



City of Rochester  
Bureau of Buildings and Zoning  
30 Church St. Rm. 125B Rochester, NY 14614

ATTN: Anna Keller

RE: 242, 246 Ormond St, and 3 Leopold St

Dear Ms. Keller,

On February 16<sup>th</sup>, we participated in a virtual Project Review Committee meeting to discuss our client's proposed development of the vacant parking lot located at 246 Ormond Street. Having had previous discussions with the City and having previously revised the site plan in accordance with suggestions made by the City, there were three outstanding items remaining for resolution.

1. Non-conforming features with respect to the following local laws:
  - a. Code Section 120-158B(1) which requires "active building elevations" on new structures including windows;
  - b. Code Section 120-158B(4) which requires repeating architectural patterns with two or more of the following elements: color change, texture change, material change, or a wall articulation change such as a reveal, recess, offset, or pilaster;
  - c. Code Section 120-158C which requires the front facade and to have a direct pedestrian connection to the street (a front entrance).

As was discussed in the meeting, these provisions of local law do not appear to have considered structures of the type that the owner is proposing (free-standing self-storage steel structures). We presented a sketch showing pilasters to create reveals and recesses having a contrasting color (item c) while acknowledging that items a & b would be difficult to overcome, likely needing a variance.

Jim Yarrington suggested that in lieu of trying to make these storage structures look more like a conventional building, that the installation of an ornamental fence at the right of way might make the project more appealing overall.

Our client was receptive to that idea and is now prepared have us revise the drawings to show a spike-topped black aluminum fence along Ormond Street. The fencing at all interior lot lines would remain galvanized chain-link but could be black in color to match the front fence if that is preferred by the City.

2. Matt Vanderwall advised us that the adjacent building owned by our client located at 444 Central Avenue is currently in violation of a City ordinance due to the broken/boarded up window openings. Matt suggested that his department might consider a variance on the Ormond Street property from the other ordinances (items a & b) more favorably if the owner were willing to correct the deficiencies on the Central Avenue building within a specified period of time.

The subject building is currently used as a self-storage facility where each tenant maintains security on the entry doors to their leasehold space. Consequently, the owner does not have access to the interior storage spaces and no practical ability to affect the displacement of each tenant's storage goods in order to gain access to the interior of the window openings. To overcome this challenge, our client is proposing to install applied window coverings at all 128 openings, consisting of tinted Lexan panels contained within a frame complete with mullions and muntin bars in the larger openings, maintaining the appearance of a typical spandrel glass panel. This will allow the material in the existing openings to remain without disruption to the tenants. The work would be complete per the following schedule:

444 Central Avenue   Window Replacement Project				
LOCATION	2022	2023	2024	2025
South Elevation	X			
West Elevation		X		
North Elevation			X	
East Elevation				X

### 3. Lighting Plan.

The City is looking for a lighting plan for general illumination of the 246 Ormand Street site where the storage boxes will be placed.

Attached with this submittal is a lighting plan with photometrics for review.

### SUMMARY

The owner's investment in this property was part of a QOZ (qualified opportunity zone) fund, where he had to commit to investing a large sum of money into improvements. He has already spent over \$150,000 for improvements, including:

- Tuckpointing the entire building
- Painting the window frames on the south elevation first floor
- New signage and removal of old awnings

Remaining improvements on the Ormond Street site will need to be made within 2.5 years of purchasing the property, or by January 2023 in order to take advantage of the tax credits. It is therefore important to obtain reasonable assurance that the approvals he is seeking are forthcoming. In order to meet these deadlines, he will need to commit to purchasing goods and services to complete this project.

If this approach to the project is acceptable to the City, we will immediately prepare the variance for your consideration.

Respectfully,

TYLin International Engineering and Architecture, P.C.

A handwritten signature in black ink, reading "James R. Burton". The signature is written in a cursive, flowing style.

James R. Burton  
Associate Vice President

C:	John Copper,	Rochester Storage QOZ, LLC
	Andrew Collini,	TYLin
	Nathan Buczek,	TYLin

ENC: Lighting Plan w/ Photometrics