

Please note that this Hearing will take place in person at Rochester City Hall, 30 Church Street.

MEETING WITH STAFF: 5:00 PM - 6:00 PM
Conference Room, Room 223B

Public Hearing Begins: 6:00 PM

City Council Chambers, Room 302A

***Revised 1/18/23**

Thursday, January 26, 2023

I. Meeting with Staff

II. Public Hearing

Case: 1
 File Number: V-056-22-23
 Case Type: Area Variance
 Address: 90 Beaufort Street
 Zoning District: R-1 Low Density Residential District
 Applicant: Andrew Reff; Property Owner
 Purpose: To legalize the resurfacing of an existing driveway and expand the footprint, thereby creating front yard parking of a two-family dwelling, not meeting certain requirements applying to all districts and the requirements for off-street parking.

Code Section: 120-163, 120-173
 Enforcement: Yes
 SEQR: Type II [NYCRR 617.5(c)(17)]
 Lead Agency: N/A

Case: 2
 File Number: V-057-22-23
 Case Type: Area Variance
 Address: 1363 Dewey Avenue
 Zoning District: R-2 Medium Density Residential District
 Applicant: Luis Ramos; Applicant
 Purpose: To legalize the enclosure of a front porch of a single-family dwelling, not meeting certain city-wide design guidelines and standards.

Code Section: 120-160
 Enforcement: Yes
 SEQR: Type II [NYCRR 617.5(c)(17)]
 Lead Agency: N/A

Case: 3
 File Number: V-058-22-23
 Case Type: Area Variance
 Address: 194 **and** 200 Averill Avenue
 Zoning District: R-2 Medium Density Residential District
 Applicant: Robert Minckley; Property Owner
 Purpose: To install cell pavers on an existing parking area in the side yard of a single-family dwelling thereby creating side yard parking, not meeting certain requirements applying to all districts for accessory uses and off-street parking.

Code Section: 120-163, 120-173
 Enforcement: No
 SEQR: Type II [NYCRR 617.5(c)(17)]

Lead Agency: N/A

Case: **4**
File Number: P-001-22-23 **Removed by the applicant**
Case Type: Appeal
Address: 125 East Main Street
Zoning District: Genesee Crossroads South URD and Center City District-Main St
Applicant: Wayne Didas; **Empire Digital Signs**, Applicant
Purpose: To appeal the denial of a Certificate of zoning Compliance to install a 48sf digital display sign to replace the “Morton’s Steakhouse” sign and have changing messages “Hyatt-Weather-Time-Welcome”.
Code Section: 120-195
Enforcement: No
SEQR: N/A
Lead Agency: N/A

Case: **4**
File Number: P-002-22-23
Case Type: Appeal
Address: 20 South Clinton Avenue
Zoning District: Midtown URD and Center City District-Main Street
Applicant: Vital Signs; Applicant
Purpose: To appeal the denial of a Certificate of Zoning Compliance to install an attached internally illuminated sign on the top of the third floor for “FTS”.
Code Section: 120-195
Enforcement: No
SEQR: N/A
Lead Agency: N/A

Case: **5**
File Number: V-051-21-22
Case Type: Are Variance
Address: 332 Beach Avenue
Zoning District: R-1 Low Density Residential District
Applicant: John Oster; Property Owner
Purpose: To subdivide an existing parcel and construct two single family dwellings, not meeting certain lot, area, and yard requirements, city-wide design guidelines and standards, and requirements applying to all districts.
Code Section: 120-11, 120-160, 120-163, 120-173
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **7** **Removed by the Zoning Office**
File Number: V-059-22-23
Case Type: Area Variance
Address: 75-83 aka 79 North Clinton Avenue
Zoning District: Center City District - Base
Applicant: Lisa Lewis; Applicant
Purpose: To change the use of the fifth floor from offices to a Residential Care Facility for 21 clients for Catholic Charities and OASAS, not meeting certain additional requirements for Specified Uses.
Code Section: 120-146
Enforcement: No

SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: **6**
File Number: V-060-22-23
Case Type: Area Variance
Address: 58 Hickory Street
Zoning District: R-2 Medium Density Residential District
Applicant: Patrick Dutton; Applicant
Purpose: To construct a 16 space ancillary parking lot and storage shed to serve the proposed hotel and banquet hall at 95 Averill Avenue, not meeting certain lot, area and yard requirements in the district.
Code Section: 120-20
Enforcement: No
SEQR: Unlisted, Negative Declaration issued 12/19/2022 (CPC)
Lead Agency: Manager of Zoning

Additional Information

Deadline to submit written comment: 5:00 PM; Wednesday, January 25, 2023.

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-7054.

Please note that this Hearing will take place in person at Rochester City Hall, 30 Church Street.

MEETING WITH STAFF: 5:00 PM - 6:00 PM
Conference Room, Room 223B

Public Hearing Begins: 6:00 PM

City Council Chambers, Room 302A

Revised 2/10/23

Thursday, February 23, 2023

I. Meeting with Staff

II. Public Hearing

Case: 1
 File Number: P-001-22-23
 Case Type: Appeal
 Address: 125 East Main Street
 Zoning District: Genesee Crossroads South URD and Center City District-Main St
 Applicant: Wayne Didas; Empire Digital Signs, Applicant
 Purpose: To appeal the denial of a Certificate of zoning Compliance to install a 48sf digital display sign to replace the "Morton's Steakhouse" sign and have changing messages "Hyatt-Weather-Time-Welcome".

Code Section: 120-195
 Enforcement: No
 SEQR: N/A
 Lead Agency: N/A

Case: 2
 File Number: P-002-22-23 Removed per the Applicant
 Case Type: Appeal
 Address: 20 South Clinton Avenue
 Zoning District: Midtown URD and Center City District-Main Street
 Applicant: Vital Signs; Applicant
 Purpose: To appeal the denial of a Certificate of Zoning Compliance to install an attached internally illuminated sign on the top of the third floor for "FTS".

Code Section: 120-195
 Enforcement: No
 SEQR: N/A
 Lead Agency: N/A

Case: 2
 File Number: V-061-22-23
 Case Type: Area Variance
 Address: 1369 Hudson Avenue
 Zoning District: C-2 Community Center District
 Applicant: Karen Greenlee; Pro Signs, Applicant
 Purpose: To replace the fascia of a fuel canopy with signs for "Sunoco", not meeting certain city-wide design guidelines and standards.

Code Section: 120-159
 Enforcement: No
 SEQR: Type II [§ 48-5B(14)]
 Lead Agency: N/A

Case: 3
File Number: V-062-22-23
Case Type: Area Variance
Address: 1203 Jay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Jim Myers; Applicant
Purpose: To legalize a 4,500sf place of worship (a nonresidential use), exceeding the bulk requirements in the district and does not meet certain requirements for off-street parking.
Code Section: 120-37, 120-173
Enforcement: Yes
SEQR: Type II [Part 617.5(c)(9)]
Lead Agency: Zoning Board of Appeals

Case: 4
File Number: V-054-22-23
Case Type: Area Variance
Address: 906 Meigs Street
Zoning District: R-1 Low Density Residential District
Applicant: Annie Kearny; Applicant
Purpose: To legalize the tear off of a clay tile roof on a Designated Building of Historic Value; replacing it with fiberglass shingles, not meeting certain city-wide design guidelines and standards.
Code Section: 120-158
Enforcement: Yes
SEQR: Type II [§ 48-5B(15)]
Lead Agency: N/A

Case: 5
File Number: V-063-22-23
Case Type: Use Variance
Address: 47 Thurston Road
Zoning District: C-1 Neighborhood Center District
Applicant: Francis Winterkorn; Applicant
Purpose: To establish auto repair in an existing building originally designed and used as an auto repair shop but is no longer a permitted or specially permitted use in the district.
Code Section: 120-34, 120-35, 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 6
File Number: V-064-22-23
Case Type: Area Variance
Address: 496 Lakeview Park
Zoning District: R-1 Low Density Residential District
Applicant: Michael Lopez; Property Owner
Purpose: To legalize the enclosure of an open front porch, not meeting certain city-wide design guidelines and standards.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II[§45-8B(15)]
Lead Agency: N/A

Case: 7
File Number: V-065-22-23
Case Type: Area Variance
Address: 1430 Lyell Avenue
Zoning District: C-2 Community Center District
Applicant: Chris McCaffrey; Ulrich Signs, Applicant
Purpose: To replace an attached, 48sf illuminated sign for “NAPA Auto Parts”; exceeding certain requirements applying to all districts.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Additional Information

Deadline to submit written comment: 5:00 PM; Wednesday, February 22, 2023.

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-7054.

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MEETING WITH STAFF: 5:00 PM - 6:00 PM
Conference Room, Room 223B

Public Hearing Begins: 6:00 PM

City Council Chambers, Room 302A

Revised 3/9/23

Thursday, March 23, 2023

I. Meeting with Staff

II. Public Hearing

Case: 1

File Number: V-066-22-23

Case Type: Area Variance

Address: 60 Rockland Park

Zoning District: R-1, Low-Density Residential District

Applicant: Umenzi Thompson, Property Owner

Purpose: To install a parking area in the side yard and to legalize 29ft of wood fence on the south property line, exceeding certain lot, area and yard requirements and not meeting requirement applying to all districts.

Code Section: 120-163, 120-167, 120-173

Enforcement: Yes

SEQR: Type II [6 NYCRR 617.5 B(17)]

Lead Agency: N/A

Case: 2

File Number: V-067-22-23

Case Type: Area Variance

Address: 124 Railroad Street

Zoning District: Public Market Village District

Applicant: Costanza Enterprises; Andrew Kingsley, Applicant

Purpose: To install an 8' tall chain link fence along the north property border (approximately 120LF) facing the Hayward Avenue frontage; exceeding certain requirements applying to all districts.

Code Section: 120-167

Enforcement: No

SEQR: Unlisted

Lead Agency: Zoning Board of Appeals

Case: 3 **Removed by the applicant**

File Number: V-068-22-23

Case Type: Area Variance

Address: 1344 University Avenue

Zoning District: M-1, Industrial District

Applicant: Skylight Signs; Jim Colombo, Applicant

Purpose: To install one 100sf attached illuminated sign and one attached non-illuminated sign for "Black Button Distilling" to the front façade facing University Ave. and on the east façade facing Blossom Rd.; not meeting certain requirements applying to all districts.

Code Section: 120-177

Enforcement: No

SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 3

File Number: V-069-22-23
Case Type: Area Variance
Address: 965 East Main Street
Zoning District: C-2, Community Center District
Applicant: Scott Fiske, Applicant
Purpose: To install approximately 200+ square feet of 8' tall decorative metal fence along the northeast and southeast property border of an office building; not meeting requirements applying to all districts.

Code Section: 120-167
Enforcement: No
SEQR: Type II [§ 48-5B (1) (c)[1]]
Lead Agency: N/A

Case: 4

File Number: V-070-22-23
Case Type: Use Variance and Area Variance
Address: 97 Tremont Circle
Zoning District: R-3, High Density Residential District
Applicant: Scott Fiske, Applicant
Purpose: To change the use of a single-family dwelling to a multi-family dwelling (5units) including a third floor apartment, not meeting lot area and yard requirements in the district and certain city-wide design guidelines and standards.

Code Section: 120-28, 120-166
Enforcement: Yes
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to submit written comment: 5:00 PM; Wednesday, March 22, 2023.

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-7054.

Please note that this Hearing will take place in person at Rochester City Hall, 30 Church Street.

MEETING WITH STAFF: 5:00 PM - 6:00 PM
Conference Room, Room 223B

Public Hearing Begins: 6:00 PM
City Council Chambers, Room 302A

Revised 4/18/23

Thursday, April 27, 2023

- I. Meeting with Staff**
- II. Public Hearing**

Case: 1 *HELD from March 23, 2023 Hearing
 File Number: V-066-22-23
 Case Type: Area Variance
 Address: 60 Rockland Park
 Zoning District: R-1 Low-Density Residential District
 Applicant: Umenzi Thompson, Property Owner
 Purpose: To install a parking area in the side yard and to legalize 29ft of wood fencing on the south property line, exceeding certain lot, area and yard requirements and not meeting requirement applying to all districts.
 Code Section: 120-163, 120-167, 120-173
 Enforcement: Yes
 SEQR: Type II [6 NYCRR 617.5 C(17)]
 Lead Agency: N/A

Case: 2 *HELD from March 23, 2023 Hearing
 File Number: V-067-22-23
 Case Type: Area Variance
 Address: 124 Railroad Street
 Zoning District: Public Market Village District
 Applicant: Costanza Enterprises; Andrew Kingsley, Applicant
 Purpose: To install an 8' tall chain link fence along the north property border (approximately 120LF) facing the Hayward Avenue frontage; exceeding certain requirements applying to all districts.
 Code Section: 120-167
 Enforcement: No
 SEQR: Unlisted
 Lead Agency: Zoning Board of Appeals

Case: 3
 File Number: V-071-22-23
 Case Type: Area Variance
 Address: 303 Allen Street
 Zoning District: R-2 Medium-Density Residential District
 Applicant: Anthony Giordano, Property Owner
 Purpose: To install approximately 80 linear feet of 8' tall, solid wood fencing in the side and rear yard and 19 linear feet of 6' tall, iron picket fence in the front yard of a commercial use, not meeting certain requirements applying to all districts.
 Code Section: 120-167
 Enforcement: No
 SEQR: Type II [§ NYCRR 617.5C(12)]
 Lead Agency: N/A

Case: 4
File Number: V-073-22-23
Case Type: Area Variance
Address: 955 East Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Thomas Femano, Applicant
Purpose: To construct a 100sf three-season patio enclosure in the rear of a single-family dwelling located in the preservation district, exceeding the lot coverage limits in the district. This project also requires approval from the Rochester Preservation Board.
Code Section: 120-11
Enforcement: No
SEQR: Type II [6 NYCRR 617.5 C(17)]
Lead Agency: N/A

Case: 5
File Number: V-074-22-23
Case Type: Area Variance
Address: 165 Ashland Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Christopher Vandetti, Applicant
Purpose: To legalize siding replaced on a Designated Building of Historic Value with a material subordinate to Hardie Plank, thereby not meeting certain city-wide design guidelines and standards.
Code Section: 120-158
Enforcement: Yes
SEQR: Type II [6 NYCRR 617.5 C(17)]
Lead Agency: N/A

Case: 6
File Number: V-075-22-23
Case Type: Area Variance
Address: 338 Avis Street
Zoning District: R-1 Low-Density Residential District
Applicant: Muktar Issak, Property Owner
Purpose: To legalize a 315sf parking area in the front yard of a single-family dwelling, exceeding lot coverage and not meeting the standards for residential, off-street parking thereby, not meeting the requirements applying to all districts.
Code Section: 120-11, 120-173
Enforcement: Yes
SEQR: Type II [6 NYCRR 617.5 C(17)]
Lead Agency: N/A

Case: 7
File Number: V-076-22-23
Case Type: Use Variance
Address: 264-266 Park Avenue
Zoning District: R-2 Medium-Density Residential District, Boutique Overlay District and Preservation District
Applicant: Vasko Timovski, Applicant
Purpose: To extend business hours for "Vasko's on Park" to 2 a.m., where the permitted hours of operation are 6 a.m. to 11 p.m.
Code Section: 120-105
Enforcement: Yes
SEQR: Unlisted
Lead Agency: **Zoning Board of Appeals**

Additional Information

Deadline to submit written comment: 5:00 PM; Wednesday, April 26, 2023.

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-7054.

Zoning Board of Appeals
 Public Hearing Agenda
 May 25, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:30 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Revised 5/15/23

Case #	1
Case Type	Area Variance – Front Porch
File #	V-077-22-23
Address	53 Leroy Street
Zoning District	R-1
Applicant	Daniel Gardner, Property Owner
Purpose/Request	To rebuild an existing enclosed porch from the header down on a single-family dwelling, not meeting certain city-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	1223722
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Driveway Expansion
File #	V-078-22-23
Address	187 Raleigh Street
Zoning District	R-1
Applicant	Albert Koh, Property Owner
Purpose/Request	To legalize a driveway expansion in the rear yard of a two-family dwelling, exceeding lot coverage requirements in the district.
Code Section	120-11
Enforcement	Yes
Permit #	1204420
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Front yard parking
File #	V-079-22-23
Address	315 Merchants Road
Zoning District	R-1
Applicant	Erika Sorbello, Property Owner
Purpose/Request	To repave an existing front-yard parking area of a two-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163, 120-173, 120-208
Enforcement	No
Permit #	1231279
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	4
Case Type	Use Variance – Attention Attracting Device
File #	V-080-22-23
Address	151 Cumberland Street
Zoning District	CCD-B
Applicant	James Grossman, Applicant
Purpose/Request	To install a double-sided (128sf/80sf), digital, attention-attracting device on an existing 35'-8" tall monopole in the Center City Base District where attention attracting devices are not permitted.
Code Section	120-62
Enforcement	No
Permit #	1222480
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	5
Case Type	Area Variance – Front Porch
File #	V-081-22-23
Address	215 Lark Street
Zoning District	R-1
Applicant	Lashawn Harris, Property Owner
Purpose/Request	To rebuild an existing enclosed front porch on a single-family dwelling, not meeting certain city-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	1231246
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Front yard parking
File #	V-082-22-23
Address	36 Oakhill View
Zoning District	R-1
Applicant	Tsadkan Negussie, Property Owner
Purpose/Request	To legalize the conversion of an attached garage into unheated storage space, thereby creating front yard parking of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	Yes
Permit #	1212536
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	7
Case Type	Area Variance - Fence
File #	V-083-22-23 new case #
Address	965 East Main Street
Zoning District	C-2
Applicant	Scott Fiske, Applicant
Purpose/Request	To install approximately 200+ square feet of 6' tall, decorative metal fence along the northern border of an office building; not meeting requirements applying to all districts. The project includes landscaping improvements.
Code Section	120-167
Enforcement	No
Permit #	1231688
SEQR	Type II [§ 48-5B (1) (c)[1]]
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on May 24, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 June 29, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Revised 6/28/23

Case #	1	Returning from May Hearing
Case Type	Area Variance – Front yard parking	
File #	V-079-22-23	
Address	315 Merchants Road	
Zoning District	R-1	
Applicant	Erika Sorbello, Property Owner	
Purpose/Request	To repave an existing front-yard parking area of a two-family dwelling, not meeting certain requirements applying to all districts.	
Code Section	120-163, 120-173, 120-208	
Enforcement	No	
Permit #	1231279	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	2	Returning from May Hearing
Case Type	Area Variance – Front Porch	
File #	V-081-22-23	
Address	215 Lark Street	
Zoning District	R-1	
Applicant	Lashawn Harris, Property Owner	
Purpose/Request	To rebuild an existing enclosed front porch on a single-family dwelling, not meeting certain city-wide design guidelines and standards.	
Code Section	120-11	
Enforcement	Yes	
Permit #	1231246	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Addition/lot coverage	
File #	V-084-22-23	
Address	11 Fountain Street	
Zoning District	R-1	
Applicant	Matt Owen, Applicant	
Purpose/Request	To construct an 85sf addition on the first floor, rear of the property; exceeding lot area and yard requirements in the district.	
Code Section	120-11	
Enforcement	No	
Permit #	1231732	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	4
Case Type	Area Variance – Driveway
File #	V-085-22-23
Address	371 Merchants Road
Zoning District	R-1 Low Density Residential District
Applicant	Philip Warney, Property Owner
Purpose/Request	To remove and replace existing driveway and add a turnaround (170sf) expansion in the front yard; exceeding lot area and yard requirements and certain requirements applying to all districts.
Code Section	120-11, 120-163, 120-173
Enforcement	No
Permit #	1231931
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Work completed without a permit
File #	V-086-22-23
Address	467 North Goodman Street
Zoning District	Public Market Village District
Applicant	Paul Theodorou, Property Owner
Purpose/Request	To legalize façade renovations. Work includes removal of fully transparent façade windows (approx. 315sf) and adding four (4) 20sf windows, metal sheeting and additional base brick; not meeting certain city-wide design guidelines and standards.
Code Section	120-159
Enforcement	No
Permit #	1231810
SEQR	Type II [§48-5 B(15)]
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Signs
File #	V-087-22-23
Address	1400 Mt Hope Avenue
Zoning District	Collegetown Village District
Applicant	Joe Walters, Property Owner
Purpose/Request	To legalize the installation of blackout film over three windows on the northern, western and southern building facades with signage for “Mamasan’s”, exceeding certain sign limitations and not meeting certain nonresidential and mixed-use building standards.
Code Section	120-177, 120-159
Enforcement	Yes
Permit #	1214335
SEQR	Type II [§48-5 B(14)]
Lead Agency	N/A

Case #	7
Case Type	Use Variance – Pocket Neighborhood buildout on vacant land
File #	V-088-22-23
Address	2-12 Clarence Park
Zoning District	R-1 Low Density Residential District
Applicant	REACH, Applicant
Purpose/Request	To develop a pocket neighborhood community on vacant land. Includes seven (7) attached two family, ADA compliant dwellings, where maintenance, management, support services and security will be located on site; not a permitted use in the district.
Code Section	120-8, 120-195
Enforcement	No
Permit #	Z-23-0880
SEQR	Type II [§48-5 B(1)(b)(4)]
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Outdoor retail displays
File #	V-089-22-23
Address	1316 Culver Road
Zoning District	C-2 Community Center District
Applicant	Chad Flint, Applicant
Purpose/Request	To set up two (2) 10' x 10', outdoor canopies and display merchandise; exceeding certain requirements applying to all districts.
Code Section	120-176
Enforcement	No
Permit #	Z-23-0884
SEQR	Type II [6NYCRR 617.5(c)(21)]
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on June 28, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 July 27, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Revised 7/18/23

Case #	1
Case Type	Area Variance – Accessory structure
File #	V-001-22-23
Address	18 Newcastle Road
Zoning District	R-1
Applicant	Joyce McAndrew and Tom Greiner, Property Owner
Purpose/Request	To install an 8' x 12' storage structure in the front yard of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	B1231700
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Accessory structure
File #	V-002-22-23
Address	57 Holworthy Street
Zoning District	R-1
Applicant	Paula Kennett, Property Owner
Purpose/Request	To legalize a second, 8' x 10' storage structure in the rear yard of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	B232143
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Entertainment
File #	V-003-22-23
Address	1322 Culver Road
Zoning District	C-2
Applicant	Rasheed Owens, Property Owner
Purpose/Request	To add public entertainment to a sit-down restaurant; not meeting the off-street parking requirements for specified uses.
Code Section	120-137
Enforcement	No
Permit #	Z-23-1083
SEQR	Type II [6 NYCRR 617.5 C(18)]
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Fence
File #	V-004-22-23
Address	339 North Winton Road
Zoning District	R-1
Applicant	Joshua Sacks, Property Owner
Purpose/Request	To install 35 linear feet of 8' tall solid fence in the side and rear yard and 40 linear feet of 10' tall solid fence in the rear yard of a two-family dwelling, where a topographic grade change is a factor and exceeds certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z-23-0891
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on July 26, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 August 24, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Case #	1	Returning from July Hearing
Case Type	Area Variance – Entertainment	
File #	V-003-23-24	
Address	1322 Culver Road	
Zoning District	C-2	
Applicant	Rasheed Owens, Property Owner	
Purpose/Request	To add public entertainment to a sit-down restaurant, not meeting the off-street parking requirements for specified uses.	
Code Section	120-137	
Enforcement	No	
Permit #	Z-23-1083	
SEQR	Type II [6 NYCRR 617.5 C(18)]	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Fence	
File #	V-005-23-24	
Address	980 Atlantic Avenue	
Zoning District	R-1	
Applicant	Shelly Monson, Property Owner	
Purpose/Request	To install a 6' tall wood stockade fence to replace an existing fence in the front yard along a portion of the north and east property lines of a single-family dwelling located on a corner lot, not meeting certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-23-0893	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Signs	
File #	V-006-23-24	
Address	644 Park Avenue	
Zoning District	C-2 and Preservation District	
Applicant	Sign and Lighting Services, Applicant	
Purpose/Request	To install a sign package for "Starbucks" in the Preservation District, which includes two attached illuminated signs, a blade sign and two awnings; exceeding certain requirements applying to all districts. The project will require approval from the Rochester Preservation Board.	
Code Section	120-177	
Enforcement	No	
Permit #	CZC12306	
SEQR	Type II §48-5B (13)	
Lead Agency	N/A	

Case #	4
Case Type	Area Variance – Signs
File #	V-007-23-24
Address	1677 Mt hope Avenue
Zoning District	C-2
Applicant	Sign and Lighting Services, Applicant
Purpose/Request	To install one attached illuminated sign for “SEA ME GO”, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	Z23-1216
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Fence
File #	V-008-23-24
Address	38 Child Street
Zoning District	R-1
Applicant	Jennel Halbrook, Property Owner
Purpose/Request	To install approximately 166 linear feet of 6’ tall solid wood fence in the front yard of a single family dwelling located on a corner lot; exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z23-1181
SEQR	Type II [6 NYCRR 617.5C(17)]
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Fence
File #	V-009-23-24
Address	237 Alexander Street
Zoning District	R-3
Applicant	Highland Contractors, Applicant
Purpose/Request	To install approximately 58 linear feet of 5’ tall black aluminum decorative fence and five brick pillars in the front yard of a residential use; exceeding certain requirements applying to all districts. This application relates to a variance request for 241 Alexander Street (below).
Code Section	120-167
Enforcement	No
Permit #	Z23-1109
SEQR	Type II [6 NYCRR 617.5 C(12)]
Lead Agency	N/A

Case #	7
Case Type	Area Variance – Fence
File #	V-010-23-24
Address	241 Alexander Street
Zoning District	R-3
Applicant	Highland Contractors, Applicant
Purpose/Request	To install approximately 58 linear feet of 5’ tall black aluminum decorative fence and five brick pillars in the front yard of a residential use; exceeding certain requirements applying to all districts. This application relates to a variance request for 237 Alexander Street (above).
Code Section	120-167
Enforcement	No
Permit #	Z23-1110
SEQR	Type II [6 NYCRR 617.5 C(12)]
Lead Agency	N/A

Case #	8
Case Type	Area Variance - Fence
File #	V-011-23-24
Address	2601 Dewey Avenue
Zoning District	R-3
Applicant	Highland Contractors, Applicant
Purpose/Request	To install approximately 164 linear feet of 6’ tall wood privacy fence and gate, replacing the existing fence and gate of a two-family dwelling; exceeding certain requirements applying to all districts.
Code Section	120-167
Enforcement	No
Permit #	Z23-1019
SEQR	Type II [6 NYCRR 617.5C(17)]
Lead Agency	N/A

Case #	9
Case Type	Use Variance – Change Use
File #	V-012-23-24
Address	1478 St Paul Street
Zoning District	R-1
Applicant	Reza Hourmanesh, Applicant
Purpose/Request	To convert an “as built” residential structure, legal as offices, to a four-unit apartment; not a permitted use in the district.
Code Section	120-8, 120-199
Enforcement	No
Permit #	Z23-0940
SEQR	Type II 48-5B (13)
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on August 23, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 September 28, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Revised 9/22/23

Case #	1	Returning from August 24, 2023 ZBA Hearing
Case Type	Area Variance – Fence	
File #	V-008-23-24	
Address	38 Child Street	
Zoning District	R-1 Low-Density Residential District	
Applicant	Jennel Halbrook, Property Owner	
Purpose/Request	To install approximately 166 linear feet of 6' tall solid wood fence in the front yard of a single family dwelling located on a corner lot; exceeding certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-23-1181	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Accessory structure	
File #	V-014-23-24	
Address	110 Wilder Terrace	
Zoning District	R-1 Low-Density Residential District	
Applicant	Lorie Palumbo, Property Owner	
Purpose/Request	To construct a *24' x 30' detached garage in the side yard of a residential structure, exceeding lot coverage and not meeting certain requirements applying to all districts.	
Code Section	120-11, 120-163, 120-173	
Enforcement	No	
Permit #	B-23-2876	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Signs	
File #	V-015-23-24	
Address	575 North Winton Road	
Zoning District	C-2 Community Center District	
Applicant	Lou Terragnoli	
Purpose/Request	To install two attached, 18.6sf illuminated signs on a fuel station canopy for "QUICKLEE'S", exceeding certain requirements applying to all districts.	
Code Section	120-159, 120-177	
Enforcement	No	
Permit #	B1231937	
SEQR	Type II §48-5B (13)	
Lead Agency	N/A	

Zoning Board of Appeals
 Public Hearing Agenda
 September 28, 2023
 Page 2

Case #	4
Case Type	Area Variance – New construction
File #	V-016-23-24
Address	107-109 Chamberlain Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct *a two-family dwelling as part of the Beechwood Family Apartments project, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	B-23-2821
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	5
Case Type	Area Variance – New construction
File #	V-017-23-24
Address	150 Ackerman Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a single-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2819
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	6
Case Type	Area Variance – New construction
File #	V-018-23-24
Address	1500 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2823
SEQR	Unlisted
Lead Agency	Manager of Zoning

Zoning Board of Appeals
 Public Hearing Agenda
 September 28, 2023
 Page 3

Case #	7
Case Type	Area Variance – New construction
File #	V-019-23-24
Address	1506 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2824
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	8
Case Type	Area Variance – New construction
File #	V-020-23-24
Address	1604 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2825
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – New construction
File #	V-021-23-24
Address	264-268 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2829
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	10
Case Type	Area Variance – New construction
File #	V-022-23-24
Address	12 Lampson Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-3585
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	11
Case Type	Area Variance – New construction
File #	V-023-23-24
Address	305 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20, 120-160
Enforcement	No
Permit #	B-23-3589
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	12
Case Type	Area Variance – New construction
File #	V-024-23-24
Address	276 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2830
SEQR	Unlisted
Lead Agency	Manager of Zoning

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on September 27, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 October 26, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

*Revised 10/17/23

Case #	1
Case Type	Area Variance – Garage conversion
File #	V-013-23-24
Address	131 Orange Street
Zoning District	R-1 Low-Density Residential District
Applicant	David Bancaro
Purpose/Request	To legalize the conversion of an attached garage of a single-family dwelling into habitable space, thereby creating front yard parking and not meeting certain requirements applying to all districts
Code Section	120-173
Enforcement	Yes
Permit #	B-1230286
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	2	*Adjourned by the applicant to the October Hearing
Case Type	Area Variance – Signs	
File #	V-015-23-24	
Address	575 North Winton Road	
Zoning District	C-2 Community Center District	
Applicant	Lou Terragnoli	
Purpose/Request	To install two attached, 18.6sf illuminated signs on a fuel station canopy for “QUICKLEE’S”, not meeting City-wide design guidelines and standards.	
Code Section	120-159	
Enforcement	No	
Permit #	B1231937	
SEQR	Type II §48-5B (13)	
Lead Agency	N/A	

Case #	3
Case Type	Area Variance – Signs
File #	V-025-23-24
Address	1687 Mt. Hope Avenue
Zoning District	C-2 Community Center District
Applicant	Jim Colombo
Purpose/Request	To install an attached, 45sf illuminated raceway sign with individual channel letters for “Bay & Goodman Pizza”, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-23-3522
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Addition
File #	V-026-23-24
Address	889 Atlantic Avenue
Zoning District	C-1 Neighborhood Center District
Applicant	Peter Morse
Purpose/Request	To construct a 703sf, one-story, masonry block addition to an existing, nonconforming nonresidential structure, not meeting the yard and bulk requirements in the district and certain requirements applying to all districts.
Code Section	120-36, 120-37, 120-165, 120-177
Enforcement	No
Permit #	B-23-2375
SEQR	Type II 6 CRR-NY 617.5C (9)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – New construction
File #	V-027-23-24
Address	37 Arvine Park
Zoning District	R-1 Low-Density District
Applicant	Bill Tyra, Property Owner
Purpose/Request	To construct a 24' x 16" detached garage in the front yard of a single-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	Yes
Permit #	B-23-3720
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Off-street parking
File #	V-028-23-24
Address	91 Prince Street
Zoning District	R-2 Medium-Density District
Applicant	Scott Piaseczny
Purpose/Request	To install a 20' x 60' parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts. This application relates to the property at 93 Prince Street.
Code Section	120-20, 120-173
Enforcement	Yes
Permit #	Z-23-1149
SEQR	Type II 6 CRR-NY 617.5C (17)
Lead Agency	N/A

Case #	7
Case Type	Area Variance – Off-street parking
File #	V-029-23-24
Address	93 Prince Street
Zoning District	R-2 Medium-Density District
Applicant	Scott Piaseczny
Purpose/Request	To repave the existing asphalt driveway and concrete pad in the rear yard of an apartment and expand the footprint, thereby exceeding the lot coverage limit in the district. This application relates to the property at 91 Prince Street.
Code Section	120-20, 120-173
Enforcement	No
Permit #	Z-23-1224
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	8
Case Type	Area Variance – Porch
File #	V-030-23-24
Address	758 Thurston Road
Zoning District	R-1 Low-Density Residential District and Overlay Airport
Applicant	Joseph Besedic, Property Owner
Purpose/Request	To enclose an open front porch of a single-family dwelling, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	B-1223904
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	9
Case Type	Area Variance – Legalize driveway
File #	V-031-23-24
Address	25 Fountain Street
Zoning District	R-1 Low-Density Residential District
Applicant	Bridget Cook, Esq.
Purpose/Request	To legalize side yard parking and excessive off-street parking for a single-family dwelling, exceeding the lot coverage limit and certain requirements applying to all districts.
Code Section	120-11, 120-163, 120-173, 120-167
Enforcement	Yes
Permit #	CZC-1221306
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	10
Case Type	Area Variance – Legalize driveway
File #	V-032-23-24
Address	106 Cherry Road
Zoning District	R-1 Low-Density District
Applicant	Blythe Bower, Property Owner
Purpose/Request	To legalize a driveway expansion creating a 16' x 28' parking area in the front yard of a single-family dwelling, exceeding certain requirements applying to all districts.
Code Section	120-163
Enforcement	No
Permit #	Z-23-1566
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	11
Case Type	Area Variance – Roof replacement on a DBHV
File #	V-033-23-24
Address	3475 Lake Avenue
Zoning District	R-1 Low-Density Residential District
Applicant	Alfonso Galvano
Purpose/Request	To remove and replace the existing slate tile roof of a Designated Building of Historic Value with slate and asphalt, not meeting certain City-wide design guidelines and standards.
Code Section	120-158E
Enforcement	No
Permit #	B-23-3585
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on October 25, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 November 16, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

*Revised 11/8/23

Case #	1
Case Type	Area Variance – Signs
File #	V-015-23-24
Address	575 North Winton Road
Zoning District	C-2 Community Center District
Applicant	Lou Terragnoli
Purpose/Request	To install two attached, 18.6sf illuminated signs on a fuel station canopy for “QUICKLEE’S”, not meeting City-wide design guidelines and standards.
Code Section	120-159
Enforcement	No
Permit #	B-1231937
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Signs
File #	V-034-23-24
Address	380 North Winton Road
Zoning District	C-1 Neighborhood Center District
Applicant	Laura Baranas; Premier Sign Systems
Purpose/Request	To construct a 5'-8" detached illuminated monument sign in the front yard of a fuel station located on a corner lot for “KWIK FILL”, not meeting certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-23-3937
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Legalize Change of Use
File #	V-035-23-24
Address	108 Magnolia Street
Zoning District	R-1 Low Density Residential District
Applicant	Yousef Taha
Purpose/Request	To legalize the change of use from a Place of Worship to a single-family dwelling; a permitted use in the district, not meeting lot coverage and yard requirements and certain dwelling unit conversion standards.
Code Section	120-11, 120-166
Enforcement	No
Permit #	B-23-3522
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	*Removed by the Manager of Zoning
Case Type	Area Variance – Sign
File #	V-036-23-24
Address	875 East Main Street
Zoning District	C-2 Community Center District
Applicant	Andrew Parkhurst
Purpose/Request	To construct an approximately 13’ tall, 45sf, detached digital message board and monument for the West Herr Auditorium Theatre and Performing Arts Center, a property which abuts the Masonic Temple, a Local Landmark and which requires a Certificate of Appropriateness from the Rochester Preservation Board.
Code Section	120-177
Enforcement	No
Permit #	B-23-4260
SEQR	Type II §48-5B (13)
Lead Agency	N/A

Case #	4
Case Type	Area Variance – Off-street parking
File #	V-037-23-24
Address	220 Caroline Street
Zoning District	R-1 Low-Density Residential District
Applicant	Rick Carr, Property Owner
Purpose/Request	To legalize a 798sf driveway expansion, creating a 32’ x 39’ parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limits in the district.
Code Section	120-11
Enforcement	Yes
Permit #	B-23-3720
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on November 15, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.

Zoning Board of Appeals
 Public Hearing Agenda
 December 21, 2023

- I. Meeting with Staff
 5:00 p.m.
 City Hall, NBD Commissioner's Conference Room
 30 Church St. Room 223-B

- II. Public Hearing
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Case #	1
Case Type	Area Variance – Off-street parking
File #	V-037-23-24
Address	220 Caroline Street
Zoning District	R-1 Low-Density Residential District
Applicant	Rick Carr, Property Owner
Purpose/Request	To legalize a 798sf driveway expansion, creating a 32' x 39' parking area in the rear yard of a two-family dwelling, exceeding the lot coverage limit in the district.
Code Section	120-11
Enforcement	Yes
Permit #	B-23-3720
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Generator
File #	V-038-23-24
Address	110 Halstead Street
Zoning District	M-1 Industrial District
Applicant	Michael Morabito
Purpose/Request	To install a generator in the east, side yard of a nonresidential structure, not meeting certain City-wide design guidelines and standards and certain requirements applying to all districts.
Code Section	120-158, 120-163
Enforcement	No
Permit #	B-23-4755
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Garage Addition
File #	V-039-23-24
Address	942 S. Goodman Street
Zoning District	R-1 Low-Density Residential District
Applicant	Ken Anderson and Lawrence Scott, Property Owners
Purpose/Request	To construct a 20' deep by 14' wide attached garage on the east side of the primary structure, not meeting certain City-wide design guidelines and residential building standards.
Code Section	120-160
Enforcement	No
Permit #	B-23-5360
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Zoning Board of Appeals
 Public Hearing Agenda
 December 21, 2023
 Page 2

Case #	4
Case Type	Area Variance – Sign
File #	V-040-23-24
Address	835 South Avenue
Zoning District	R-1 Low Density Residential District
Applicant	Jamie Catalano, Vital Signs
Purpose/Request	To replace an existing 89.75sf, attached, non-illuminated sign for “Greek Fest Information”, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-23-3987
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Dwelling Unit Conversion
File #	V-041-23-24
Address	456-460 Post Avenue
Zoning District	R-1 and Overlay Airport District
Applicant	Brett Taylor
Purpose/Request	To convert nonresidential space in a mixed-use building to a residential unit, not meeting certain requirements applying to all districts.
Code Section	120-166
Enforcement	No
Permit #	B-1222999
SEQR	Type II §48-5B (31)
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Billboard
File #	V-042-23-24
Address	37 Romeyn Street
Zoning District	C-2 Community Center District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 14' x 48' billboard, approximately 75' high, having one static side and one digital, exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232015
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	7
Case Type	Area Variance – Billboard
File #	V-043-23-24
Address	600 West Broad Street
Zoning District	M-1 Industrial District
Applicant	Kyle Scritchfield, Greyline Outdoor Advertising
Purpose/Request	To erect a double-faced, 10' x 23' billboard, that is 30' high, having static advertising on both sides exceeding certain requirements applying to all districts.
Code Section	120-177
Enforcement	No
Permit #	B-1232012
SEQR	Type II §48-5B (14)
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Porch enclosure
File #	V-044-23-24
Address	612 Carter Street
Zoning District	R-1 Low Density Residential District
Applicant	Eduardo Alonso, Property Owner
Purpose/Request	To enclose an open front porch, not meeting certain City-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	B-23-5498
SEQR	Type II §48-5B (15)
Lead Agency	N/A

Comment Information

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

Written comments must be received by 5:00pm on December 20, 2023.

Email: ZoningBoard@CityofRochester.Gov

Address: Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.