



**ZONING BOARD OF APPEALS
STAFF REPORT
June 18, 2020**

Area Variance

Case #10

Staff Reviewer: Matthew Simonis

- File Numbers:** V-041-19-20 ***Held from the January 13, 2020 ZBA Agenda**
- Applicant:** Craig Webster, Webster Property Management, LLC
- Project Address:** 303 Congress Avenue
- Zoning District:** R-1 Low-Density Residential District
- Section of Code:** 120-166
- Request:** To convert a portion of the first floor nonresidential floor area to a residential use, not meeting the dwelling unit conversion standards; and to construct a deck on the roof, not meeting the location requirements for attached accessory structures.
- Project Information:** The subject property currently contains a vacant mixed-use building located in the R-1 Low-Density Residential District. The applicant has proposed the conversion of a portion of the first floor nonresidential floor area to a residential use, while maintaining a portion of the floor area for offices. This information is detailed in the Preliminary Site Plan Review Findings included in this Staff Report.
- Code Compliance:** The applicant has proposed four dwelling units which do not meet the minimum size requirement, as well as a deck not meeting the location requirements. Please see Page 2 in the Preliminary Site Plan Review Findings which outline these area variances in more detail.
- Standards:** The following Standards will be used to evaluate the application:
1. The benefits to the applicant outweigh any detriment to the health, safety and welfare of the neighborhood or the community by the granting of the variance.
 2. No undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance.
 3. There is no other means feasible for the applicant to pursue, other than the granting of this area variance.
 4. The requested variance is not substantial.
 5. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

6. The alleged difficulty was not self-created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

Code Enforcement: The subject property is not currently in code enforcement.

Public Comment: Included in this Staff Report is Public Feedback received to date. Written comments must be received by 5pm on 6/17/20 to be included as evidence.

PROJECT INFORMATION

PLEASE TYPE OR PRINT

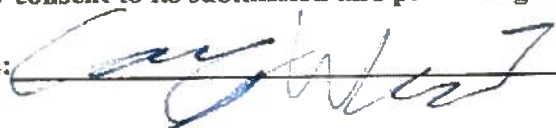
1. PROJECT ADDRESS(ES): 303 CONGRESS AVE
2. APPLICANT: CRAIG WEBSTER COMPANY NAME: WEBSTER PROPERTY MANAGEMENT LLLP & ATLANTIC VENTURE, LLC
ADDRESS: 1595 ELMWOOD AVE CITY: ROCHESTER ZIP CODE: 14620
PHONE: 585 769-5551 FAX: N/A
E-MAIL ADDRESS CRAIG@WEBSTERPROP.COM
INTEREST IN PROPERTY: Owner Lessee _____ Other _____
3. PLAN PREPARER: ERIC FERRELL EF CUSTOM DESIGN
ADDRESS: 6727 ALDRIDGE CITY: VICTOR ZIP CODE: 14564
PHONE: 585-576-9275 FAX: N/A
4. ATTORNEY: N/A
ADDRESS: _____ CITY: _____ ZIP CODE: _____
PHONE: _____ FAX: _____
E-MAIL ADDRESS _____
5. ZONING DISTRICT: _____
6. DETAILED PROJECT DESCRIPTION (additional information can be attached): _____

7. LENGTH OF TIME TO COMPLETE PROJECT (Attach schedule if phased:) JAN 2021

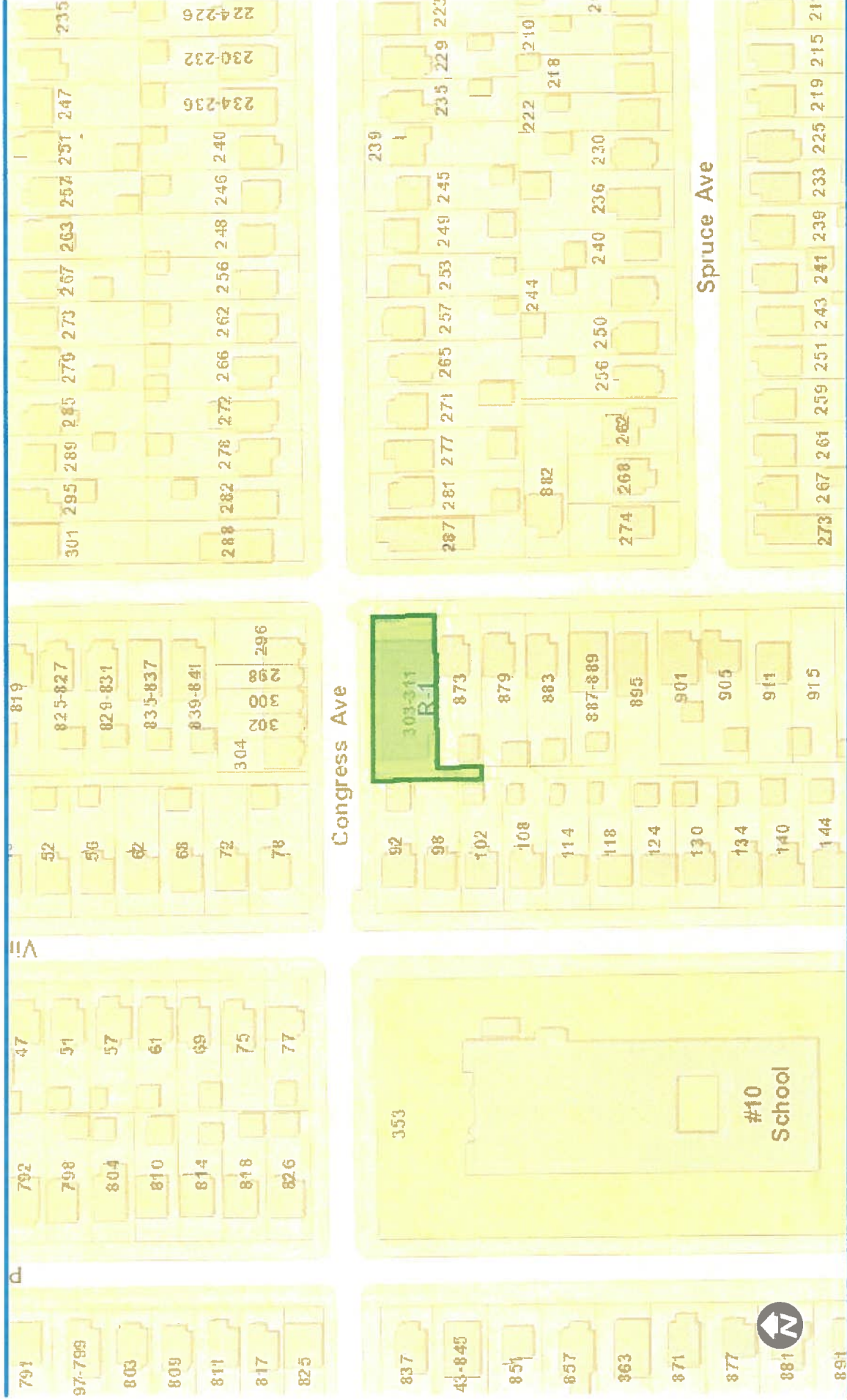
APPLICANT: I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed in accordance with the conditions and terms of that approval.

SIGNATURE:  DATE: 5/15/20

OWNER (if other than above): I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

SIGNATURE:  DATE: _____

303-311 CONGRESS AV



June 9, 2020

This map is intended for general reference only
The City of Rochester makes no representation
as to the accuracy or fitness of the data presented.

City of Rochester, NY



City of Rochester, NY
Lovely A. Warren, Mayor

303-311 CONGRESS AV - 14619

SBL: 135.41-1-19

SBL20: 13541000010190000000



City of Rochester, NY
Lovely A. Warren, Mayor



Owner Name:	ATLANTIC VENTURES LLC
Owner Address:	1595 ELMWOOD AV ROCHESTER NY 14620
Frontage:	151.69000000
Depth:	100.00000000
Acreage:	0.21
Use Code:	482 - DETACHED ROW BUILDING
Zoning:	R-1
Land Value:	\$28,700.00
Assessed Value:	\$67,000.00
Tentative Land Value:	\$28,700.00
Tentative Total Value:	\$67,000.00
Sale Date:	08/1/19
Sale Price:	\$120,000.00

303-311 CONGRESS AV - 14619

SBL: 135.41-1-19

SBL20: 13541000010190000000



City of Rochester, NY
Lovely A. Warren, Mayor

Taxes

Installments	Amount Due	Date Paid	Payment
7/31/2020	\$1,852.77	9/30/19	\$1,852.77
9/30/2020	\$660.00	9/30/19	\$660.00
1/31/2020	\$660.00	9/30/19	\$660.00
3/31/2020	\$660.00	9/30/19	\$659.82
Total Taxes Paid to Date:			\$3,832.59
Current Annual Tax:			\$3,832.77
Principal Due:			\$0.18
Interest Due:			\$0.01
Annual Taxes without Exemptions, Interest, Delinquencies, and Code Violation Charges:			\$3,656.77

Tax Exemptions

No tax exemptions found.

Special Districts

Special District Code	Special District Desc	Units
SC400	STREET MAINT. FULL	172
RP600	ROADWAY SNOW PLOW	172
SP700	SIDEWALK SNOW PLOW	172
HSR00	HAZARD SDWLK REPLACE	172



City of Rochester

Neighborhood and Business Development
City Hall Room 125B, 30 Church Street
Rochester, New York 14614-1290
www.cityofrochester.gov

Bureau of Buildings
and Zoning

May 13, 2020

Webster Properties, LLC
Attn. Craig Webster
1595 Elmwood Avenue
Rochester, NY 14620

**Re: Preliminary Site Plan Findings
SP-22-19-20, 303-311 Congress Avenue
R-1 Low-Density Residential District**

A preliminary review of your application to change use of 6,069 square feet of 1st floor office space in a mixed use building, to six dwelling units and 1,000 square feet of office space; and construct a rooftop patio with access stairway; three 2nd floor dwelling units to remain (9 units total) has been completed.

The following findings and recommendations have resulted from this review. It is your responsibility to familiarize yourself with the content of this document and apply for additional approvals that may be required.

Existing Conditions:

The site is comprised of one parcel totaling approximately 0.21 acres located in the R-1 Low-Density Residential District. The subject property is a corner parcel with approximately 152 feet of frontage along Congress Avenue and approximately 59 feet of frontage along Woodbine Avenue. This property includes a 10,000 square foot, 2-story, non-conforming, mixed-use commercial building, and is located in the 19th Ward; a residential neighborhood in the R-1 Low-Density Residential District.

Scope of the Project:

The applicant is proposing to renovate the existing 10,000 square foot mixed-use building for use as a nine (9) unit apartment building. The applicant has also proposed to install office spaces for use by on site residents and other members of the Metro Co-work housing network. The existing first floor commercial space will be converted to four (4) studio apartment units, one (1) ADA accessible studio unit, and one (1) two-bedroom unit for a total of six (6) units, and includes an additional 1,000 square feet of co-work office space. The second floor will remain as 3,386 square feet of residential floor area with, one (1) studio unit, one (1) two-bedroom unit, and one (1) three bedroom unit. The applicant has included additional indoor storage lockers in the basement, and bicycle storage on the first floor; both for use by residents.

On the exterior of the property, the applicant has proposed the construction of a rooftop deck for use by residents, and new windows along Congress and Woodbine Avenues. The existing overhead doors along Woodbine Avenue will be removed to accommodate an apartment area on the first floor, and the existing paved areas of the site, which are currently used for front yard parking, will be removed for conversion to greenspace along Woodbine Avenue, and a refuse storage area along Congress Avenue.

Code Compliance:

1. Site Plan Review approval is required by the Manager of Zoning for the conversion of floor area designed for nonresidential use to a residential use and vice versa in any commercial, village center, overlay, or residential district in accordance with section 120-191D(3)(a)[17].
2. This project requires an Area Variance for the conversion of 5,523 square feet of nonresidential floor area to residential floor area not meeting Dwelling Unit Conversion Standards. The applicant has proposed four (4) zero bedroom (studio) apartment units that are each less than the size requirements of 500 Square feet in accordance with section 120-166A(1)(a). Please see table below for an outline of which apartments do not meet the stated requirements.

Dwelling Unit Conversion Standards - 303 Congress Avenue			
Unit # on Floor Plans	Bedrooms in unit	Actual Square footage	Required Square Footage
1	Studio	470	500
2	Studio	626	500
3	Studio	429	500
4	Studio	429	500
5	Studio	600	500
6	2-bed	1122	800
7	Studio	460	500
8	3-bed	1184	950
9	2-bed	946	800

3. This project requires an Area Variance for the proposed construction of a deck to be located on the roof. Section 120-163A(2) states that for residential uses, attached decks are to be located in the side or rear yard.

SEQR/Chapter 48 Compliance:

In accordance with Article 8 of the New York State Conservation Law and Chapter 48 of the Rochester City Code, this project has been classified as an Unlisted Action. A Negative Declaration was issued on May 12, 2020, indicating that the proposed action is one which will not have a significant impact on the environment.

Findings:

- 1. Neighborhood Context.** This property is located in 19th Ward Neighborhood at the corner of Congress and Woodbine Avenues. The 19th Ward is characterized primarily by single-family residences with some medium and high density residential dwellings and apartment buildings. This project includes the redevelopment and conversion of a non-conforming commercial building to a residential apartment building with offices. This building is surrounded by primarily low- and medium-density residential structures.
- 2. Rochester Fire Department (RFD) Review.** RFD reviewed this proposal and has noted that this site may require an upgrade of fire protection sprinkler systems due to the change of use. In addition, the roof top deck may also require fire protection. The new Fire Code will be in effect on May 18, 2020. Please coordinate your review and forward any additional questions to Captain Edward Kuppinger at Edward.Kuppinger@CityofRochester.Gov.
- 3. Department of Environmental Services (DES) Review.** DES has reviewed the proposal and has determined that the applicant shall install bollards adjacent to the sidewalk and grass area at the west side of the property near the proposed refuse containment area to deter illegal front yard parking at this location. All proposed and required right-of-way improvements are the responsibility of the applicant.
- 4. Water Bureau Review.** Final engineered site plans shall be submitted to the City Water Bureau for review and approval. Please email or call Karl Waelder at karl.waelder@cityofrochester.gov or (585) 428-7889.
- 5. Monroe County Pure Water (MCPW) Review.** The applicant is required to independently coordinate the review of this project with MCPW if they have not already done so. Please email or call Richard Bianchi at rbianchi@monroecounty.gov or (585) 753-7614.

A copy of the Preliminary Site Plan Findings will be provided to the Zoning Board of Appeals (ZBA) to be considered in their review of the Area Variance requests. Final Site Plan Review approval will not be issued until the Notices of Decisions have been issued and all conditions imposed by ZBA have been addressed, as well as any additional requirements as noted in these findings.

Preliminary Site Plan Findings
SP-22-19-20
303-311 Congress Avenue
Page 4

Please contact Chris Snyder, at Christopher.Snyder@Cityofrochester.gov if you have any questions regarding these preliminary findings.

To apply for an the required Area Variances please contact Matt Simonis, at Matthew.Simonis@CityofRochester.Gov

Sincerely,

A handwritten signature in black ink that reads "Jill M. Wiedrick". To the right of the signature is a circular stamp containing the initials "JMW".

Jill M. Wiedrick, AICP
Manager of Zoning

xc: Eric Ferri, Project Designer
Matt Simonis, Bureau of Buildings and Zoning
Chris Snyder, Bureau of Buildings and Zoning
Tom Kicior, Bureau of Buildings and Zoning

303 CONGRESS LOFTS & METRO CO WORK

303 CONGRESS AVENUE
ROCHESTER, NY 14619

Project Overview:

Webster Properties is proposing to renovate a mix -use building on 303 congress ave approximately 10,000 sf 2 story solid brick veneer & wood structure (6,069 sf 1st floor & 3,386 sf 2nd floor). Existing 1 st floor spaces are 3,000 sf office storage space and 3,000sf convenient store. Existing 2 nd floor 3,386 (2) three bedrooms apartments & (1) two bedroom apartments and common corridor space. The Existing 1 st floor spaces is 3,000 sf office storage space and 3,000sf convenient store. We are converting to a 6 units lofts/studio apartments and 1 ada accessible unit total of 7 units and with 8 individual offices equal up to 1000 sf office. Each are rentable space form tenants and metro coworker members. Providing a roof top observation deck for all the tenants at the building only. See drawings of proposed floor plans and roof plan.

Remove existing parking spots replace with grass area and bike rack. Removing the curb cut entrance and reuse curb for a raised curb this will provide 3 more off street parking spaces. See parking calculations below. We are adding 600 sf of new landscaping and beds & 1978 sf of new grass area see C-100 site plan.

Refacing & repairing the exterior face of the building. The lower level finish are durable up to 10'-0". See exterior elevations drawings.

EXISTING PARKING SPACES CALCULATION:

	REQUIRED SPACES
<u>EXISTING FIRST FLOOR:</u>	
COMMERCIAL (SPACE 2 SPACES 1000 sf)	12
<u>EXISTING SECOND FLOOR:</u>	
(2) 3 BEDROOM APARTMENTS (1.5 PER 3BD UNIT)	3
(1) 2 BEDROOM APARTMENTS (1.2 PER 2BD UNIT)	+ <u>1.2</u>
	16.2 > 16 SPACES

PARKING SPACES CALCULATION :

	REQUIRED SPACES
<u>FIRST FLOOR:</u>	
(7) 1 BEDROOM APARTMENTS (1 PER 1 BD UNIT)	7
<u>SECOND FLOOR:</u>	
(1) 3 BEDROOM APARTMENTS (1.5 PER 3BD UNIT)	1.5
(1) 2 BEDROOM APARTMENTS (1.2 PER 2BD UNIT)	1.2
(1) 1 BEDROOM APARTMENTS (1 PER 1 BD UNIT)	+ <u>1</u>

10.7 > 11 SPACES

TRANSPARENCY CALCULATION:

2,305 SF OF CONGRESS FACADE
420 WINDOW GLAZING

= .18 < 18% TO 25 % MULTIFAMILY BUILDING

303 Congress Avenue
Rochester, NY 14619
Area Variance Standards #2 Code Compliance Variance

This project requires an **Area Variance** for the proposed conversion of 5,523 square feet of nonresidential floor area to residential floor area not meeting Dwelling Unit Conversion Standards. We, the applicant, have proposed four (4) zero bedroom (studio) apartment units that are each less than the size requirements of 500 sf in accordance with section 120-166A(1)(a).

Listed below are my responses to the questions listed on the **Area Variance Statement of Difficulty – 120-195B(4)(b)**.

A. Benefits.

The benefits provided by these (4) studio apartments are that they fit within the existing building and structural frame with minimal effort required for the redevelopment, and the studios include all required living spaces and dwelling rooms while fitting within the maximum 10,000 sf building. There is no detriment to the health, safety and welfare of the neighborhood. See floor plans for clarification.

B. Essential character of the area.

This proposed project/redevelopment will change/upgrade the character of the neighborhood and surrounding properties as well as help populate the area. See drawings for clarification. No undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of this variance.

C. No other remedy.

There is no other feasible remedy that would allow this project to move forward. A redesign of the spaces would require less leasable space. The only remedy that would allow for the additional square footage would be extensive demolition work and additions, which are not feasible.

D. Significance.

This requested variance is not a substantial request in that it is for a small amount of square footage variance and all required life safety items are being provided. There are many existing buildings within the City of Rochester that have similar situations. Any modifications to the building shell and structure itself would be extremely difficult.

E. Physical and environmental conditions.

This project as a whole and these (4) studios will have positive impacts on the use and efficiency of the property, thus enhancing the overall character of the neighborhood and surrounding properties. This variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

F. Not self-created.

This existing structure (columns, beams, footprint, stairwells, etc.) has been limiting in terms of design options and code-compliant and life/health/safety compliance relating to maximizing the floor area and number of potential occupants in order to make this project feasible.

The alleged difficulty was not self-created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

303 Congress Avenue
Rochester, NY 14619
Area Variance Standards #3 Code Compliance Variance

This project requires an **Area Variance** for the proposed construction of a new deck to be located on the existing roof. Section 120-163.A.1.b) states that for residential uses, attached decks are to be located in the side or rear yard.

Listed below are my responses to the questions listed on the **Area Variance Statement of Difficulty – 120-195B(4)(b)**.

A. Benefits.

The benefits provided by the proposed 300 sf observation deck is that each tenant will have their own private outdoor area like a typical street-level residential property can have. There is no detriment to the health, safety and welfare of the neighborhood. See floor plans for clarification.

B. Essential character of the area.

This new observation deck will change/upgrade the character of the neighborhood and surrounding properties. It will be centered on the building and not too close to the neighboring properties to disturb them. See drawings for clarification. The 300 sf observation deck occupant load maximum capacity is 15 people, of which only tenants/family will have access from dawn until 9:00pm, and no wood fire pits will be allowed. Rules of the observation deck will be implemented into each tenant lease. No undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will not be created by the granting of this variance.

C. No other remedy.

There is no other adequate area on the site that can allow the same amount of privacy and accessibility to the tenants. City Code doesn't allow in the front only side and rear of building.

D. Significance.

This requested variance is not a substantial request in that it is for a small amount of square footage and is on a roof area that already exists. There are many buildings within the City of Rochester that have similar areas, new, and of a larger size that hold additional occupants.

E. Physical and environmental conditions.

This new observation deck will have positive impacts on the aesthetics and functionality of the property, thus enhancing the overall character of the neighborhood and surrounding properties. It has great potential for outdoor privacy and a great view, no visual impact into neighboring properties due to the height of the building and placement

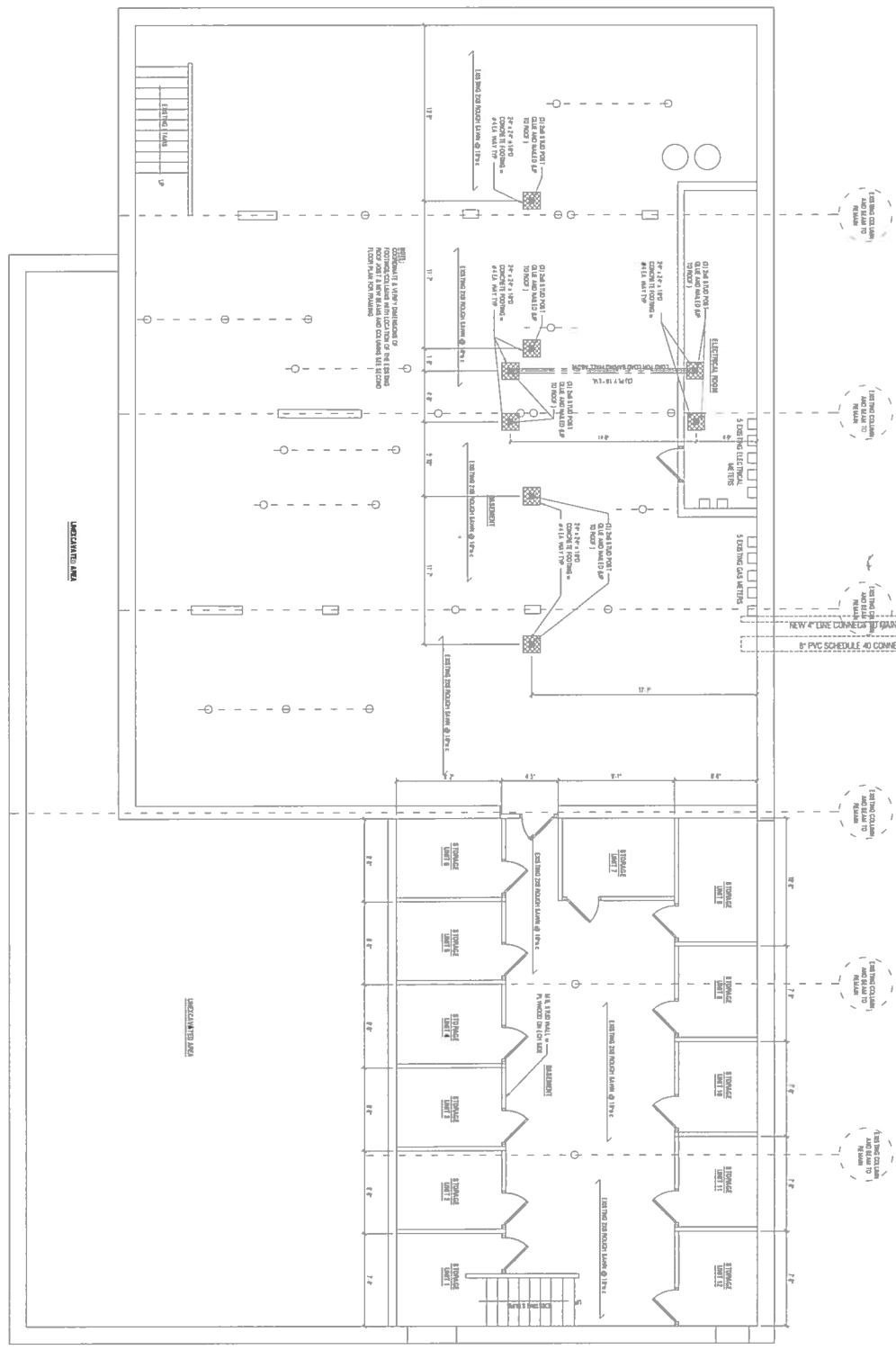
on the roof. This variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

F. Not self-created.

This restrictive site relating to the side/rear yard space was not self-created but was an existing condition, further limited by code regulations.

The alleged difficulty was not self-created, the consideration of which shall be relevant to the decision of the Board of Appeals but shall not necessarily preclude the granting of the variance.

BASEMENT FLOOR PLAN
 1/8" = 1'-0"



A-100

DRAWING STYLE

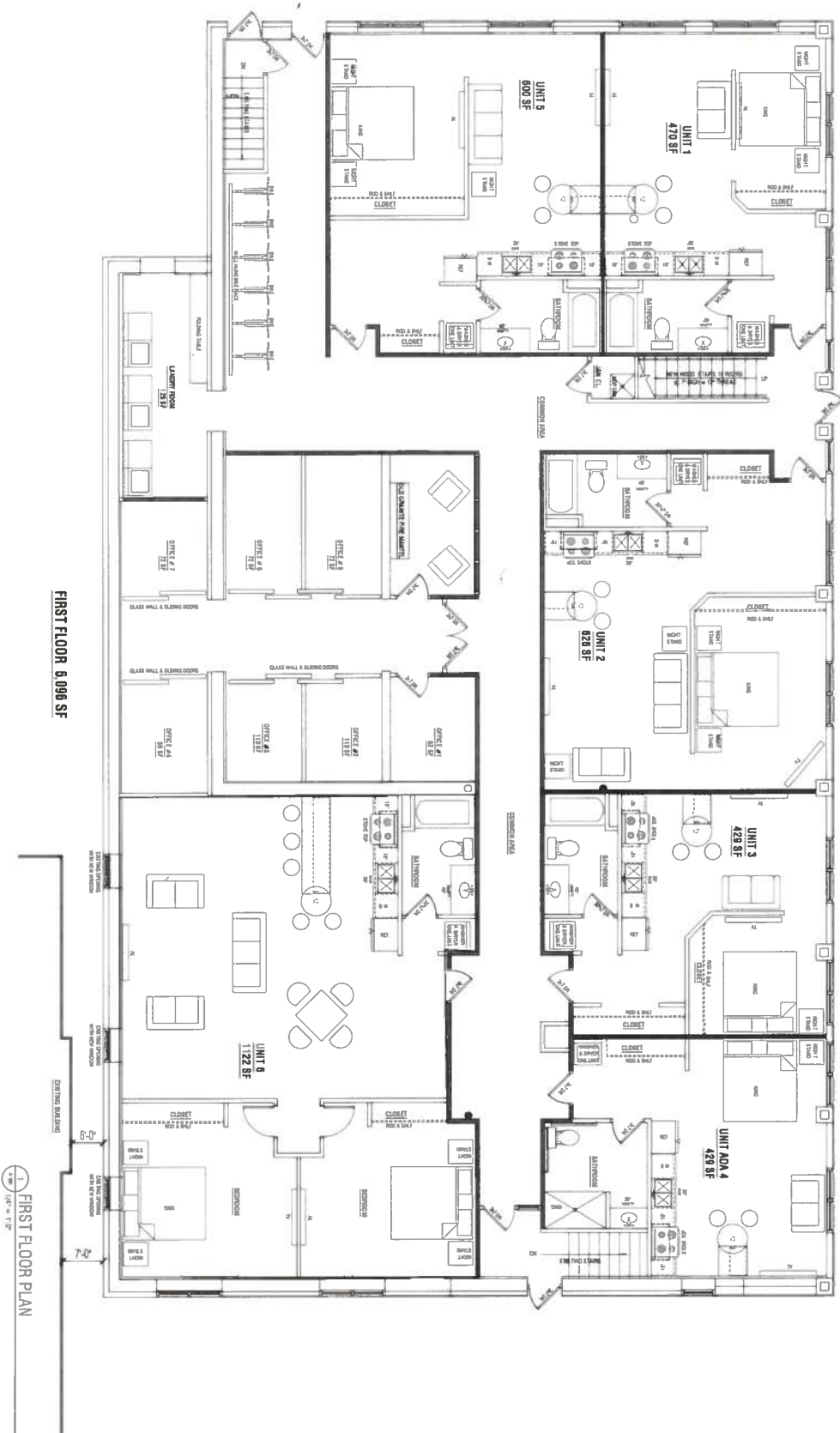
BASEMENT FLOOR PLAN

DESIGNED FOR	DATE	NOVEMBER 2012
PRELIM SET	DESIGNED BY	
	CHECKED BY	
	REVIEWED BY	

PROJECT CLIENT

303 CONGRESS LOFTS & METRO CO WORK
 303 CONGRESS AVENUE
 ROCHESTER, NY 14619

NO	REVISION	BY	DATE



FIRST FLOOR 6,098 SF

FIRST FLOOR PLAN

A-101

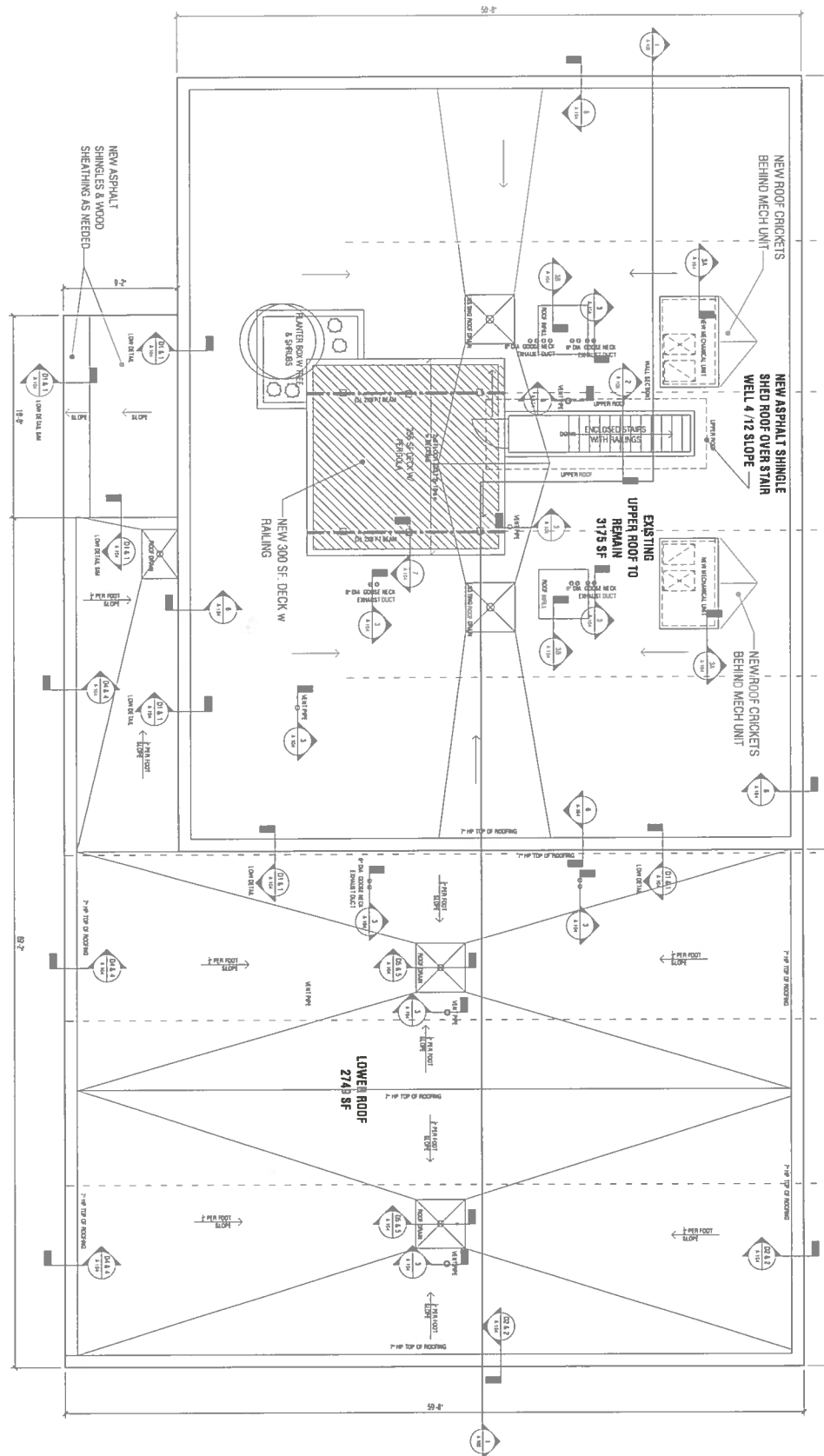
NO.	REVISION	BY	DATE

DRAWING TITLE: FIRST FLOOR PLAN
 SHEET NO.: A-101
 PROJECT SET: PRELIM SET
 DATE: NOVEMBER 2019

PROJECT CLIENT:
303 CONGRESS LOFTS & METRO CO WORK
 303 CONGRESS AVENUE
 ROCHESTER, NY 14619

NO.	REVISION	BY	DATE

NO.	REVISION	BY	DATE



1 ROOF PLAN
1/8" = 1'-0"

A-103

DRAWING TITLE

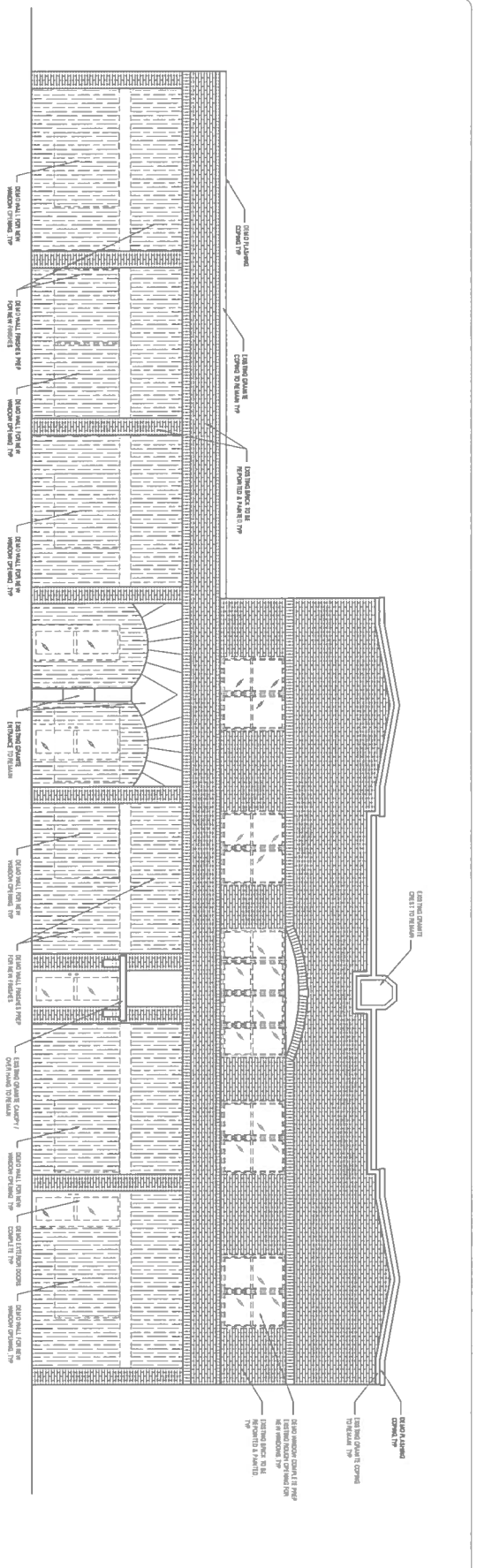
ROOF PLAN

DESIGNED FOR	DESIGNED BY	DATE
PRELIM SET		
DATE	NOVEMBER 2019	

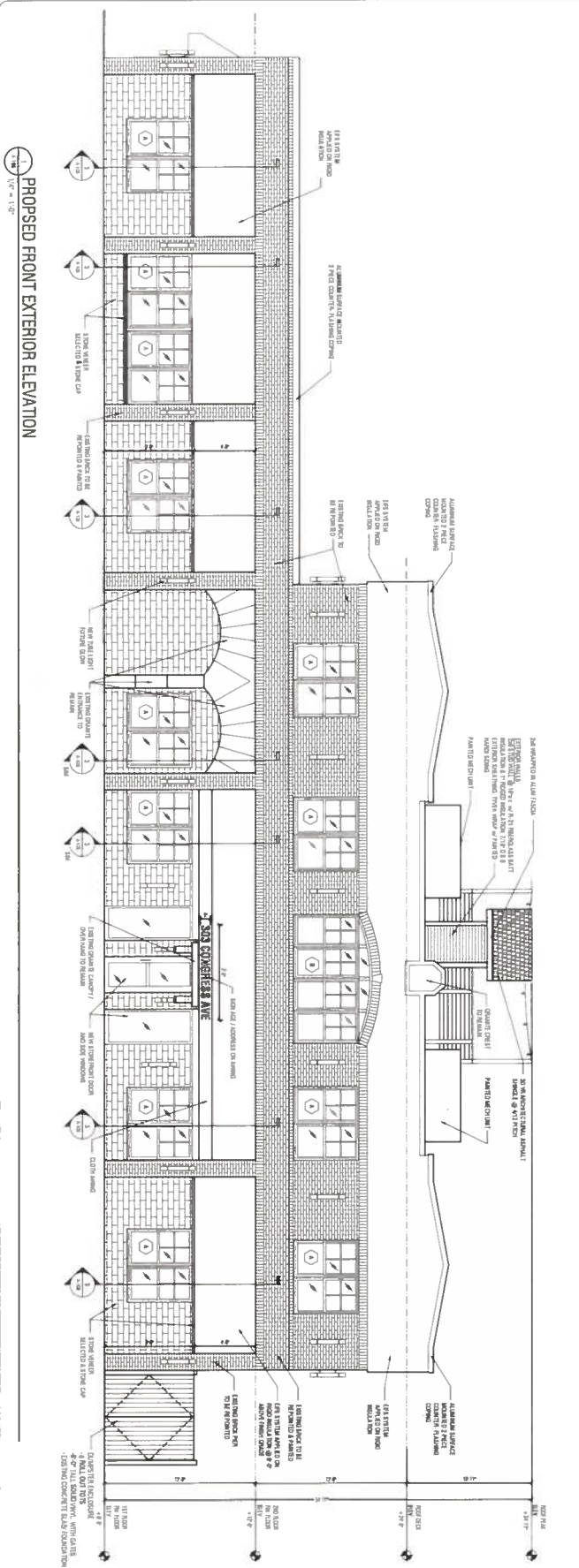
PROJECT CLIENT

303 CONGRESS LOFTS & METRO CO WORK
303 CONGRESS AVENUE
ROCHESTER, NY 14619

NO.	REVISION	BY	DATE



10. EXISTING & DEMO OF FRONT EXTERIOR ELEVATION
1/8" = 1'-0"



11. PROPOSED FRONT EXTERIOR ELEVATION
1/8" = 1'-0"

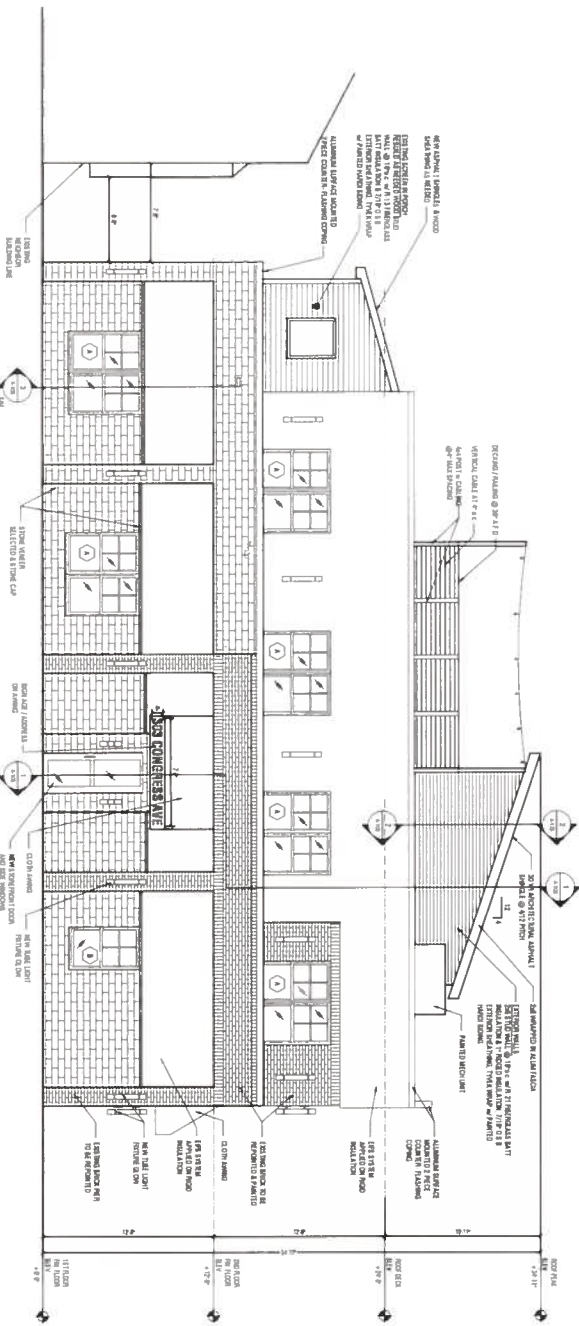
A-106

DRAWING TITLE			
FRONT EXTERIOR ELEVATIONS			
DESIGNED BY	DATE	APPROVED BY	DATE
PROJECT NO.	NO. OF SHEETS	SHEET NO.	
PROJECT NAME	PROJECT ADDRESS	PROJECT CITY, STATE, ZIP	

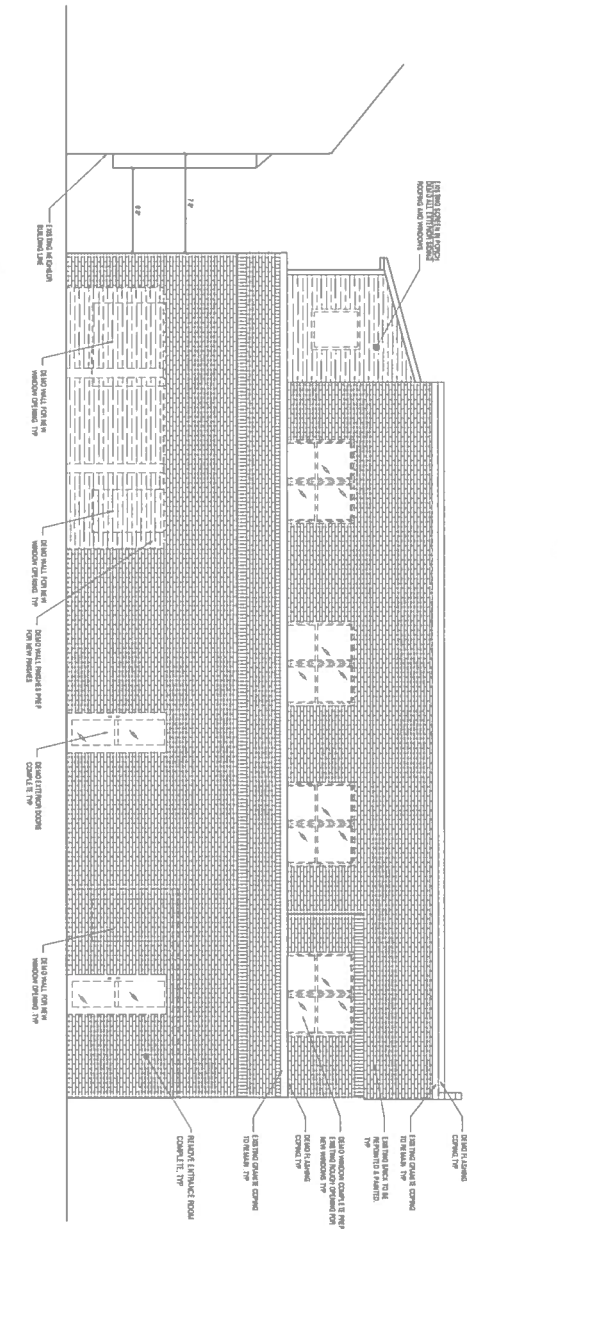
PROJECT CLIENT
303 CONGRESS LOFTS & METRO CO WORK
303 CONGRESS AVENUE
ROCHESTER, NY 14619

NO.	REVISION	BY	DATE

2 PROPOSED LEFT EXTERIOR ELEVATION
1/4" = 1'-0"



3 EXISTING & DEMO OF LEFT EXTERIOR ELEVATION
1/4" = 1'-0"

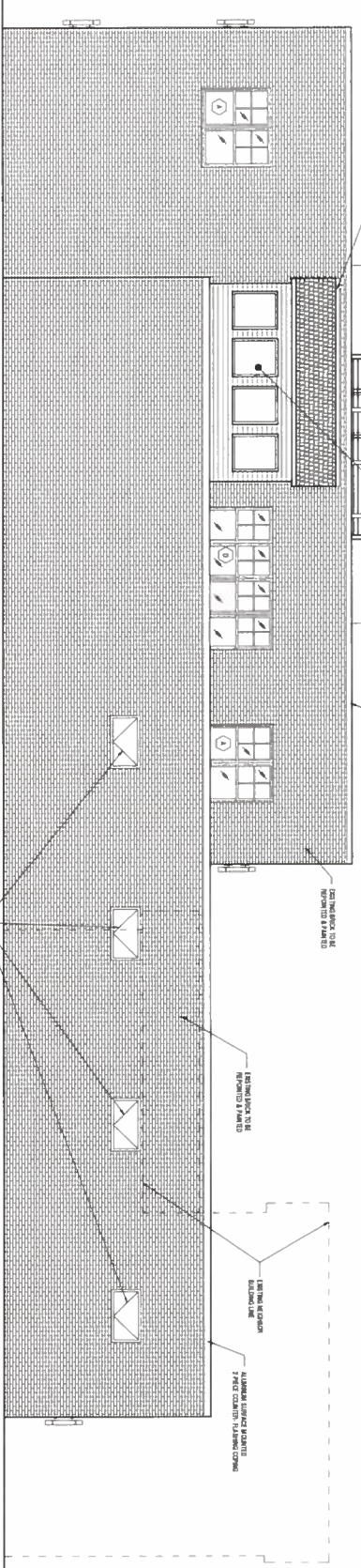


A-107

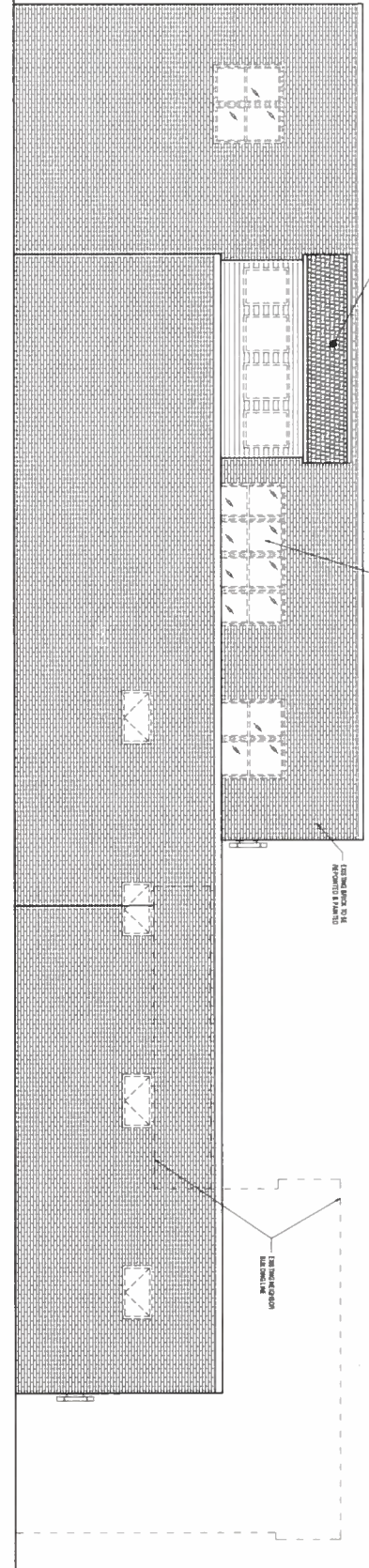
DRAWING TITLE	
LEFT EXTERIOR ELEVATIONS	
DESIGNED FOR	PRELIM SET
DESIGNED BY	ET
DRAWN BY	ET
DATE	NOVEMBER 2016
REVIEWED BY	ET

PROJECT CLIENT
303 CONGRESS LOFTS & METRO CO WORK
303 CONGRESS AVENUE
ROCHESTER, NY 14619

NO.	REVISION	BY	DATE



15
EXISTING & DEMO BACK EXTERIOR ELEVATION
1/4" = 1'-0"



16
PROPOSED BACK EXTERIOR ELEVATION
1/4" = 1'-0"

A-109

BACK EXTERIOR ELEVATIONS

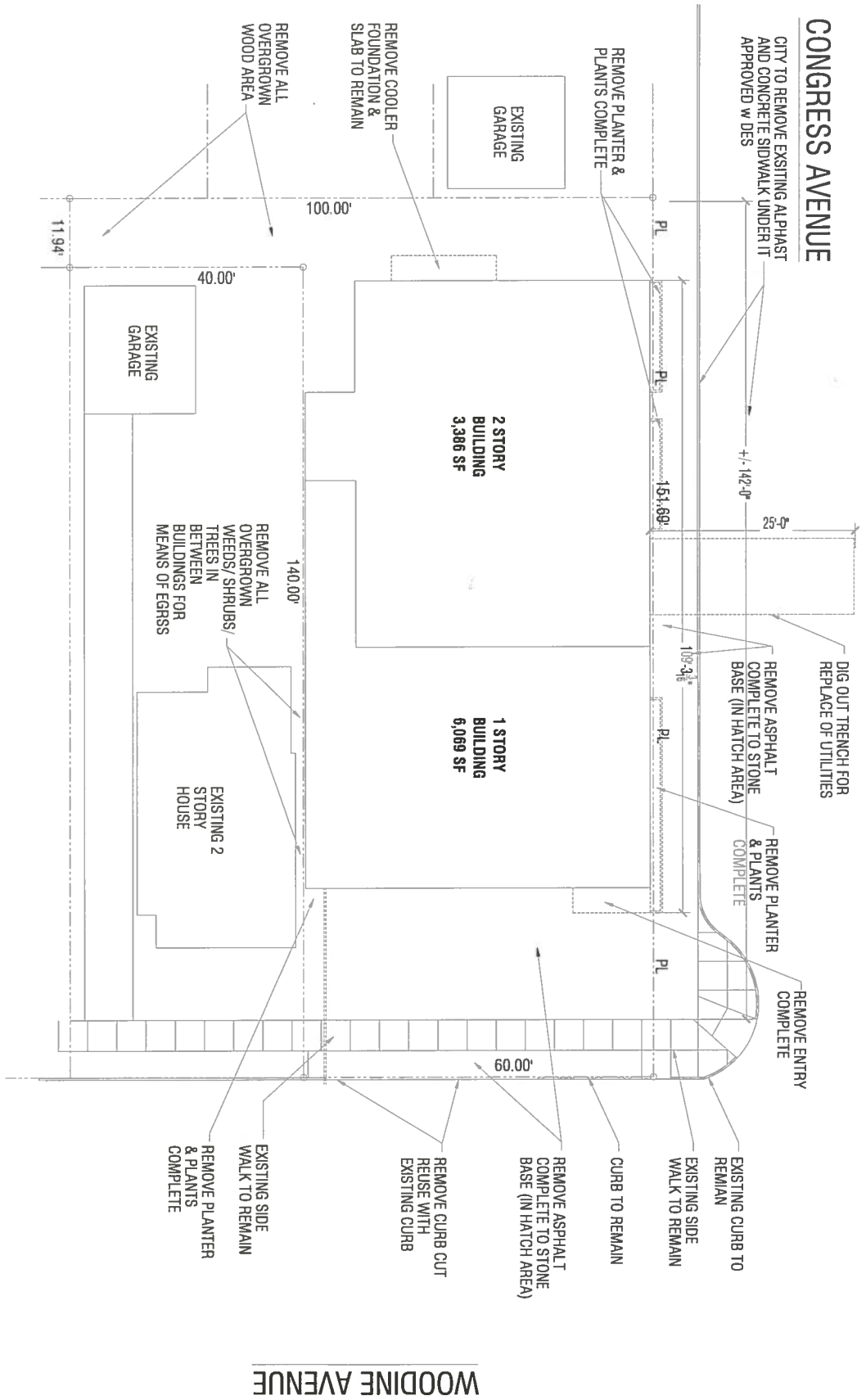
DESIGNED BY EF
 DRAWN BY EF
 CHECKED BY SP
 DATE NOVEMBER 2019

303 CONGRESS LOFTS & METRO CO WORK
 303 CONGRESS AVENUE
 ROCHESTER, NY 14619

NO.	REVISION	BY	DATE

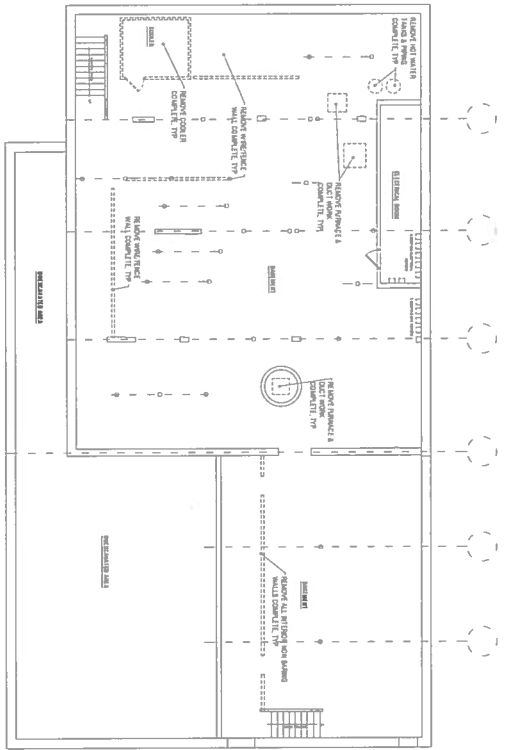
CONGRESS AVENUE

CITY TO REMOVE EXISTING ASPHALT AND CONCRETE SIDEWALK UNDER IT APPROVED W/ DES

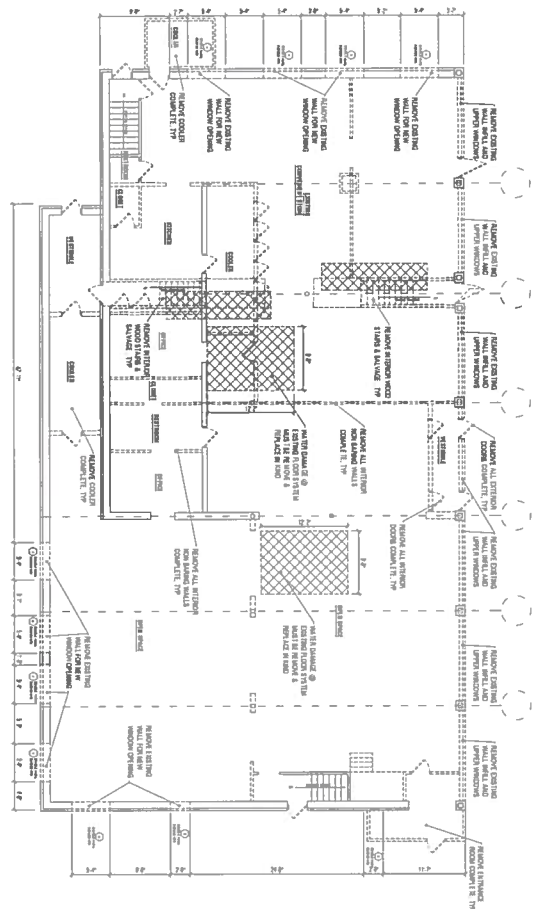


DEMOLITION SITE PLAN

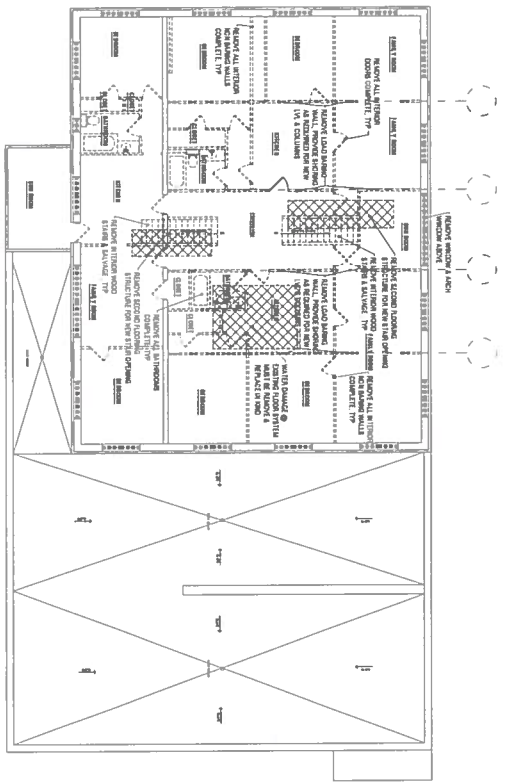
G-100	DRAWING TITLE	PROJECT CLIENT	303 CONGRESS LOFTS & METRO CO WORK 303 CONGRESS AVENUE ROCHESTER, NY 14619	REVISION ET DATE
	SITE REMOVAL PLAN	ISSUED FOR VARIANCE SUBMISSION		



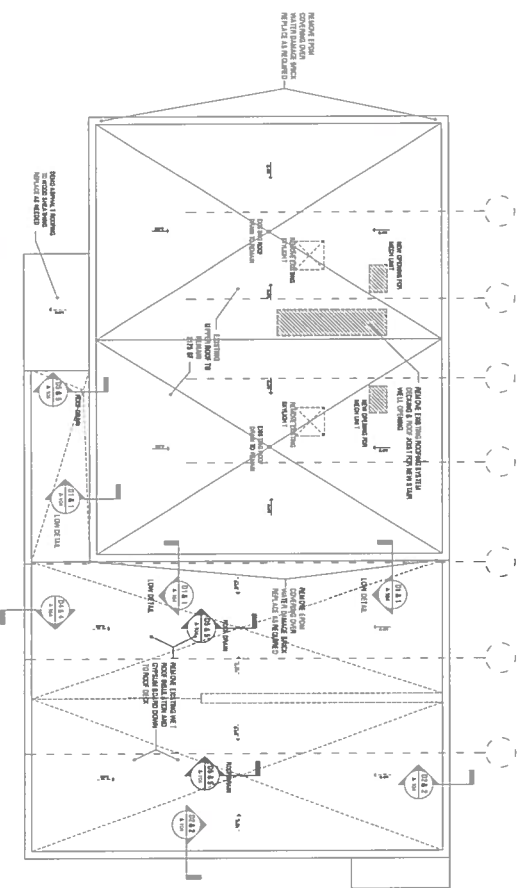
1.2 DEMO BASEMENT FLOOR PLAN
1/8" = 1'-0"



1.3 DEMO FIRST FLOOR PLAN
1/8" = 1'-0"

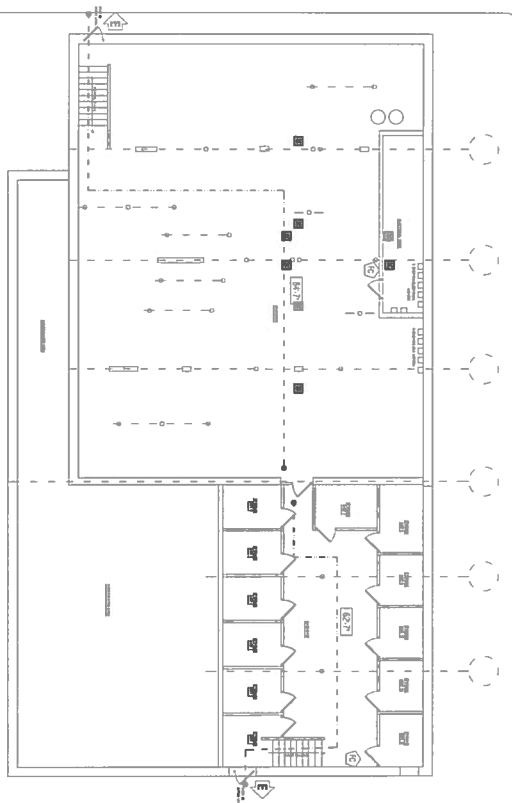


1.4 DEMO SECOND FLOOR PLAN
1/8" = 1'-0"

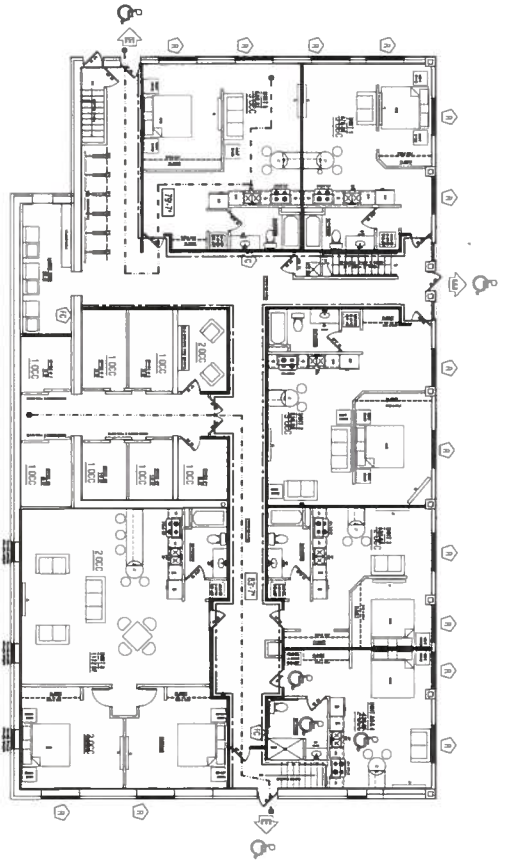


1.5 DEMO ROOF PLAN
1/8" = 1'-0"

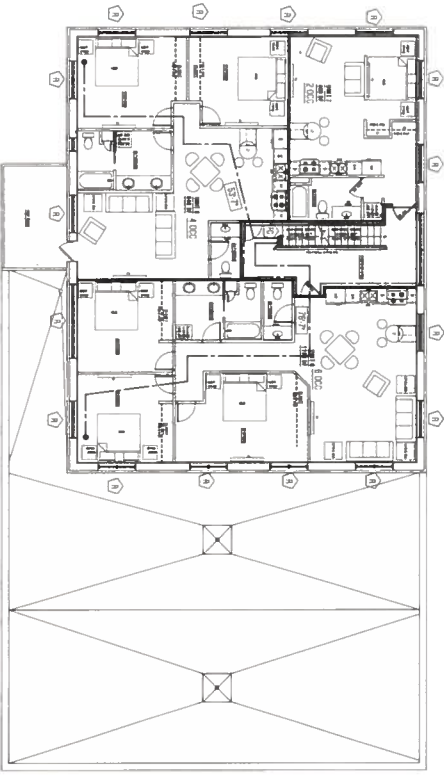
D-100	DRAWING TITLE	PROJECT CLIENT	NO. REVISION	
	BASEMENT, FIRST, SECOND & ROOF DEMOLITION PLANS	303 CONGRESS LOFTS & METRO CO WORK 303 CONGRESS AVENUE ROCHESTER, NY 14618		
	DESIGNED FOR PRELIM SET	DATE NOVEMBER 2015		



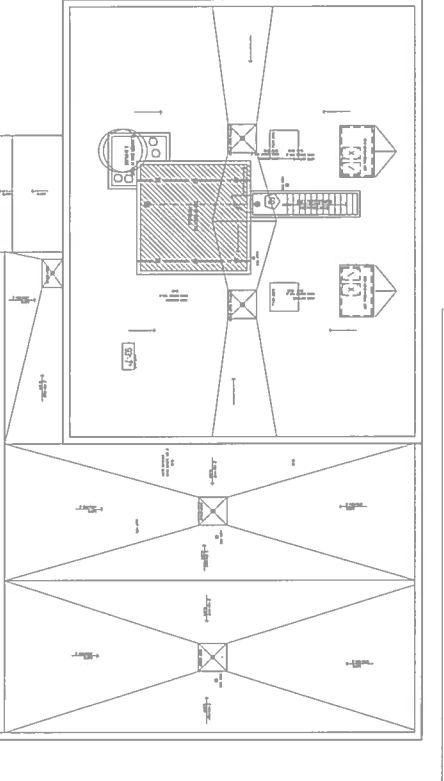
1 LIFE SAFETY BASEMENT FLOOR PLAN
1/8" = 1'-0"



2 LIFE SAFETY FIRST FLOOR PLAN
1/8" = 1'-0"



3 LIFE SAFETY SECOND FLOOR PLAN
1/8" = 1'-0"



3 LIFE SAFETY ROOF PLAN
1/8" = 1'-0"

LEGEND		LEGEND	
	INDICATES THE ALL SIGNAGE TO THE SET		FIRE ALARM CONTROL CABINET
	INDICATES THE EXIT SIGN		FIRE ALARM SOUNDERS TO BE INSTALLED IN ACCORDANCE WITH THE 2010 IBC
	INDICATES WHEELCHAIR ACCESSIBILITY		FIRE ALARM BELL TO BE INSTALLED IN ACCORDANCE WITH THE 2010 IBC
	NUMBER OF OCCUPANTS		FIRE ALARM PANEL TO BE INSTALLED IN ACCORDANCE WITH THE 2010 IBC
			FIRE ALARM CONTROL UNIT TO BE INSTALLED IN ACCORDANCE WITH THE 2010 IBC
			FIRE ALARM CONTROL UNIT TO BE INSTALLED IN ACCORDANCE WITH THE 2010 IBC

LS-100

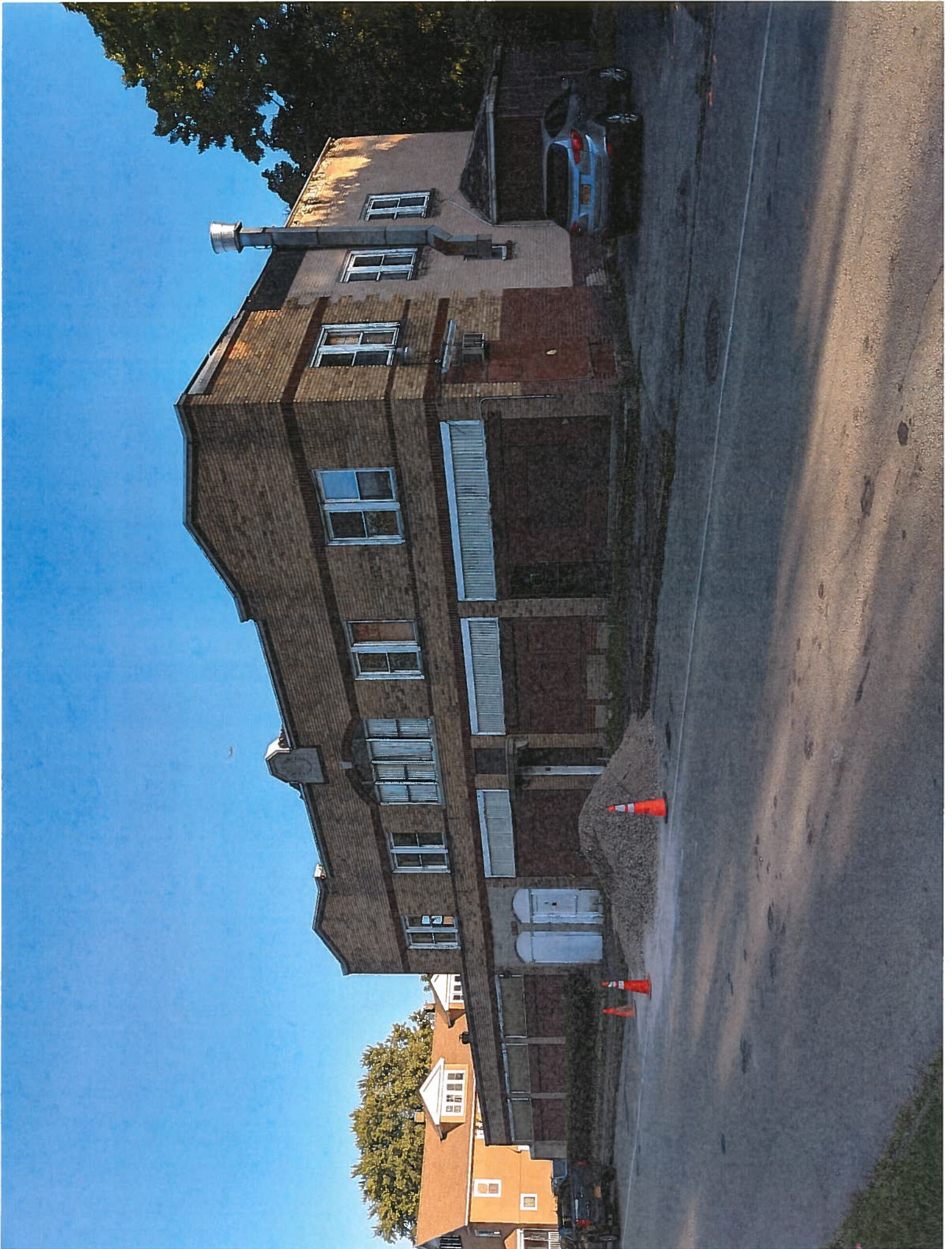
PROJECT TITLE
LIFE SAFETY BASEMENT, FIRST, SECOND & ROOF PLANS

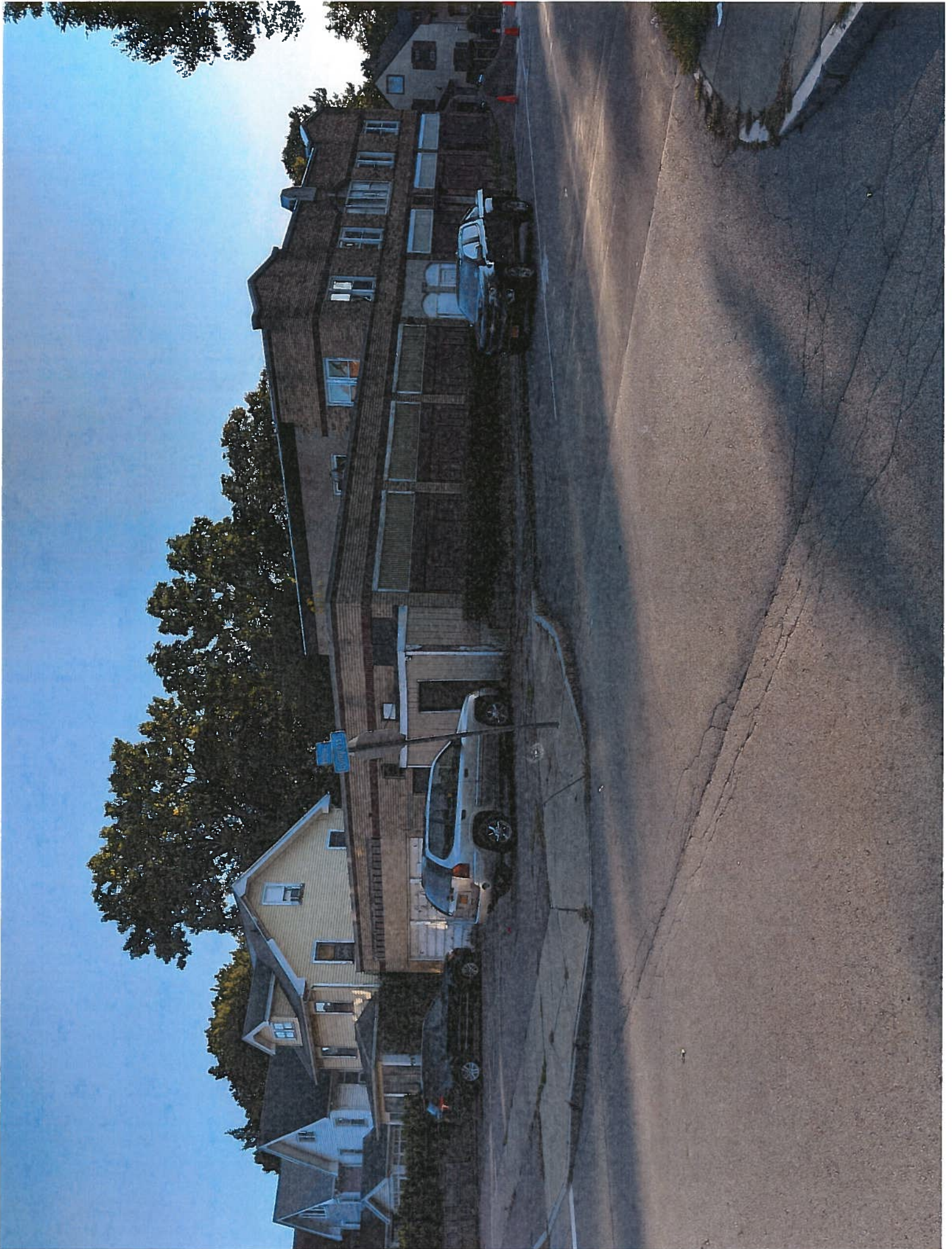
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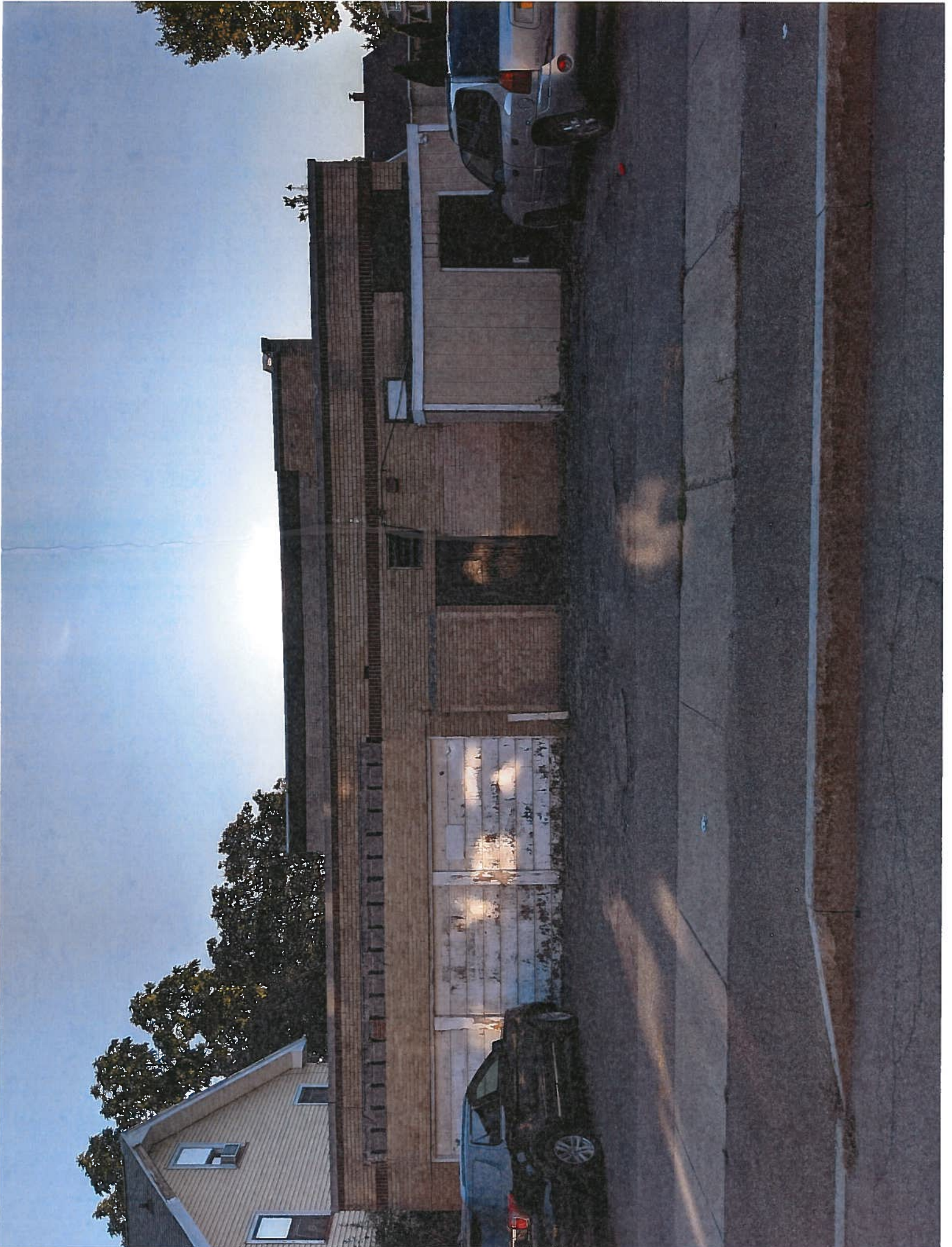
DESIGNED BY
DRAWN BY
CHECKED BY
DATE

PROJECT CLIENT
303 CONGRESS LOFTS & METRO CO WORK
303 CONGRESS AVENUE
ROCHESTER, NY 14619

NO.	REVISION	DATE









City of Rochester Zoning Board

From: ann marie <anagassiunltd@yahoo.com>
Sent: Monday, June 8, 2020 2:53 PM
To: City of Rochester Zoning Board
Subject: File # V-041-19-20 303 Congress Ave 14619

Warning: This email originated from an external source. Please do not open attachments, click on links, or provide your username or password if the source is suspicious.

Dear Zoning Board,

This letter is in response to a post card I received regarding 303 Congress Ave, file # V-041-19-20, area variance, hearing date 6-18-20 @ 6PM.

If the conversion to residential use is granted, including the construction of a roof top deck, they will open up a Pandora's Box of issues that will prove to be detrimental to our neighborhood. It will make way for noisy roof top parties that will go on into the wee hours of the morning. The aroma of pot will fill the air, not to mention the alcohol and other drug activity. This will attract many folks from all over, especially on the weekends.

We live several houses away on Virginia Ave, and I know for a fact that the noisy blaring music, the loud voices, and the pot aroma will have a very negative effect on our families. A roof top deck also poses a safety issue, especially for children. You'll have loitering, littering and parking will become a nightmare. This situation is not acceptable for our quiet residential neighborhood. We also have #10 School within feet of 303 Congress Ave and a school bus that takes breaks in front of 303 Congress Ave daily. I've talked with the driver many times while walking my dog.

If this is allowed, within a very short time the whole building will be transformed into apartments with roof top decks. Please keep 303 Congress Ave a commercial property on the first floor, and normal residential use for the second floor with NO roof top decks.

Thank you,

Ann Marie Rosenfeld
140 Virginia Avenue
Rochester, NY 14619
585-633-3642