

**CITY OF ROCHESTER
30 CHURCH STREET**

**ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B**

**Cases 1-13 Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A**

*Revised

Thursday, January 23, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held by Staff pending additional information
File Number: V-028-19-20
Case Type: Area Variance
Address: 448 Alexander Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Richard and Tiffany Staropoli
Purpose: To construct a single family dwelling, not meeting the residential building standards for new infill single family dwellings.
Code Section: 120-160
Enforcement: No
SEQR: Type II

Case: 2
File Number: V-029-19-20
Case Type: Area Variance
Address: 25 Wilmer Street
Zoning District: R-2 Medium-Density Residential District
Applicant: George and Margot Novak
Purpose: To establish the use of the property as a two-family dwelling, a permitted use in the district, but not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II

Case: 3
File Number: V-030-19-20
Case Type: Area Variance
Address: 161 Norris Drive
Zoning District: C-1 Neighborhood **Center*** District
Applicant: Mike Greene, Lamar Advertising
Purpose: To remove an existing roof-mounted conventional advertising sign (billboard) and construct a new monopole with a west facing digital sign (eastbound traffic), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 4
File Number: V-031-19-20
Case Type: Area Variance
Address: 1881 East Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Greene, Lamar Advertising
Purpose: To construct a new monopole with two conventional advertising signs (billboards), one east facing (westbound traffic) and one west facing (eastbound traffic), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 5
File Number: V-032-19-20
Case Type: Area Variance
Address: 55 Rockwood Street
Zoning District: M-1 Industrial District
Applicant: Mike Greene, Lamar Advertising
Purpose: To replace the existing east facing (westbound traffic) conventional advertising sign (billboard) with a larger, digital sign; to increase the size of the west facing (eastbound traffic) conventional sign; and to raise the height of the structure by 13.5 feet, not meeting certain sign requirements.*
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 6
File Number: V-033-19-20
Case Type: Area Variance
Address: 620 South Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Mike Greene, Lamar Advertising
Purpose: To remove the existing west facing (eastbound traffic) conventional advertising sign (billboard) and replace it with a digital sign, while retaining the existing east facing (westbound traffic) conventional sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II

Case: 7 *Held as a result of the January 13, 2020 CPC Hearing
File Number: V-034-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **8** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-035-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **9** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-036-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **10** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-037-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **11** ***Held as a result of the January 13, 2020 CPC Hearing**
File Number: V-038-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **12** *Held as a result of the January 13, 2020 CPC Hearing
File Number: V-039-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To create* a parcel not meeting certain lot, area, and yard requirements for a multi-family dwelling that results from a subdivision of one parcel into six.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **13**
File Number: V-040-19-20
Case Type: Area Variance
Address: 789 South Avenue
Zoning District: C-2 Community Center District
Applicant: Laura Stradley, Veterans Outreach Center
Purpose: To demolish a Designated Building of Historic Value to facilitate the construction of a three-story building to expand an existing residential care facility, not meeting the rear yard setback requirement.
Code Section: 120-158, 120-195, 120-44
Enforcement: No
SEQR: Type I
Lead Agency: Manager of Zoning

Case: **14** *Held by Staff pending additional information
File Number: V-041-19-20
Case Type: Area Variance
Address: 303 Congress Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Eric Ferri, EF Custom Design
Purpose: To establish seven dwelling units on the first floor of an existing mixed-use building, resulting from the conversion of nonresidential floor area to a residential use, and not meeting certain off-street parking requirements.
Code Section: 120-166, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

**CITY OF ROCHESTER
30 CHURCH STREET**

**ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B**

**Cases 1-6 Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A**

*Revised

Thursday, February 20, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1 *Held from 1/23/20 ZBA Hearing
File Number: V-028-19-20
Case Type: Area Variance
Address: 448 Alexander Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Richard and Tiffany Staropoli
Purpose: To construct a single family dwelling, not meeting the residential building standards for new infill single family dwellings.
Code Section: 120-160
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]

Case: 2
File Number: V-042-19-20
Case Type: Area Variance
Address: 285-293 Oxford Street
Zoning District: R-2 Medium-Density Residential District/Overlay Boutique District
Applicant: Andrea Parros, The Red Fern
Purpose: To expand an existing restaurant (The Red Fern) into an adjacent dwelling unit, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-043-19-20
Case Type: Area Variance
Address: 274 Rutgers Street
Zoning District: R-2 Medium Density Residential District
Applicant: Joshua Mandelberger
Purpose: To legalize a stone driveway expansion in the rear yard of a two-family dwelling, exceeding the maximum lot coverage requirement.
Code Section: 120-20
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(17)]

Case: 4
File Number: V-044-19-20
Case Type: Area Variance
Address: 951 Dewey Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: James R. Miller
Purpose: To legalize a parking space in the front yard of a two-family dwelling, resulting in front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(17)]

Case: 5
File Number: V-045-19-20
Case Type: Area Variance
Address: 725 West Ridge Road
Zoning District: M-1 Industrial District
Applicant: Anthony Danielle, Daniele Family Companies
Purpose: To install three attached signs and one detached sign for a proposed car wash (Royal Car Wash), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(1)(14)]

Case: 6
File Number: V-046-19-20
Case Type: Area Variance
Address: 439 Portland Avenue
Zoning District: M-1 Industrial District
Applicant: Scott Fiske, Pardi Partnership Architects
Purpose: To construct an approximate 4,800 square foot addition to be used as a warehouse for an existing manufacturing operation (Fee Brothers), a permitted use in the district, but not meeting the rear yard setback requirement.
Code Section: 120-84*
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

CITY OF ROCHESTER
30 CHURCH STREET

ZONING BOARD OF APPEALS
MEETING WITH STAFF: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B

Cases 1-17 Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A

^Revised

Thursday, March 19, 2020

I. Meeting with Staff

II. Public Hearing

- Case: 1** ***HELD from the 1/23/20 ZBA Hearing**
File Number: V-032-19-20
Case Type: Area Variance
Address: 55 Rockwood Street
Zoning District: M-1 Industrial District
Applicant: Mike Greene, Lamar Advertising
Purpose: To replace the existing east facing (westbound traffic) conventional advertising sign (billboard) with a larger, digital sign; to increase the size of the west facing (eastbound traffic) conventional sign; and to raise the height of the structure by 13.5 feet, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A
- Case: 2** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-034-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning
- Case: 3** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-035-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **4** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-036-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **5** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-037-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **6** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-038-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **7** **^HELD as a result of the March 9, 2020 CPC Hearing**
File Number: V-039-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To create a parcel not meeting certain lot, area, and yard requirements for a multi-family dwelling that results from a subdivision of one parcel into six.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 8 ***HELD from the 2/20/20 ZBA Hearing**
File Number: V-045-19-20
Case Type: Area Variance
Address: 725 West Ridge Road
Zoning District: M-1 Industrial District
Applicant: Anthony Danielle, Daniele Family Companies
Purpose: To install three attached signs and one detached sign for a proposed car wash (Royal Car Wash), not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 9
File Number: V-047-19-20
Case Type: Area Variance
Address: 1290 Lake Avenue
Zoning District: R-3 High-Density Residential District
Applicant: Suki Cintron, University Preparatory Charter School for Young Men
Purpose: To legalize the construction of a garage along Maplewood Avenue accessory to an existing school, not the meeting location requirements for detached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(9)]
Lead Agency: N/A

Case: 10
File Number: V-048-19-20
Case Type: Area Variance
Address: 72 Hickory Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Shannon Sadik
Purpose: To legalize the removal of a front porch and the installation of a deck in front of an existing two-family dwelling, not meeting the location requirements for attached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 11 **^HELD as a result of the March 4, 2020 RPB Hearing**
File Number: V-049-19-20
Case Type: Area Variance
Address: 240 Culver Road
Zoning District: R-3 High-Density Residential District/East Avenue Preservation District
Applicant: James Bentkowski, Lidestri Property Management
Purpose: To legalize three air-conditioning units in the front yard of a multi-family dwelling that is located on a corner, not meeting the location requirements for detached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 12
File Number: V-050-19-20
Case Type: Area Variance
Address: 155 Westminster Road
Zoning District: R-2 Medium-Density Residential District
Applicant: Erick B. Anderson, Bror Properties
Purpose: To reconfigure and increase the size of two existing dormers to facilitate the increase in floor area of the third floor dwelling unit, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 13
File Number: V-051-19-20
Case Type: Area Variance
Address: 8-14 Mark Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ahkilah Johnson, True North Rochester Mark Street LLC
Purpose: To construct an approximate 35,000 square foot addition to an existing school, not meeting certain lot, area, yard, and bulk requirements.
Code Section: 120-11, 120-12
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 14
File Number: V-052-19-20
Case Type: Area Variance
Address: 562-566, 570, 576-590 Joseph Avenue, 615, 621, 625 Clifford Avenue, 1, 2, 3, 4, 6 Theodore Street (Parcel 1)^
Zoning District: C-1 Neighborhood Center District
Applicant: Ray Wetherbee, CDS Life Transitions
Purpose: To construct a five-story, 132,953 square foot mixed-use building not meeting certain lot, area and yard requirements.^
Code Section: 120-36^
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 15
File Number: V-053-19-20
Case Type: Area Variance
Address: 23, 25, 29, 31, and 35 Maria Street (Parcel 2)
Zoning District: R-2 Medium-Density Residential District
Applicant: Ray Wetherbee, CDS Life Transitions
Purpose: To construct one, four-story 26,633 square foot multi-family dwelling and one, three-story 10,743 square foot multi-family dwelling, not meeting certain bulk requirements.^
Code Section: 120-21^
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 16
File Number: V-054-19-20
Case Type: Area Variance
Address: 14, 16, 18, 20, 24, 26, 30, 34, and 36 Maria Street (Parcel 3)
Zoning District: R-2 Medium-Density Residential District
Applicant: Ray Wetherbee, CDS Life Transitions
Purpose: **To construct four, three-story 10,743 square foot, multi-family dwellings, not meeting certain bulk requirements.^**
Code Section: **120-21^**
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 17 **^HELD by the applicant pending revisions**
File Number: V-055-19-20
Case Type: Area Variance
Address: 1200, 1214-1216, 1222, and 1228-1230 East Main Street
Zoning District: C-2 Community Center District
Applicant: Lillian Forte, City of Rochester, Department of Environmental Services
Purpose: **To construct a public/semi-public use and associated parking lot (City of Rochester Neighborhood Service Center and Police Station), not meeting certain lot, area and yard requirements; certain off-street parking and fence requirements, and certain nonresidential building standards.**
Code Section: 120-44, 120-159, 120-167, 120-173
Enforcement: No
SEQR: Type I
Lead Agency: Manager of Zoning

CITY OF ROCHESTER

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

^Revised

Cases 1-13 Public Hearing Begins: 6:00 PM
Via Zoom Meeting, view Hearing here:
<https://www.youtube.com/CityOfRochesterNY>

Thursday, June 18, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: **V-068-19-20^**
Case Type: Area Variance
Address: 8-14 Mark Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ahkilah Johnson, True North Rochester Mark Street LLC
Purpose: To construct an approximate 35,000 square foot addition to an existing school, not meeting certain lot, area, yard, and bulk requirements.
Code Section: 120-11, 120-12
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 2 ***HELD from the May 21, 2020 ZBA Hearing**
File Number: V-058-19-20
Case Type: Area Variance
Address: 153 Windemere Road
Zoning District: R-1 Low-Density Residential District
Applicant: Noel and Connie Gilheany
Purpose: To legalize the change of the exterior building material on a single family dwelling, not meeting the city-wide design standards for a Designated Building of Historic Value.
Code Section: 120-158
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3 ***HELD from the May 21, 2020 ZBA Hearing**
File Number: V-059-19-20
Case Type: Area Variance
Address: 202 Otis Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ray Trotta
Purpose: To establish the first floor of a mixed-use building as a dwelling unit, resulting in the conversion of nonresidential floor area to a residential use.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 4 *Held from the January 13, 2020 ZBA Agenda
File Number: V-034-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 5 *Held from the January 13, 2020 ZBA Agenda
File Number: V-035-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6 *Held from the January 13, 2020 ZBA Agenda
File Number: V-036-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 7 *Held from the January 13, 2020 ZBA Agenda
File Number: V-037-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **8** ***Held from the January 13, 2020 ZBA Agenda**
File Number: V-038-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To construct one of five, single family attached dwellings, not meeting certain lot, area, and yard requirements.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **9** **^Removed by Staff**
File Number: V-039-19-20
Case Type: Area Variance
Address: 93 Marsh Street
Zoning District: R-1 Low-Density Residential District
Applicant: Matthew Denker
Purpose: To create a parcel not meeting certain lot, area, and yard requirements for a multi-family dwelling that results from a subdivision of one parcel into six.
Code Section: 120-11
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **10** ***HELD from the January 23, 2020 ZBA Agenda**
File Number: V-041-19-20
Case Type: Area Variance
Address: 303 Congress Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Craig Webster, Webster Property Management LLC
Purpose: To convert a portion of the first floor nonresidential floor area to a residential use, not meeting the dwelling unit conversion standards; and to construct a deck on the roof, not meeting the location requirements for attached accessory structures.
Code Section: 120-166, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: **11** ***HELD from the original March 19, 2020 ZBA Agenda**
File Number: V-055-19-20
Case Type: Area Variance
Address: 1200, 1214-1216, 1222, and 1228-1230 East Main Street
Zoning District: C-2 Community Center District
Applicant: Lillian Forte, City of Rochester, Department of Environmental Services
Purpose: To construct a public/semi-public use and associated parking lot (City of Rochester Neighborhood Service Center and Police Station), not meeting certain lot, area and yard requirements; certain off-street parking and fence requirements, and certain nonresidential building standards.
Code Section: 120-44, 120-159, 120-167, 120-173
Enforcement: No
SEQR: Type I
Lead Agency: Manager of Zoning

Case: **12**
File Number: V-066-19-20
Case Type: Area Variance
Address: 4 Cornill Terrace
Zoning District: R-3 High-Density Residential District
Applicant: Jessica Johnston and Matthew Ehlers
Purpose: To construct an 8' tall fence along the northern property lines of 271 South Plymouth Avenue, and 2 and 4 Cornhill Terrace, not meeting certain fencing requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **13**
File Number: V-067-19-20
Case Type: Area Variance
Address: 3 Diamond Place
Zoning District: R-1 Low-Density Residential District
Applicant: Joe O'Donnell, Project Architect
Purpose: To construct a single family dwelling, not meeting certain lot, area and yard requirements or the off-street parking requirement.
Code Section: 120-11, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

*Revised

Thursday, July 23, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-001-20-21
Case Type: Area Variance
Address: 1230-1244 Lyell Avenue
Zoning District: M-1 Industrial District
Applicant: Christian Boley, Quick Cans Recycling
Purpose: To establish an approximate 1,400 square foot can bottle and can recycling center, not meeting certain additional requirements for specified uses.

Code Section: 120-145
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 2
File Number: V-002-20-21
Case Type: Area Variance
Address: 606 Bay Street
Zoning District: R-1 Low-Density Residential District
Applicant: Bishop Theodore Jordan, God's House of Refuge
Purpose: To construct a 25 space parking lot to serve a place of worship, not meeting certain parking requirements.

Code Section: 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 3
File Number: V-003-20-21
Case Type: Area Variance
Address: 10 Nottingham Circle
Zoning District: R-1 Low-Density Residential District
Applicant: Michael Roberti
Purpose: To repave an existing driveway and to install a detached carport in the side yard, not meeting certain off-street parking requirements and certain locational requirements for detached accessory structures.

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

Case: 4
File Number: V-004-20-21
Case Type: Area Variance
Address: 109 Linden Street
Zoning District: R-1 Low-Density Residential District
Applicant: Fernan Cepero
Purpose: To construct an 8'T fence along the rear property line, not meeting certain fencing requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5 *Removed by Staff
File Number: V-005-20-21
Case Type: Area Variance
Address: 208 Bartlett Street
Zoning District: R-1 Low-Density Residential District
Applicant: Linda Andreano
Purpose: To legalize the construction of a deck in the front yard of a single family dwelling, not meeting certain locational requirements for attached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

*Revised

Thursday, August 20, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
 File Number: V-006-20-21
 Case Type: Area Variance
 Address: 150 Highland Avenue
 Zoning District: IPD #14
 Applicant: Shirah Cahill, Landscape Designer
 Purpose: To construct an outdoor seating area accessory to an existing café within an assisted living facility (St. John’s Home), an expansion of a nonconforming use.
 Code Section: 120-195
 Enforcement: No
 SEQR: Unlisted
 Lead Agency: Zoning Board of Appeals

Case: 2
 File Number: V-007-20-21
 Case Type: Area Variance
 Address: 70 Rockingham Street
 Zoning District: R-1 Low-Density Residential District
 Applicant: Dominic Piacentini
 Purpose: To install one parking space in the front yard, resulting in front yard parking.
 Code Section: 120-173
 Enforcement: No
 SEQR: Type II I [NYCRR 617.5(c)(17)]
 Lead Agency: N/A

Case: 3
 File Number: V-008-20-21
 Case Type: Area Variance
 Address: 316 South Winton Road
 Zoning District: R-1 Low-Density Residential District
 Applicant: John McGuire
 Purpose: To change the exterior building material and to install a series of replacement windows in a single family dwelling, not meeting the city-wide design standards for a Designated Building of Historic Value.
 Code Section: 120-158
 Enforcement: No
 SEQR: Type II I [NYCRR 617.5(c)(17)]
 Lead Agency: N/A

Case: 4
File Number: V-009-20-21
Case Type: Area Variance
Address: 54-56 South Union Street
Zoning District: R-3 High Density Residential District
Applicant: Jon Genrich, Architect
Purpose: To install an approximate 24 square foot internally illuminated detached sign for an existing bar/restaurant (ROC Brewing), not meeting certain design standards.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]*
Lead Agency: N/A

Case: 5
File Number: V-010-20-21
Case Type: Area Variance
Address: 350-362 State Street
Zoning District: CCD-R Center City District – Riverfront
Applicant: Neville Greaves, NKG Corp
Purpose: To alter the original storefront style windows on the first floor of a multi-story building associated with a change of use, not meeting the city-wide design standards for a Designated Building of Historic Value.
Code Section: 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-011-20-21
Case Type: Area Variance
Address: 112 Hudson Avenue
Zoning District: C-2 Community Center District
Applicant: Scott Fiske, Architect
Purpose: To construct an approximate 3,600 square foot addition to an existing contractor operation facility, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

*Revised

Thursday, September 17, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-012-20-21
Case Type: Area Variance
Address: 1260 Lyell Avenue*
Zoning District: M-Industrial District
Applicant: Jim Colombo, Skylight Signs
Purpose: To install one detached, 6' T, 32 square foot monument sign with digital message board, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 2
File Number: V-013-20-21
Case Type: Use Variance
Address: 318 Emerson Street
Zoning District: R-1 Low-Density Residential District
Applicant: Odula White, Property Owner
Purpose: To re-establish the use of the property as a two-family dwelling which has lost its rights as a result of an extended period of vacancy.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 3
File Number: V-014-20-21
Case Type: Area Variance
Address: 646-648 Thurston Road
Zoning District: R-1 Low-Density Residential District
Applicant: David Reynolds, Property Owner
Purpose: To install approximately 95' of 6' T stockade fencing along the Sheldon Terrace frontage of a corner property, not meeting certain fencing requirements.
Code Section: 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **4**
File Number: V-015-20-21
Case Type: Area Variance
Address: 147 Hillcrest Street
Zoning District: R-1 Low-Density Residential District
Applicant: Dawn Arroyo, Property Owner
Purpose: To install approximately 70' of 5' T picket-style aluminum fencing in a portion of the front yard of a single family dwelling, exceeding the height requirement.
Code Section: 120-167*
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **5**
File Number: V-016-20-21
Case Type: Area Variance
Address: 10 Reliance Street
Zoning District: R-1 Low-Density Residential District
Applicant: Cecilio Catedral, Property Owner
Purpose: To install approximately 94' of 6' T stockade fencing in a portion of the front yard of a corner property, exceeding the height and opacity requirements.
Code Section: 120-167*
Enforcement: N/A
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **6**
File Number: V-017-20-21
Case Type: Area Variance
Address: 33-35 Flower City Park
Zoning District: R-1 Low-Density Residential District
Applicant: John Pompa, Property Owner
Purpose: To legalize an expansion of asphalt in the rear yard of a two-family dwelling, exceeding the maximum lot coverage requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Thursday, October 22, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from 9/17/2020 ZBA Hearing
File Number: V-017-20-21
Case Type: Area Variance
Address: 33-35 Flower City Park
Zoning District: R-1 Low-Density Residential District
Applicant: John Pompa, Property Owner
Purpose: To legalize an expansion of asphalt in the rear yard of a two-family dwelling, exceeding the maximum lot coverage requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-018-20-21
Case Type: Area Variance
Address: 97 Wilder Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Steve Martyniuk, Property Owner
Purpose: To construct an approximate 20' x 32' square foot detached garage accessory to a single family dwelling, exceeding the maximum lot coverage requirement.
Code Section: 120-11
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-019-20-21
Case Type: Area Variance
Address: 1850 Dewey Avenue (aka 15 Woodside Street)
Zoning District: R-3 High-Density Residential District
Applicant: Rob Cain, Pathstone Housing Action Corporation
Purpose: To establish the use of an approximate 3,100 square foot daycare center, not meeting certain additional requirements for specified uses.
Code Section: 120-135
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 4
File Number: V-020-20-21
Case Type: Use Variance
Address: 197 Driving Park Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ronald Agard, Alex Manor Properties
Purpose: To re-establish the use of the property as a four-family dwelling, which has lost its rights as a result of an extended period of vacancy.
Code Section: 120-199
Enforcement: Yes
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, October 21, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, October 22, 2020

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

Thursday, November 19, 2020

I. Meeting with Staff

Re-hearing request for 197 Driving Park Avenue

II. Public Hearing

Case: 1 *HELD from 5/7/2020 ZBA Hearing
File Number: V-047-19-20
Case Type: Area Variance
Address: 1290 Lake Avenue
Zoning District: R-3 High-Density Residential District
Applicant: Suki Cintron, University Preparatory Charter School for Young Men
Purpose: To legalize the construction of a garage along Maplewood Avenue accessory to an existing school, not the meeting location requirements for detached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II [NYCRR 617.5(c)(9)]
Lead Agency: N/A

Case: 2
File Number: V-021-20-21
Case Type: Area Variance
Address: 37 Wall Street
Zoning District: R-1 Low-Density Residential District
Applicant: Ian Irving and Nikki Miller, Property Owners
Purpose: To install a driveway which terminates in the side yard accessory to a single family dwelling, not leading to a legal parking space.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-022-20-21
Case Type: Area Variance
Address: 460 Buffalo Road
Zoning District: M-1 Industrial District
Applicant: Manuel Ochoa, Council Rock
Purpose: To install a wind turbine on the roof of an existing manufacturing building, not meeting the location requirements for detached accessory structures.
Code Section: 120-163
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 4
File Number: V-023-20-21
Case Type: Area Variance
Address: 291 South Plymouth Avenue
Zoning District: R-3 High-Density Residential District
Applicant: Joel Barrett, Property Owner
Purpose: To construct three, single family attached dwellings (townhomes), a permitted use in the district, but not meeting certain lot, area, and yard requirements.
Code Section: 120-28
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 5
File Number: V-024-20-21
Case Type: Area Variance
Address: 456 Oxford Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Barbara Brescia, Property Owner
Purpose: To demolish a detached carriage house/garage structure at the rear of the property, which is a contributing structure to the property being a listed as Designated Building of Historic Value.
Code Section: 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-025-20-21
Case Type: Area Variance
Address: 224 Croydon Road
Zoning District: R-1 Low-Density Residential District
Applicant: Dr. Matt Fleig, Property Owner
Purpose: To demolish an existing detached garage which is a contributing resource to the property being listed as a Designated Building of Historic Value, and to construct a new, two-car detached garage, not meeting the height requirement for detached accessory structures.
Code Section: 120-12, 120-158
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, November 18, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, November 19, 2020

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

*Revised

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

Thursday, December 17, 2020

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-026-20-21*
Case Type: Area Variance
Address: 72 Thurston Road
Zoning District: R-1 Low-Density Residential District
Applicant: Robert Napier, Property Owner
Purpose: To convert the existing nonresidential floor area on the first floor of a mixed-use building to three residential units, not meeting certain dwelling unit conversion standards.

Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 2 *Removed by applicant
File Number: V-027-20-21
Case Type: Area Variance
Address: 455 Brooks Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Daniel Dugan, Property Owner
Purpose: To legalize a driveway expansion along the Post Avenue frontage, exceeding the maximum number of permitted parking spaces for a single family dwelling.

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

Case: 3
File Number: V-028-20-21
Case Type: Area Variance
Address: 476 Beach Avenue
Zoning District: R-1 Low-Density Residential District/Beach Avenue Preservation District
Applicant: Hollis A. Creek, Property Owner
Purpose: To install a pool in the side yard of a single family dwelling, not meeting the location requirements for detached accessory uses.

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

Case: 4
File Number: V-029-20-21
Case Type: Area Variance
Address: 97 Railroad Street
Zoning District: Public Market Village District (PMV)
Applicant: John Urlaub, Rohrbach Brewing Company
Purpose: To install an approximate 68 square foot, internally illuminated channel letter sign in between the first and second floor windows on the building for "Rohrbach Brewing Co.," not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 5
File Number: V-030-20-21
Case Type: Area Variance
Address: 55-59 Federal Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Linda Stango, Rochester Housing Authority
Purpose: To construct two multi-family dwellings and one single family dwelling, not meeting certain lot, area, and yard, or bulk requirements; or the residential building standards for transparency.
Code Section: 120-20, 120-21, 120-160
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-031-20-21
Case Type: Area Variance
Address: 117-125 Highland Parkway
Zoning District: Institutional Planned Development District (IPD)
Applicant: Heidi Scorsone, Maison Properties
Purpose: To add a total of six additional dwelling units within the two existing buildings onsite, three in each building, and to add six additional parking spaces, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: **7**
File Number: V-032-20-21
Case Type: Area Variance
Address: 50 Edgerton Street
Zoning District: R-1 Low-Density Residential Zoning District
Applicant: Gregory Irwin, Property Owner
Purpose: To legalize the construction of a patio in the front yard of a single family dwelling, not meeting the location requirements for detached accessory structures.
Code Section: 120-163
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, December 16, 2020
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, December 17, 2020

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