

**Thursday, January 20, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1 **HELD from the 12/16/21 Hearing**  
File Number: V-026-21-22  
Case Type: Area Variance  
Address: 59 Langslow Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Jason Brightful, Property Owner  
Purpose: To expand an existing second floor unit into the third floor and to expand the driveway in the rear yard, expanding a nonconforming use and exceeding certain lot, area and yard requirements.  
Code Section: 120-11, 120-195  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** 2 **HELD from the 12/16/21 Agenda**  
File Number: V-029-21-22  
Case Type: Area Variance  
Address: 1573-1577 Dewey Avenue  
Zoning District: C-2 Community Center District  
Applicant: Patricia Partridge, Architect  
Purpose: To change the use of (3) existing first floor nonresidential spaces to three dwelling units, not meeting residential building standards and certain dwelling unit conversion standards.  
Code Section: 120-160, 120-166  
Enforcement: No  
SEQR: Type II [§ 48-5B(13)]  
Lead Agency: N/A

**Case:** 3  
File Number: V-030-21-22  
Case Type: Area Variance  
Address: 67 Stanton Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Chris Hennessey, Project Architect  
Purpose: To construct an addition to the rear of a single family dwelling, not meeting certain lot, area and yard requirements.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Additional Information**

Deadline to Submit Written Comment:

5:00 PM; Wednesday, January 19, 2022

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, January 20, 2022

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.

Due to the continued high infection rates associated with the coronavirus pandemic emergency and as authorized by NYS Senate Bill number 50001, which was signed into law by the Governor on September 2, 2021, this public hearing will be conducted via video conference.

**Meeting with Staff: 5:00 PM - 6:00 PM**

**Via Zoom Meeting, view Meeting here:**

<https://www.youtube.com/c/CityofRochesterVideos>

**Public Hearing Begins: 6:00 PM**

**Via Zoom Meeting, view Hearing here:**

<https://www.youtube.com/c/CityofRochesterVideos>

\*Revised

**Thursday, February 24, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>	<b>*Removed by applicant</b>
File Number:	V-026-21-22	
Case Type:	Area Variance	
Address:	59 Langslow Street	
Zoning District:	R-1 Low-Density Residential District	
Applicant:	Jason Brightful, Property Owner	
Purpose:	To expand an existing second floor unit into the third floor and to expand the driveway in the rear yard, expanding a nonconforming use and exceeding certain lot, area and yard requirements.	
Code Section:	120-11, 120-195	
Enforcement:	No	
SEQR:	Type II I [NYCRR 617.5(c)(17)]	
Lead Agency:	N/A	

<b>Case:</b>	<b>2</b>	<b>*HELD from the 1/20/22 ZBA Hearing</b>
File Number:	V-029-21-22	
Case Type:	Area Variance	
Address:	1573-1577 Dewey Avenue	
Zoning District:	C-2 Community Center District	
Applicant:	Patricia Partridge, Architect	
Purpose:	To change the use of (3) existing first floor nonresidential spaces to three dwelling units, not meeting residential building standards and certain dwelling unit conversion standards.	
Code Section:	120-160, 120-166	
Enforcement:	No	
SEQR:	Type II [§ 48-5B(13)]	
Lead Agency:	N/A	

**Case: 3**  
File Number: V-031-21-22  
Case Type: Area Variance  
Address: 150 Highland Avenue  
Zoning District: Institutional Planned Development District #14  
Applicant: Shirah Kasongo Cahill, Project Architect  
Purpose: To construct a memory care garden with accessory seating area and shed in the Highland Avenue front yard of a nursing home, not meeting the location requirement for detaches accessory uses and structures.  
  
Code Section: 120-163  
Enforcement: No  
SEQR: Type II [NYSCRR 617.5(c)(9)]  
Lead Agency: N/A

**Case: 4**  
File Number: V-032-21-22  
Case Type: Area Variance  
Address: 98 Croydon Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Nicholas Shaw, Property Owner  
Purpose: To legalize the installation of a parking area in the front yard of a single family dwelling, not meeting the location requirements for detached accessory uses and structures.  
  
Code Section: 120-163  
Enforcement: Yes  
SEQR: Type II I [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 5**  
File Number: V-033-21-22  
Case Type: Area Variance  
Address: 1662 St. Paul Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Deb Guarasce, Saxton Sign Corporation  
Purpose: To install a series of signs on an existing gas station canopy, not meeting certain City-wide Design Guidelines and Standards.  
  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 6**  
File Number: P-001-21-21  
Case Type: Appeal  
Address: 304-306 South Goodman Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: George and Margot Novak, Property Owners  
Purpose: To appeal the denial of the Certificate of Zoning Compliance to demolish the building at 304-306 South Goodman Street and to expand its parking lot from 4 to 7 spaces to provide accessory off-street parking for the property at 99-105 Harvard Street.  
  
Code Section: 120-195\*  
Enforcement: No  
SEQR: N/A  
Lead Agency: N/A

**Case: 7**  
File Number: V-034-21-22  
Case Type: Area Variance  
Address: 460 Buffalo Road  
Zoning District: M-1 Industrial District  
Applicant: Chris Costanza, Project Architect  
Purpose: To install a detached 12' T sign for "Aerosafe Global," exceeding certain sign limitations.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 8**  
File Number: V-035-21-22  
Case Type: Area Variance  
Address: 2611 Mt. Read Boulevard  
Zoning District: C-3 Regional Destination Center District  
Applicant: Jim Colombo, Skylight Signs  
Purpose: To install a detached 20' T sign for "Bob Johnson Resale Center" with LED message board component, exceeding certain sign limitations.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 9**  
File Number: V-036-21-22  
Case Type: Area Variance  
Address: 1840 Lyell Avenue  
Zoning District: M-1 Industrial District  
Applicant: Mitch Donnelly, Flexlume Signs  
Purpose: To change the sign faces on an existing detached 20' T sign for "Energy Transfer Rochester Terminal," exceeding certain sign limitations.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 10**  
File Number: V-037-21-22  
Case Type: Area Variance  
Address: 715 West Main Street  
Zoning District: C-2 Community Center District  
Applicant: Casey Jarman, Family Dollar  
Purpose: To **install**\* security roll down grills over existing windows, not meeting certain City-wide Design Guidelines and Standards.  
Code Section: 120-159  
Enforcement: Yes  
SEQR: Type II [§ 48-5B(15)]  
Lead Agency: N/A

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**

**Thursday, March 24, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1 \*HELD from February 24, 2022 Hearing**  
 File Number: V-035-21-22  
 Case Type: Area Variance  
 Address: 2611 Mt. Read Boulevard  
 Zoning District: C-3 Regional Destination Center District  
 Applicant: Jim Colombo, Skylight Signs  
 Purpose: To install a detached 20' T sign for "Bob Johnson Resale Center" with LED message board component, exceeding certain sign limitations.  
 Code Section: 120-177  
 Enforcement: No  
 SEQR: Type II [§ 48-5B(14)]  
 Lead Agency: N/A

**Case: 2**  
 File Number: V-038-21-22  
 Case Type: Use Variance  
 Address: 1099 Park Avenue  
 Zoning District: R-2 Medium-Density Residential District  
 Applicant: Anthony Piccolo, Property Owner  
 Purpose: To legalize the conversion from a two-family dwelling to a three-family dwelling, not meeting certain dwelling unit conversion standards.  
 Code Section: 120-18, 120-166  
 Enforcement: Yes  
 SEQR: Type II [§ 48-5B(13)]  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-039-21-22  
 Case Type: Use Variance  
 Address: 370 South Avenue  
 Zoning District: CCD-R Center City District – Riverfront  
 Applicant: Miron Pidkova, Business Owner  
 Purpose: To review the financial information for the legalization of auto sales, a use not permitted in the district.  
 Code Section: 120-64  
 Enforcement: Yes  
 SEQR: Unlisted  
 Lead Agency: Zoning Board of Appeals

**Case: 4**  
File Number: V-040-21-22  
Case Type: Area Variance  
Address: 358 Lake Avenue  
Zoning District: C-3 Regional Destination Center District  
Applicant: Stephanie Albright, APD Engineering & Architecture  
Purpose: To install a series of signs for a proposed \*restaurant with drive through (Taco Bell), exceeding certain sign limitations.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 5**  
File Number: V-041-21-22  
Case Type: Area Variance  
Address: 40 Donald Street  
Zoning District: M-1 Industrial District  
Applicant: John E. Tachin, Property Owner  
Purpose: To establish the use of auto repair inside a portion of an existing building, not meeting certain additional requirements for specified uses.  
Code Section: 120-152  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 6**  
File Number: V-042-21-22  
Case Type: Area Variance  
Address: 75 Thomas Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Henry Smith and Roy McCullough  
Purpose: To legalize the expansion of the first floor retail store into a dwelling unit, thereby expanding a nonconforming use.  
Code Section: 120-8  
Enforcement: Yes  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, March 23, 2022

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.

**Additional Information**

Deadline to Submit Written Comment:

5:00 PM; Wednesday, February 23, 2022

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, February 24, 2022

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.

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

**Meeting with Staff Begins: 5:00 PM**  
**Conference Room, Room 223B**

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

\*Revised

**Thursday, April 21, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
 File Number: V-043-21-22  
 Case Type: Area Variance  
 Address: 1835 Mt. Hope Avenue  
 Zoning District: C-2 Community Center District  
 Applicant: Laura Donovan-Baranes, Premier Sign Systems  
 Purpose: To install a detached, 6’T monument-style sign for Kwik Fill, exceeding certain sign limitations.  
 Code Section: 120-177  
 Enforcement: No  
 SEQR: Type II [§ 48-5B(14)]  
 Lead Agency: N/A

**Case:** 2  
 File Number: V-044-21-22  
 Case Type: Area Variance  
 Address: 313 Mulberry Street  
 Zoning District: R-1 Low-Density Residential District  
 Applicant: Thomas Slothower, Property Owner  
 Purpose: To construct an approximate 200 square foot addition to the rear of a single family dwelling, not meeting certain lot, area and yard requirements.  
 Code Section: 120-11  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(17)]\*  
 Lead Agency: N/A

**Case:** 3  
 File Number: V-045-21-22  
 Case Type: Area Variance  
 Address: 117 Atlantic Avenue  
 Zoning District: R-2 Medium-Density Residential District  
 Applicant: James Senger, Rochester Housing Authority  
 Purpose: To construct a series of refuse collection areas and corresponding fencing along the Atlantic Avenue street frontage, not meeting certain requirements applying to all districts.  
 Code Section: 120-165, 120-167  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(9)]\*  
 Lead Agency: N/A

**Case:** 4  
**File Number:** V-046-21-22  
**Case Type:** Area Variance  
**Address:** 130 Stenson Street  
**Zoning District:** M-1 Industrial  
**Applicant:** Scott Marriott, Business Owner  
**Purpose:** To establish a bottle and can redemption center in a portion of an existing building, not meeting certain additional requirements for specified uses.  
**Code Section:** 120-145  
**Enforcement:** No  
**SEQR:** Unlisted  
**Lead Agency:** Zoning Board of Appeals

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, April 20, 2022

For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.

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

**Meeting with Staff Begins: 5:00 PM**  
**Conference Room, Room 223B**

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

**\*Revised**

**Thursday, May 19, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
 File Number: V-047-21-22  
 Case Type: Area Variance  
 Address: 1405 Lyell Avenue  
 Zoning District: R-1 Low Density Residential District  
 Applicant: David Stewart, Applicant  
 Purpose: To install one attached, illuminated channel box sign for “D” and one detached, illuminated monument sign for “Destiny Preparation Church”, exceeding certain limitations for business signs in the district.  
 Code Section: 120-177  
 Enforcement: No  
 SEQR: Type II [§48-5B(14)]  
 Lead Agency: N/A

**Case: 2**  
 File Number: V-048-21-22  
 Case Type: Area Variance  
 Address: 1550 Mt. Hope Avenue  
 Zoning District: C-2 Community Center District  
 Applicant: Jim Colombo, Skylight Signs, Inc.  
 Purpose: To replace the existing attached wall sign with a new sign for “Wendy’s”, and replace the (2) faces of the existing 10’ tall pole sign with new faces, exceeding certain sign limitations for business signs in the district.  
 Code Section: 120-177D  
 Enforcement: No  
 SEQR: Type II [§48-5B(14)]  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-049-21-22  
 Case Type: Area Variance  
 Address: 22 Winston Place  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Sebastian Zona, Applicant  
 Purpose: To legalize the installation of a 36” x 36” x 28” air conditioning condenser in the front yard, not meeting the location requirement for accessory uses and structures and screening requirements for HVAC systems in the district.  
 Code Section: 120-163, 120-158  
 Enforcement: Yes  
 SEQR: Type II [§48-5B(15)]

Lead Agency: N/A

**Case: 4**  
File Number: V-050-21-22  
Case Type: Area Variance  
Address: 109 Drexmore Road  
Zoning District: R-1 Low-Density Residential District  
Applicant: Lauren Russo, Property Owner  
Purpose: To install a parking area in the front yard to the left of the existing attached garage, not meeting the location requirement for ~~detached~~ accessory uses.  
~~and structures.~~

Code Section: 120-163, **120-208**  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 5**  
File Number: V-051-21-22  
Case Type: Area 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: 6**  
File Number: V-052-21-22  
Case Type: Area Variance  
Address: 687 Lee Road  
Zoning District: M-1 Industrial District  
Applicant: Lamar Outdoor Advertising, Applicant  
Purpose: To erect a new 23' tall double-sided (300sf per side) static and digital advertising sign in the front yard of a commercial office building, exceeding certain sign limitations for advertising signs in the district.

Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§48-5B(14)]  
Lead Agency: N/A

**Case: 7**  
File Number: V-053-21-22  
Case Type: Area Variance  
Address: 1374 Hudson Avenue  
Zoning District: C-2 Community Center District  
Applicant: Lamar Outdoor Advertising, Applicant  
Purpose: To erect a new 55' tall double-sided (672sf per side) digital advertising sign in the front yard of a commercial building, exceeding certain sign limitations for advertising signs in the district.

Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§48-5B(14)]

Zoning Board of Appeals

May 19, 2022

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Lead Agency: N/A

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, May 18, 2022

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 Begins: 5:00 PM**  
**Conference Room, Room 223B**

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

**\*Revised**

**Thursday, June 16, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

<b>Case:</b>	<b>1</b>
File Number:	V-054-21-22
Case Type:	Area Variance
Address:	173 Meigs Street
Zoning District:	R-2 Medium Density Residential District
Applicant:	Natalie Grigoli, Property Owner
Purpose:	To install a driveway on the south side of the primary structure leading to an existing parking area in the rear yard of a multi-family dwelling, exceeding certain lot, area and yard requirements in the district <b>and not meeting the definition for driveways.</b>
Code Section:	120-20, 120-208
Enforcement:	No
SEQR:	Type II [NYCRR 617.5(c)(17)]
Lead Agency:	N/A
<b>Case:</b>	<b>2</b>
File Number:	V-055-21-22
Case Type:	Area Variance
Address:	28-30 Canfield Place
Zoning District:	R-3 High Density Residential District
Applicant:	Allison C. Cohen, Property Owner
Purpose:	To install 15.5' x 16' stamped concrete driveway with radiant heat in the front yard of a two-family dwelling, exceeding certain lot, area and yard requirements, creating front yard parking and not meeting Design Standards for Off Street Parking spaces in the district.
Code Section:	120-28, 120-163, 120-173
Enforcement:	No
SEQR:	Type II [NYCRR 617.5(c)(17)]
Lead Agency:	N/A
<b>Case:</b>	<b>3</b>
File Number:	V-056-21-22
Case Type:	Area Variance
Address:	99-105 Harvard Street
Zoning District:	R-2 Medium Density Residential District
Applicant:	George and Margo Novak, Property Owners
Purpose:	To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain City-wide design standards, and exceeding certain lot, area and yard requirements.
Code Section:	120-158, 120-20
Enforcement:	No
SEQR:	Unlisted

Lead Agency: N/A

**Case: 4**

File Number: V-057-21-22  
Case Type: Area Variance  
Address: 106 and 112 White Street  
Zoning District: C-3 Regional Destination Center District  
Applicant: Neil Silvarole, Property Owner  
Purpose: To construct a 90' x 80' cold storage warehouse, not meeting certain lot, area and yard requirements or certain nonresidential and mixed-use building standards. Project includes combining 106 and 112 White Street.

Code Section: 120-52, ~~120-159~~  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(9)]  
Lead Agency: N/A

**Case: 5**

File Number: V-058-21-22  
Case Type: Area Variance  
Address: 389 North Lemoyne Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Scott R. Hepler, Property Owner  
Purpose: To install **28** linear feet of 7' tall fence in the **rear** yard of a single family dwelling, exceeding certain requirements applying to all districts.

Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(12)]  
Lead Agency: N/A

**Case: 6**

File Number: V-059-21-22  
Case Type: Area Variance  
Address: 218, 222, 226 Merchants Road  
Zoning District: C-2 Community Center District  
Applicant: Ron Wightman, Merwin Automotive, Inc., Applicant  
Purpose: To enlarge an existing nonconforming vehicle service/repair station from two bays to four bays by the construction of a 1,885sf addition with three bays and a new vestibule onto vacant parcels at 222 and 226 Merchants Road; reconfigure the existing repair station at 218 Merchants Road; add additional parking; add accessory auto sales; and new signs.

Code Section: 120-152, 120-153, 120-154, 120-158, 120-159, 120-173, 120-169, 120-177  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

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

**Meeting with Staff Begins: 5:00 PM**  
**Conference Room, Room 223B**

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

\*Revised

**Thursday, July 14, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case:** 1  
 File Number: V-054-21-22  
 Case Type: Area Variance  
 Address: 173 Meigs Street  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Natalie Grigoli, Property Owner  
 Purpose: To install a driveway and legalize a parking lot on the south side and rear of a multi-family dwelling, exceeding certain lot, area and yard requirements and requirements applying to all districts.

Code Section: 120-20, 120-163, 120-173  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case:** 2  
 File Number: V-055-21-22  
 Case Type: Area Variance  
 Address: 28-30 Canfield Place  
 Zoning District: R-3 High Density Residential District  
 Applicant: Allison C. Cohen, Property Owner  
 Purpose: To install 15.5' x 16' stamped concrete parking area with radiant heat in the front yard of a two-family dwelling, exceeding certain lot, area and yard requirements, creating front yard parking and not meeting Design Standards for Off Street Parking spaces in the district.

Code Section: 120-28, 120-173  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case:** 3  
 File Number: V-056-21-22  
 Case Type: Area Variance  
 Address: 99-105 Harvard Street  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: George and Margo Novak, Property Owners  
 Purpose: To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain City-wide design standards, and exceeding certain lot, area and yard requirements.

Code Section: 120-158, 120-20  
 Enforcement: No  
 SEQR: Unlisted

Lead Agency: N/A

**Case: 4**

File Number: V-057-21-22  
Case Type: Area Variance  
Address: 106 and 112 White Street  
Zoning District: C-3 Regional Destination Center District  
Applicant: Neil Silvarole, Property Owner  
Purpose: To construct a 90' x 80' storage warehouse, not meeting certain lot, area and yard requirements or certain nonresidential and mixed-use building standards. Project includes combining 106 and 112 White Street.

Code Section: 120-52  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(9)]  
Lead Agency: N/A

**Case: 5**

File Number: V-058-21-22  
Case Type: Area Variance  
Address: 389 North Lemoyne Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Scott R. Hepler, Property Owner  
Purpose: To install 28 linear feet of 7' tall fence in the rear yard of a single family dwelling, exceeding certain requirements applying to all districts.

Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 6**

File Number: V-059-21-22  
Case Type: Area Variance  
Address: 218, 222, 226 Merchants Road  
Zoning District: C-2 Community Center District  
Applicant: Ron Wightman, Merwin Automotive, Inc., Applicant  
Purpose: To enlarge an existing nonconforming vehicle service/repair station from two bays to four bays by the construction of a 1,885sf addition with three bays and a new vestibule onto vacant parcels at 222 and 226 Merchants Road; reconfigure the existing repair station at 218 Merchants Road; add additional parking; add accessory auto sales; and new signs.

Code Section: 120-152, 120-153, 120-154, 120-158, 120-159, 120-173, 120-169, 120-177  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

**Case: 7**

File Number: V-060-21-22  
Case Type: Area Variance  
Address: 786 North Goodman Street  
Zoning District: C-2 Community Center District  
Applicant: Trish Rissone, ESL Federal Credit Union, Applicant  
Purpose: To construct a single-story, 5,600sf ESL Credit Union (bank) building, exceeding certain lot, area and yard requirements, not meeting certain city-wide design guidelines and standards for nonresidential buildings in the district.

Code Section: 120-44, 120-158, 120-159

Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

**Case: 8**

File Number: V-001-22-23  
Case Type: Area Variance  
Address: 1550 Mt Hope Avenue  
Zoning District: C-2 Community Center District  
Applicant: Jim Colombo, Skylight Signs Inc.; Applicant  
Purpose: To construct a 6' tall, detached monument sign for "Wendy's". Proposed sign is 32 sf per side (64sf total), illuminated and is located in the front yard of a restaurant, exceeding certain requirements applying to all districts.

Code Section: 120-177  
Enforcement: No  
SEQR: Type II [§ 48-5B(14)]  
Lead Agency: N/A

**Case: 9**

File Number: V-002-22-23  
Case Type: Area Variance  
Address: 1737 Mt Hope Avenue  
Zoning District: C-2 Community Center District  
Applicant: Hospitality Syracuse, Inc. (Taco Bell); Applicant  
Purpose: To demolish a 4,500sf Rowe Photo and Video facility and construct a one-story, 2,598sf restaurant (Taco Bell) with two accessory drive-throughs. Proposed project includes associated drive-through elements, a 24 space parking lot, exceeding certain lot, area and yard requirements in the district; not meeting certain City-wide design guidelines and standards.

Code Section: 120-44, 120-158, 120-159  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

**Case: 10**

File Number: V-003-22-23  
Case Type: Area Variance  
Address: 927-941 South Clinton Avenue  
Zoning District: C-2 Community Center District  
Applicant: Reza Hourmanesh; Applicant  
Purpose: To demolish an existing fuel station and construct a new 2,123sf fuel station. Proposed project includes relocate fuel dispensers and canopy, not meeting certain lot, area and yard requirements in the district and certain City-wide design guidelines and standards.

Code Section: 120-44, 120-158, 120-159  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

**Case: 11**  
File Number: V-004-22-23  
Case Type: Area Variance  
Address: 668 Blossom Road  
Zoning District: C-1 Neighborhood Center District  
Applicant: Kirk Wright, Sign and Lighting Services; Applicant  
Purpose: To install 7 attached internally illuminated ("Siren" insignia-(4), "drive-thru" - (3)) signs for "Starbucks", three (3) detached directional signs; one 6' tall internally illuminated (6.5sf) monument sign and one (9.62sf) digital order board under a 10' tall floodlit canopy, exceeding certain requirements applying to all districts.  
Code Section: 120-177  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(14)]  
Lead Agency: N/A

**Case: 12**  
File Number: V-005-22-23  
Case Type: Area Variance  
Address: 1467 East Main Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Knowledge Allah; Commercial tenant  
Purpose: To establish a bottle redemption center; not meeting additional requirements for specified uses.  
Code Section: 120-145  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: N/A

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, July 13, 2022

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 Begins: 5:00 PM**  
**Conference Room, Room 223B**

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

**Thursday, August 18, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
 File Number: V-006-22-23  
 Case Type: Use Variance  
 Address: 420 Mt Hope Avenue  
 Zoning District: C-2 Community Center District  
 Applicant: Zhen Lin; Applicant  
 Purpose: To re-activate the use of a drive-up window in conjunction with a sit down restaurant, not a permitted use in the district.  
 Code Section: 120-34  
 Enforcement: Yes  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 2**  
 File Number: V-007-22-23  
 Case Type: Area Variance  
 Address: 951 South Goodman Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Natali Anello, Property Owner  
 Purpose: To install 57lf of 6’ tall vinyl privacy fence in 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  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-008-22-23  
 Case Type: Area Variance  
 Address: 247 Weldon Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Deborah Barr, Property Owner  
 Purpose: To install 80lf of 6’ tall wood privacy fence in 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  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 4**  
File Number: V-009-22-23  
Case Type: Area Variance  
Address: 415 Bay Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Charlene Lester, Applicant  
Purpose: To legalize 119lf of 6' tall wood privacy fence around the perimeter of a single-family dwelling located on a corner lot, exceeding certain requirements applying to all districts.  
Code Section: 120-167  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 5**  
File Number: V-010-22-23  
Case Type: Area Variance  
Address: 1889 South Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: John Griffin; Property Owner  
Purpose: To legalize a driveway expansion in the front yard of a single-family dwelling, not meeting the requirements for accessory uses and structures in the district.  
Code Section: 120-163  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 6**  
File Number: V-011-22-23  
Case Type: Area Variance  
Address: 117 Rossiter Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Dmitri Galitsky, Property Owner  
Purpose: To legalize driveway expansion in the rear yard of a single family dwelling, exceeding certain lot, area and yard requirements in the district.  
Code Section: 120-163  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 7**  
File Number: V-012-22-23  
Case Type: Area Variance  
Address: 14 Marsden Road  
Zoning District: R-1 Medium Density Residential District  
Applicant: Tracy Sullivan, Property Owner  
Purpose: To construct a 295lf of 6' tall privacy fence along the perimeter of a single family dwelling, corner property exceeding certain requirements applying to all districts.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 8**  
File Number: V-013-22-23  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Sabrina Pernalete, Applicant  
Purpose: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 9**  
File Number: V-014-22-23  
Case Type: Area Variance  
Address: 639 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 10**  
File Number: V-015-22-23  
Case Type: Area Variance  
Address: 430 Garson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 11**  
File Number: V-016-22-23  
Case Type: Area Variance  
Address: 263 Grand Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 12**  
File Number: V-017-22-23  
Case Type: Area Variance  
Address: 12 and 16 Lampson Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 13**  
File Number: V-018-22-23  
Case Type: Area Variance  
Address: 299-303 Webster Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, August 17, 2022

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

Due to lack of a quorum; the August 18, 2022 Zoning Board of Appeals Hearing is rescheduled to Thursday, September 1, 2022. As authorized by NYS Senate and signed into law by the Governor, this public hearing will be conducted via video conference.

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**  
**Via Zoom Meeting, view Meeting here:**  
<https://www.youtube.com/CityOfRochesterNY>

**Public Hearing Begins: 6:00 PM**  
**Via Zoom Meeting, view Hearing here:**  
<https://www.youtube.com/CityOfRochesterNY>

**Thursday, September 1, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-006-22-23  
Case Type: Use Variance  
Address: 420 Mt Hope Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: Zhen Lin; Applicant  
Purpose: To re-activate the use of a drive-up window in conjunction with a sit down restaurant, not a permitted use in the district.  
Code Section: 120-34  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 2**  
File Number: V-007-22-23  
Case Type: Area Variance  
Address: 951 South Goodman Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Natali Anello, Property Owner  
Purpose: To install 57lf of 6' tall vinyl privacy fence in 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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 3**  
File Number: V-008-22-23  
Case Type: Area Variance  
Address: 247 Weldon Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Deborah Barr, Property Owner  
Purpose: To install 80lf of 6' tall wood privacy fence in 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

Zoning Board of Appeals

September 1, 2022 \*rescheduled from August 18, 2022

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SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 4**

File Number: V-009-22-23  
Case Type: Area Variance  
Address: 415 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Charlene Lester, Applicant  
Purpose: To legalize 119lf of 6' tall wood privacy 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: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 5**

File Number: V-010-22-23  
Case Type: Area Variance  
Address: 1889 South Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: John Griffin; Property Owner  
Purpose: To legalize a driveway expansion in the front yard of a single-family dwelling, not meeting the requirements for accessory uses and structures in the district.

Code Section: 120-163  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 6**

File Number: V-011-22-23  
Case Type: Area Variance  
Address: 117 Rossiter Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Dmitri Galitsky, Property Owner  
Purpose: To legalize driveway expansion in the rear yard of a single family dwelling, exceeding certain lot, area and yard requirements in the district.

Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 7**

File Number: V-012-22-23  
Case Type: Area Variance  
Address: 14 Marsden Road  
Zoning District: R-1 Medium Density Residential District  
Applicant: Tracy Sullivan, Property Owner  
Purpose: To construct a 295lf of 6' tall privacy fence along the perimeter of a single family dwelling, corner property exceeding certain requirements applying to all districts.

Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 8**  
File Number: V-013-22-23  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Sabrina Pernalete, Applicant  
Purpose: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 9**  
File Number: V-014-22-23  
Case Type: Area Variance  
Address: 639 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 10**  
File Number: V-015-22-23  
Case Type: Area Variance  
Address: 430 Garson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 11**  
File Number: V-016-22-23  
Case Type: Area Variance  
Address: 263 Grand Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 12**  
File Number: V-017-22-23  
Case Type: Area Variance  
Address: 12 and 16 Lampson Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 13**  
File Number: V-018-22-23  
Case Type: Area Variance  
Address: 299-303 Webster Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, August 31, 2022  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, September 1, 2022

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

Due to lack of a quorum; the August 18, 2022 Zoning Board of Appeals Hearing is rescheduled to Thursday, September 1, 2022. As authorized by NYS Senate and signed into law by the Governor, this public hearing will be conducted via video conference.

**MEETING WITH STAFF: 5:00 PM - 6:00 PM**  
**Via Zoom Meeting, view Meeting here:**  
<https://www.youtube.com/CityOfRochesterNY>

**Public Hearing Begins: 6:00 PM**  
**Via Zoom Meeting, view Hearing here:**  
<https://www.youtube.com/CityOfRochesterNY>

### Thursday, September 1, 2022

#### I. Meeting with Staff

#### II. Public Hearing

**Case: 1**  
 File Number: V-006-22-23  
 Case Type: Use Variance  
 Address: 420 Mt Hope Avenue  
 Zoning District: C-1 Neighborhood Center District  
 Applicant: Zhen Lin; Applicant  
 Purpose: To re-activate the use of a drive-up window in conjunction with a sit down restaurant, not a permitted use in the district.  
 Code Section: 120-34  
 Enforcement: Yes  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 2**  
 File Number: V-007-22-23  
 Case Type: Area Variance  
 Address: 951 South Goodman Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Natali Anello, Property Owner  
 Purpose: To install 57lf of 6' tall vinyl privacy fence in 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  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-008-22-23  
 Case Type: Area Variance  
 Address: 247 Weldon Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Deborah Barr, Property Owner  
 Purpose: To install 80lf of 6' tall wood privacy fence in 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

Zoning Board of Appeals

September 1, 2022 \*rescheduled from August 18, 2022

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SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 4**

File Number: V-009-22-23  
Case Type: Area Variance  
Address: 415 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Charlene Lester, Applicant  
Purpose: To legalize 119lf of 6' tall wood privacy 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: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 5**

File Number: V-010-22-23  
Case Type: Area Variance  
Address: 1889 South Avenue  
Zoning District: R-1 Low Density Residential District  
Applicant: John Griffin; Property Owner  
Purpose: To legalize a driveway expansion in the front yard of a single-family dwelling, not meeting the requirements for accessory uses and structures in the district.

Code Section: 120-163  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 6**

File Number: V-011-22-23  
Case Type: Area Variance  
Address: 117 Rossiter Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Dmitri Galitsky, Property Owner  
Purpose: To legalize driveway expansion in the rear yard of a single family dwelling, exceeding certain lot, area and yard requirements in the district.

Code Section: 120-11  
Enforcement: Yes  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 7**

File Number: V-012-22-23  
Case Type: Area Variance  
Address: 14 Marsden Road  
Zoning District: R-1 Medium Density Residential District  
Applicant: Tracy Sullivan, Property Owner  
Purpose: To construct a 295lf of 6' tall privacy fence along the perimeter of a single family dwelling, corner property exceeding certain requirements applying to all districts.

Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 8**  
File Number: V-013-22-23  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Sabrina Pernalete, Applicant  
Purpose: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Zoning Board of Appeals

**Case: 9**  
File Number: V-014-22-23  
Case Type: Area Variance  
Address: 639 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 10**  
File Number: V-015-22-23  
Case Type: Area Variance  
Address: 430 Garson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 11**  
File Number: V-016-22-23  
Case Type: Area Variance  
Address: 263 Grand Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 12**  
File Number: V-017-22-23  
Case Type: Area Variance  
Address: 12 and 16 Lampson Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 13**  
File Number: V-018-22-23  
Case Type: Area Variance  
Address: 299-303 Webster Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, August 31, 2022  
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, September 1, 2022

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 10/7/22**

**Thursday, October 20, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
File Number: V-030-22-23  
Case Type: Area Variance  
Address: 49 Stanford Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Michael Gannon; Property Owner  
Purpose: To expand an existing driveway creating front yard parking for a single-family dwelling; not meeting certain requirements applying to all districts.  
Code Section: 120-163, 120-173  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 2**  
File Number: V-031-22-23  
Case Type: Area Variance  
Address: 1363 Dewey Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Luis Ramos; Property Owner  
Purpose: To install 72lf of 6' tall solid fence in the front yard of a single family dwelling located on a corner property, exceeding certain requirements applying to all districts.  
Code Section: 120-167  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 3**  
File Number: V-032-22-23  
Case Type: Area Variance  
Address: 45 Hickory Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Howard Samuel; Property Owner  
Purpose: To construct a 10' x 16' attached carport to the west side of a single-family dwelling, not meeting certain lot area and yard requirements and city-wide design guidelines and standards.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(12)]

Lead Agency: N/A

**Case: 4** **Return to Zoning Board**  
File Number: V-006-22-23  
Case Type: Use Variance  
Address: 420 Mt Hope Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Zhen Lin, Applicant  
Purpose: To re-activate the use of a drive-up window in conjunction with a sit down restaurant; not a permitted use in the district.  
Code Section: 120-34  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: [Zoning Board of Appeals](#)

**Case: 5**  
File Number: V-033-22-23  
Case Type: Use Variance  
Address: 46 Hickory Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Christopher Ogden, Applicant  
Purpose: To change the use of a three-family dwelling to a four-family; not meeting lot area requirements of the district and creating a more intense use.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II [§ 48-5B(13)]  
Lead Agency: N/A

**Case: 6**  
File Number: V-034-22-23  
Case Type: Area Variance  
Address: 437 Waring Road  
Zoning District: R-1 Low Density Residential District  
Applicant: Eric Young; Property Owner  
Purpose: To construct a single-family dwelling, not meeting certain lot area and yard requirements, city-wide design guidelines, and certain requirements applying to all districts.  
Code Section: 120-11, 120-158, [120-160](#), 120-163, [120-173](#)  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 7**  
File Number: V-013-22-23  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Sabrina Pernalete, Applicant  
Purpose: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: [Manager of Zoning](#)

**Case: 8**  
File Number: V-035-22-23  
Case Type: Area Variance  
Address: 156 Ackerman Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a detached garage in the side yard of a single family dwelling as part of the Beechwood Family Apartments project, not meeting **certain requirements applying to all districts.**  
Code Section: **120-163**  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(12)]  
Lead Agency: N/A

**Case: 9** **Return to Zoning Board**  
File Number: V-023-22-23  
Case Type: Area Variance  
Address: 107-109 Chamberlain Street Building A & B  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a two single-family dwellings as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.  
Code Section: 120-20  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 10** **Return to Zoning Board**  
File Number: V-028-22-23  
Case Type: Area Variance  
Address: 435-437 Garson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.  
Code Section: 120-20, 120-173  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case: 11** **Return to Zoning Board**  
File Number: V-029-22-23  
Case Type: Area Variance  
Address: 378 Hayward Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and certain requirements applying to all districts.  
Code Section: 120-20, 120-173  
Enforcement: No  
SEQR: Type II [NYCRR 617.5(c)(17)]  
Lead Agency: N/A

**Case:** **12** **Return to Zoning Board**  
File Number: V-014-22-23  
Case Type: Area Variance  
Address: 639 Bay Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: **Manager of Zoning**

**Case:** **13** **Return to Zoning Board**  
File Number: V-015-22-23  
Case Type: Area Variance  
Address: 430 Garson Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Unlisted  
Lead Agency: **Manager of Zoning**

**Case:** **14** **Return to Zoning Board**  
File Number: V-016-22-23  
Case Type: Area Variance  
Address: 263 Grand Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Unlisted  
Lead Agency: **Manager of Zoning**

**Case:** **15** **Return to Zoning Board**  
File Number: V-017-22-23  
Case Type: Area Variance  
Address: 12 and 16 Lampson Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: **Manager of Zoning**

<b>Case:</b>	<b>16</b>	<b>Return to Zoning Board</b>
File Number:	V-018-22-23	
Case Type:	Area Variance	
Address:	299-303 Webster Avenue	
Zoning District:	R-2 Medium Density Residential District	
Applicant:	Home Leasing LLC, Applicant	
Purpose:	To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.	
Code Section:	120-20, <b>120-160</b>	
Enforcement:	No	
SEQR:	Unlisted	
Lead Agency:	<b>Manager of Zoning</b>	

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, October 19, 2022.

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 11/11/22**

**Thursday, November 17, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
 File Number: V-036-22-23  
 Case Type: Area Variance  
 Address: 33 Jefferson Avenue  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Lauren Rodriguez; La Bella Associates, Applicant  
 Purpose: To establish a 30 space ancillary parking lot for visitors at 54 Jefferson Av. To service the Susan B. Anthony Interpretive Center located at 33 Jefferson Avenue; not meeting certain lot, area and yard requirements in the district.

Code Section: 120-20  
 Enforcement: No  
 SEQR: Unlisted  
 Lead Agency: Manager of Zoning

**Case: 2**  
 File Number: V-037-22-23  
 Case Type: Area Variance  
 Address: 105 Northampton Street  
 Zoning District: R-1 Low Density Residential District  
 Applicant: Phil Hart; Applicant  
 Purpose: To construct a 9' x 14' three season room addition to the front of a single-family dwelling; exceeding certain lot, area and yard requirements in the district and not meeting certain requirements applying to all districts.

Code Section: 120-11, 120-163  
 Enforcement: No  
 SEQR: Type II [NYCRR 617.5(c)(17)]  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-038-22-23  
 Case Type: Area Variance  
 Address: 9 Arlington Street  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Doug Rice; Property Owner  
 Purpose: To install an 8' x 17' parking space in the front yard; 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: V-039-22-23  
Case Type: Area Variance  
Address: 179 Lake Avenue  
Zoning District: C-2 Community Center District  
Applicant: Thomas Palumbo; Applicant  
Purpose: To construct a 900sf addition to an existing office building; not meeting certain lot, area and yard requirements in the district, and certain city-wide design guidelines and standards.

Code Section: 120-28, 120-44, 120-159  
Enforcement: No  
SEQR: Type II NYCRR 617.5 (c)(9)  
Lead Agency: Manager of Zoning

**Case: 5**

File Number: V-040-22-23  
Case Type: Area Variance  
Address: 1443 East Main Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Reza Hourmanesh; Applicant  
Purpose: To construct a 1,560sf building addition to an existing nonresidential mixed use; exceeding certain bulk requirements for new construction in the district.

Code Section: 120-37  
Enforcement: No  
SEQR: Type II NYCRR 617.5(c)(18)  
Lead Agency: Manager of Zoning

**Case: 6**

File Number: V-041-22-23  
Case Type: Area Variance  
Address: 1429 East Main Street  
Zoning District: C-1 Neighborhood Center District  
Applicant: Reza Hourmanesh; Applicant  
Purpose: To construct an ancillary parking lot at 1419, 1429 East Main Street and 15-17 Barnum Street to service the proposed restaurant and lounge located at 1443 East Main Street; not meeting certain requirements applying to all districts. **A resubdivision is proposed for the named lots.**

Code Section: 120-20  
Enforcement: No  
SEQR: Type II NYCRR 617.5(c)(18)  
Lead Agency: Manager of Zoning

**Case: 7**

File Number: V-042-22-23  
Case Type: Use Variance  
Address: 1051 South Clinton Avenue  
Zoning District: C-1 Neighborhood Center District  
Applicant: John Watson; Property Owner  
Purpose: To legalize the use of a third dwelling unit in an existing mixed use building; not meeting certain requirements applying to all districts.

Code Section: 120-166, 120-173  
Enforcement: Yes  
SEQR: Type II [§ 48-5B913]  
Lead Agency: N/A

**Case: 8 Held from the October ZBA**  
File Number: V-013-22-23  
Case Type: Area Variance  
Address: 14 Railroad Street  
Zoning District: PMV Public Market Village District  
Applicant: Sabrina Pernalete; Applicant  
Purpose: To construct a three-story, 46,856sf self-storage building with approximately 389 storage units, not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 9 Adjourned from the October ZBA**  
File Number: V-056-21-22  
Case Type: Area Variance  
Address: 99-105 Harvard Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: George and Margo Novak, Property Owners  
Purpose: To demolish a Designated Building of Historic Value and construct a 7 space parking lot; not meeting certain City-wide design standards, and exceeding certain lot, area and yard requirements.  
Code Section: 120-20, 120-158  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 10 Returning to ZBA**  
File Number: V--22-23  
Case Type: Area Variance  
Address: 263 Grand Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-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  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 11 Returning to ZBA**  
File Number: V-xxx-22-23  
Case Type: Area Variance  
Address: 12 and 16 Lampson Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements and city-wide design guidelines and standards. Project involves a resubdivision.  
Code Section: 120-20, 120-160  
Enforcement: No

SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Case: 12**

**Returning to ZBA**

File Number: V-xxx-22-23  
Case Type: Area Variance  
Address: 299-303 Webster Avenue  
Zoning District: R-2 Medium Density Residential District  
Applicant: Home Leasing LLC, Applicant  
Purpose: To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.  
Code Section: 120-20, 120-160  
Enforcement: No  
SEQR: Unlisted  
Lead Agency: Manager of Zoning

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, November 16, 2022.

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 208A**

**Revised 11/18/22**

**Thursday, December 15, 2022**

**I. Meeting with Staff**

**II. Public Hearing**

**Case: 1**  
 File Number: V-046-22-23  
 Case Type: Use Variance  
 Address: 46 Hickory Street  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Chris Ogden; Applicant  
 Purpose: To legalize the use of a three-family to a four-family dwelling; not meeting requirements applying to all districts.  
 Code Section: 120-166  
 Enforcement: Yes  
 SEQR: Type II [§ 48-5B(13)]  
 Lead Agency: N/A

**Case: 2**  
 File Number: V-047-22-23  
 Case Type: Area Variance  
 Address: 46 Hickory Street  
 Zoning District: R-2 Medium Density Residential District  
 Applicant: Chris Ogden; Applicant  
 Purpose: To legalize an 894sf parking area in the side yard; not meeting the 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)(12)(17)  
 Lead Agency: N/A

**Case: 3**  
 File Number: V-048-22-23  
 Case Type: Use Variance  
 Address: 120 Denise Road  
 Zoning District: C-1 Neighborhood Center District  
 Applicant: Joe Paris; Applicant  
 Purpose: To establish a 750sf, motor bike repair shop in an existing building in a district where it is not permitted or specially permitted.  
 Code Section: 120-34, 120-35  
 Enforcement: No  
 SEQR: Unlisted  
 Lead Agency: Zoning Board of Appeals

**Case: 4**  
File Number: V-049-22-23  
Case Type: Area Variance  
Address: 1100 Genesee Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Maria Gevara; Applicant  
Purpose: To legalize the conversion of an attached garage into habitable space and create front yard parking thereby, not meeting certain requirements applying to all districts and the requirements for off-street parking.  
  
Code Section: 120-173  
Enforcement: Yes  
SEQR: Type II NYCRR 617.5 (c)(17)  
Lead Agency: N/A

**Case: 5**  
File Number: V-050-22-23  
Case Type: Area Variance  
Address: 127 Redfern Drive  
Zoning District: R-1 Low Density Residential District  
Applicant: Tracy Fu; Property Owner  
Purpose: To legalize a driveway expansion where front yard parking is created; 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: 6**  
File Number: V-051-22-23  
Case Type: Use Variance  
Address: 30 Merriman Street  
Zoning District: R-2 Medium Density Residential District  
Applicant: Kelly Johnson; Property Owner  
Purpose: To legalize the use of the property as a three-family residence, create a front yard parking area and construct a two car garage in the front yard; exceeding certain lot, area and yard requirements in the district and certain requirements applying to all districts. The project also requires a Special Permit and a Certificate of Appropriateness.  
  
Code Section: 120-20, 120-166, 120163, 120-173  
Enforcement: No  
SEQR: Type II [§ 48-5B(13)]  
Lead Agency: N/A

**Case: 7**  
File Number: V-052-22-23  
Case Type: Area Variance  
Address: 39 Vick Park A  
Zoning District: R-2 Medium Density Residential District  
Applicant: Dan Jones; Property Owner  
Purpose: To repave an existing driveway and expand the footprint onto an existing pervious brick surface in the rear yard of a two-family dwelling that is within a Preservation district; exceeding certain lot, area and yard requirements of the district. This project also requires a Certificate of Appropriateness.  
  
Code Section: 120-20

Enforcement: No  
SEQR: Type II NYCRR 617.5(c)(17)  
Lead Agency: N/A

**Case: 8**  
File Number: V-053-22-23  
Case Type: Area Variance  
Address: 29 Lakeview Park  
Zoning District: R-1 Low-Density Residential District  
Applicant: Brad Higgins; Property Owner  
Purpose: To legalize the tear off of a clay tile roof and the installation of an asphalt roof on a Designated Building of Historic Value; 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: 9** **Rescheduled to January ZBA**

File Number: V-054-22-23  
Case Type: Area Variance  
Address: 906 Meigs Street  
Zoning District: R-1 Low Density Residential District  
Applicant: Highland Contractors c/o Brandan Baker, Applicant  
Purpose: To legalize the tear off of a clay tile roof of a condo building and the installation of a fiberglass shingles on a Designated Building of Historic Value; 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

Enforcement: No  
SEQR: Type II NYCRR 617.5(c)(17)  
Lead Agency: N/A

**Case: 9**  
File Number: V-055-22-23  
Case Type: Area Variance  
Address: 851 Fernwood Park  
Zoning District: R-1 Low-Density Residential District  
Applicant: Jeanne Schum; Property Owner  
Purpose: To construct a 26' x 32' storage workshop in the front yard of a single family dwelling; not meeting certain requirements applying to all districts.

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

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, December 14, 2022.

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