong Street
Zoning District: R-1 Low-Density Residential District
Applicant: Josie DeBruyn, Focal Properties
Purpose: To re-establish use of the property as a two-family dwelling that has lost its rights due to a period of vacancy greater than nine months.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II

Case: 10
File Number: V-050-17-18
Case Type: Use and Area Variance
Address: 366-372 Thurston Road
Zoning District: C-1 Neighborhood Center District
Applicant: Sean McGregor
Purpose: To legalize live entertainment accessory to an existing bar/restaurant (Eclipse Bar & Lounge) and to waive the associated parking requirement.
Code Section: 120-34, 120-173
Enforcement: Yes
SEQR: Unlisted (Lead: Zoning Board of Appeals)

Case: 11
File Number: V-051-17-18
Case Type: Area Variance
Address: 1 & 3 Eisenberg Place
Zoning District: R-1 Low-Density Residential District
Applicant: Chris Costanza
Purpose: To construct a single-family home not meeting the lot, area, and yard requirements or the residential design standards.
Code Section: 120-11, 120-160
Enforcement: No
SEQR: Type II

Case: 12
File Number: V-052-17-18
Case Type: Area Variance
Address: 3 & 5 Eisenberg Place
Zoning District: R-1 Low-Density Residential District
Applicant: Chris Costanza
Purpose: To construct a single-family home not meeting the lot, area, and yard requirements or the residential design standards.
Code Section: 120-11, 120-160
Enforcement: No
SEQR: Type II

Case: 13
File Number: V-053-17-18
Case Type: Area Variance
Address: 625 South Goodman Street
Zoning District: C-2 Community Center District
Applicant: Richard Rosen, Highland Grove LLC
Purpose: To construct a 4-story, 100 unit multi-family dwelling where 86,000 sq. ft. of land is required and 78,361 sq. ft. of land is available, and, where 104 parking spaces are required and 92 parking spaces are provided.
Code Section: 120-44, 120-173
Enforcement: No
SEQR: Unlisted (Lead: Manager of Zoning)