

^Revised

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

Thursday, January 21, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from the 12/17/2020 Hearing
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: 2
File Number: V-033-20-21
Case Type: Area Variance
Address: 89 Coleman Terrace
Zoning District: R-1 Low-Density Residential District
Applicant: Amanda Costanza, Project Architect
Purpose: To construct an approximate 790 square foot, two-story addition to the rear of an existing two-family dwelling, an expansion of a nonconforming use.
Code Section: 120-195
Enforcement: N/A
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-034-20-21
Case Type: Area Variance
Address: 184 Melville Street
Zoning District: R-1 Low-Density Residential District
Applicant: Linda Stango, Rochester Housing Authority
Purpose: To construct a new 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

Case: 4
File Number: V-035-20-21
Case Type: Area Variance
Address: 539 Oxford Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Joseph A. Polizzi, Property Owner
Purpose: To convert the first floor from nonresidential floor area (legal as a funeral home) to two dwelling units, three dwelling units on the second floor to remain; not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 5
File Number: V-036-20-21
Case Type: Area Variance
Address: 74-76 Clifton Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Hayden Woods, DDS Engineers, LLP
Purpose: **To construct a parking lot to serve the business at 257-259 Jefferson Avenue, an expansion of a non-conforming use.^**
Code Section: **120-195^**
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 6
File Number: V-037-20-21
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, January 20, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, January 21, 2021

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

^Revised

Public Hearing Begins: 6:00 PM
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Thursday, February 18, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 ^Removed by Staff
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: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-038-20-21
Case Type: Area Variance
Address: 96 Marne Street
Zoning District: R-1 Low-Density Residential District
Applicant: Gloria Rivera, Property Owner
Purpose: To legalize the installation of approximately 40 linear feet of 6' tall solid stockade fencing along the Bricker Street frontage of a single family dwelling, not meeting the height or opacity requirements.
Code Section: 120-167
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-039-20-21
Case Type: Area Variance
Address: 30 Waring Road
Zoning District: R-1 Low-Density Residential District
Applicant: Ronald Gibson, Property Owner
Purpose: To legalize the existing driveway accessed from Waring Road in conjunction with the Waring Road Street Reconstruction Project, not meeting certain parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-040-20-21
Case Type: Area Variance
Address: 45 Pearson Street
Zoning District: R-1 Low-Density Residential District
Applicant: David Drew, Property Owner
Purpose: To demolish an existing detached garage and construct a new, 900 square foot detached garage in the side yard of a single family dwelling; exceeding the maximum number of permitted parking spaces for a single family dwelling, and not meeting certain detached accessory structure or bulk requirements.
Code Section: 120-173, 120-163, 120-12
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5
File Number: V-041-20-21
Case Type: Area Variance
Address: 213 Beach Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Robert Nuccitelli, Property Owner
Purpose: To demolish an existing detached garage and a construct a new, 600 square foot detached garage in the rear yard of a single family dwelling, not meeting certain bulk requirements.
Code Section: 120-12
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, February 17, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, February 18, 2021

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, March 18, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from the 2/18/21 Agenda
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: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-042-20-21
Case Type: Area Variance
Address: 1653-1691 Mt. Hope Avenue
Zoning District: C-2 Community Center District
Applicant: John August, Plaza Owner
Purpose: To install a refuse enclosure for two grease traps in the front yard at the southwest corner of the plaza, not meeting the location requirements for refuse collection areas.
Code Section: 120-165
Enforcement: Yes
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-043-20-21
Case Type: Area Variance
Address: 34 North Winton Road
Zoning District: C-2 Community Center District
Applicant: Anthony Daniele, Royal Car Wash
Purpose: To install four, externally illuminated signs for "Royal Car Wash," one on each elevation, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Unlisted*
Lead Agency: Manager of Zoning*

Case: 4
File Number: V-044-20-21
Case Type: Area Variance
Address: 385 East Ridge Road
Zoning District: C-2 Community Center District
Applicant: Scott Garceau, Catholic Family Center
Purpose: To demolish an existing residential care facility and to construct a new residential care facility, not meeting the front yard setback requirement.
Code Section: 120-44
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 5
File Number: V-045-20-21
Case Type: Area Variance
Address: 255 Hamilton Street
Zoning District: R-2 Medium-Density Residential District
Applicant: James Senger, Rochester Housing Authority
Purpose: To redevelop an existing multi-building property which includes the construction of a new, two family dwelling, and to provide improvements and expand an existing parking lot; exceeding the maximum lot coverage and not meeting the minimum driveway width.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-046-20-21
Case Type: Area Variance
Address: 1385 Highland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ian Kaplan, Project Architect
Purpose: To construct a three-story addition, which includes a first level open front porch, on the front of a single family dwelling, not meeting the front yard setback requirement and altering significant architectural features of a Designated Building of Historic Value.
Code Section: 120-11, 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 7
File Number: V-047-20-21
Case Type: Area Variance
Address: 131 Harvard Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Whitney Carleton, Property Owner
Purpose: To repave an existing driveway in the same footprint, not meeting certain off-street parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 8
File Number: V-048-20-21
Case Type: Area Variance
Address: 505 Bay Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Patrick Gallagher, Property Manager
Purpose: To convert existing nonresidential floor area on the first floor of a mixed-use building to a dwelling unit, not meeting the dwelling unit conversion standard for lot size.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, March 17, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, March 18, 2021

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

Thursday, April 15, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *Adjourned from 3/18/21 ZBA Hearing
File Number: V-046-20-21
Case Type: Area Variance
Address: 1385 Highland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Ian Kaplan, Project Architect
Purpose: To construct a three-story addition, which includes a first level open front porch, on the front of a single family dwelling, not meeting the front yard setback requirement and altering significant architectural features of a Designated Building of Historic Value.
Code Section: 120-11, 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 2 *Adjourned from 3/18/21 ZBA Hearing
File Number: V-047-20-21
Case Type: Area Variance
Address: 131 Harvard Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Whitney Carleton, Property Owner
Purpose: To repave an existing driveway in the same footprint, not meeting certain off-street parking requirements.
Code Section: 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-049-20-21
Case Type: Area Variance
Address: 280 Klein Street
Zoning District: R-1 Low-Density Residential District
Applicant: Giovanni Chiavelli, Property Owner
Purpose: To install a 30 foot ham radio tower in the rear yard of a single family dwelling, not meeting the height requirement for detached accessory uses and structures.
Code Section: 120-12
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-050-20-21
Case Type: Area Variance
Address: 102 Colby Street
Zoning District: R-1 Low-Density District
Applicant: Jonathan Dubowyk, Property Owner
Purpose: To legalize the expansion of an existing dwelling unit within a three-family dwelling into the third floor, thereby expanding a nonconforming use.
Code Section: 120-195
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, April 14, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, April 15, 2021

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

^Revised

Thursday, May 13, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *HELD from 4/15/21 Hearing
File Number: V-049-20-21
Case Type: Area Variance
Address: 280 Klein Street
Zoning District: R-1 Low-Density Residential District
Applicant: Giovanni Chiavelli, Property Owner
Purpose: To install a 30 foot ham radio tower in the rear yard of a single family dwelling, not meeting the height requirement for detached accessory uses and structures.
Code Section: 120-12
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2 ^HELD by Staff
File Number: V-051-20-21
Case Type: Area Variance
Address: 951 Park Avenue
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District
Applicant: John Cake and Julie McCormick, Property Owners
Purpose: To install three heat pumps and corresponding screening on the east side of the property, not meeting the location requirements for detached accessory uses and structures and the opacity requirements for front yard fencing.
Code Section: 120-163, 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-052-20-21
Case Type: Use and Area Variance
Address: 235, 237, 239, & 245 N. Winton Road and 650-656 & 668 Blossom Road
Zoning District: C-1 Neighborhood Center District
Applicant: Matt Lester, CBL, LLC and Winton Blossom Partners, LLC
Purpose: To construct a 4,117 square foot medical office building (WellNow Urgent Care), a 2,003 square foot drive-through restaurant (Starbucks), a 15,078 square foot office and retail building, and a 76 space parking lot; not meeting the bulk requirements, certain nonresidential/mixed-use design standards, certain lot, area, and yard requirements, certain off-street parking requirements; and the drive-through not being a permitted use in the district.
Code Section: 120-34/120-35, 120-36, 120-37, 120-159, 120-173
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Additional Information

Deadline to Submit Written Comment:

5:00 PM; Wednesday, May 12, 2021

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, May 13, 2021

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

*Revised

Thursday, June 17, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 *Removed from Agenda
File Number: V-053-20-21
Case Type: Area Variance
Address: 17 Industrial Street
Zoning District: CCD-M Center City District Main Street/Cascade Urban Renewal District
Applicant: Daniel Brennan, Counsel for Property Owner
Purpose: To replace an existing static billboard on the southwest elevation of the building with a digital billboard, not meeting certain sign, nonconforming use, and nonconforming sign requirements.
Code Section: 120-177, 120-199, 120-202
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 2
File Number: V-054-20-21
Case Type: Area Variance
Address: 805-807 Bay Street
Zoning District: R-1 Low-Density Residential Districts
Applicant: Jean Mastowski, Property Owner
Purpose: To enclose an existing open front porch on the front of a two-family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-055-20-21
Case Type: Use Variance
Address: 91 Prince Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Scott Piaseczny, Property Owner
Purpose: To establish the use of the property as a three-family dwelling, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: Yes
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Case: 4
File Number: V-056-20-21
Case Type: Area Variance
Address: 235 Alexander Street
Zoning District: R-3 High-Density Residential District/Overlay Boutique District
Applicant: Bradford Strine, Business Owner
Purpose: To change use of the rear carriage house to a bar and restaurant, including a first floor building addition, 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-057-20-21
Case Type: Area Variance
Address: 65-67 Thurston Road
Zoning District: R-1 Low-Density Residential District
Applicant: Gary Nestler, Property Owner
Purpose: To legalize the removal of a two-story, open front porch on the front of a two family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 6
File Number: V-058-20-21
Case Type: Area Variance
Address: 214 & 216 Central Park and 37 Niagara Street*
Zoning District: PMV Public Market Village District
Applicant: Nick Coulter, PCHO Housing Options, Inc.
Purpose: To convert an existing commercial building into a multi-family dwelling, not meeting certain dwelling unit conversion standards or certain off-street parking requirements.
Code Section: 120-76*, 120-166, 120-173,
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 7
File Number: V-059-20-21
Case Type: Area Variance
Address: 29-31 Ontario Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Roger Langer, Project Architect
Purpose: To convert existing nonresidential floor area to a residential unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment:

5:00 PM; Wednesday, June 16, 2021

Deadline to Register to Provide Spoken Comment:

12:00 PM; Thursday, June 17, 2021

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

**CITY OF ROCHESTER
30 CHURCH STREET**

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

Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS 302A

*Revised

Thursday, July 22, 2021*

I. Meeting with Staff

II. Public Hearing

Case: 1
File Number: V-053-20-21
Case Type: Area Variance
Address: 17 Industrial Street
Zoning District: CCD-M Center City District Main Street/Cascade Urban Renewal District
Applicant: Daniel Brennan, Counsel for Property Owner
Purpose: To replace an existing static billboard on the southwest elevation of the building with a digital billboard, not meeting certain sign, nonconforming use, and nonconforming sign requirements.
Code Section: 120-177, 120-199, 120-202
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 2
File Number: V-001-21-22
Case Type: Area Variance
Address: 268 Sherwood Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Alice Scott, Property Owner
Purpose: To legalize the enclosure of an open front porch on a single family dwelling, not meeting the residential building standards for porches.
Code Section: 120-160
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-002-21-22
Case Type: Area Variance
Address: 874 Genesee Street
Zoning District: C-1 Neighborhood Center District
Applicant: Mohammad Khan, Business Owner
Purpose: To legalize the change in sign faces on an existing 15' T pole sign, not meeting certain sign requirements.
Code Section: 120-177
Enforcement: Yes
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 4
File Number: V-003-21-22
Case Type: Area Variance
Address: 1200 and 1466 Lexington Avenue
Zoning District: M-1 Industrial District
Applicant: Tim Weber, Project Manager
Purpose: To install two detached monument signs, one at each address, 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-004-21-22
Case Type: Area Variance
Address: 101 Wyand Crescent and 1050 Garson Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Sara Otero, Rochester Gas and Electric Corporation
Purpose: To redevelop an existing electrical substation, which includes a new building, transformers and associated wall, fencing, and landscaping, not meeting certain lot, area, and yard requirements or city-wide design standards.
Code Section: 120-11, 120-158
Enforcement: No
SEQR: Unlisted
Lead Agency: Manager of Zoning

Case: 6
File Number: V-005-21-22
Case Type: Area Variance
Address: 603 Park Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Roger Langer, Project Architect
Purpose: To expand an existing first floor salon into the second floor of the building, an expansion of a nonconforming use.
Code Section: 120-3, 120-195
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, July 21, 2021

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

City of Rochester
30 Church Street

Zoning Board of Appeals
Meeting with Staff: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B

Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS, ROOM 302A

Thursday, August 19, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 ***Held from the 5/13/21 ZBA Agenda**
File Number: V-051-20-21
Case Type: Area Variance
Address: 951 Park Avenue
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District
Applicant: John Cake and Julie McCormick, Property Owners
Purpose: To install three heat pumps and corresponding screening on the east side of the property, not meeting the location requirements for detached accessory uses and structures and the opacity requirements for front yard fencing.
Code Section: 120-163, 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2
File Number: V-006-21-22
Case Type: Use Variance
Address: 541 Bay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Marcie Nicastro, Business Owner
Purpose: To add auto sales to an existing auto repair facility, a use not permitted in the district.
Code Section: 120-34
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3
File Number: V-007-21-22
Case Type: Area Variance
Address: 420 Northland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Franco Varone, Property Owner
Purpose: To change the use of existing nonresidential floor area to a dwelling unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 4
File Number: V-008-21-22
Case Type: Area Variance
Address: 165 Traver Circle
Zoning District: R-1 Low-Density Residential District
Applicant: Brien and Wilnelia Graham
Purpose: To widen an existing driveway to allow for the parking of a motorcycle trailer, not leading to a legal parking space and not meeting certain accessory use and structures standards.
Code Section: 120-163, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5
File Number: V-009-21-22
Case Type: Area Variance
Address: 175 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Jeff Tetrault, Liberty Resources Behavioral Health
Purpose: To install three attached signs for "Liberty Resources Behavioral Health," not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 6
File Number: V-010-21-22
Case Type: Area Variance
Address: 923 South Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Zach Cogle, Art Parts Signs
Purpose: To install one attached sign for "Rent-A-Center," not meeting certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 7
File Number: V-011-21-22
Case Type: Area Variance
Address: 9 Hickory Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Stephen Cullum, Property Owner
Purpose: To convert an existing detached structure located in the rear yard to a single family residence, not meeting certain lot, area and yard requirements.
Code Section: 120-20
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, August 18, 2021

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

City of Rochester
30 Church Street

Zoning Board of Appeals
Meeting with Staff: 5:00 PM - 6:00 PM
CONFERENCE ROOM 223B

Public Hearing Begins: 6:00 PM
CITY COUNCIL CHAMBERS, ROOM 302A

*Revised

Please Note: The August 19, 2021 Zoning Board hearing was cancelled due to lack of a quorum. As a result, the cases from that Agenda will be heard at this hearing as shown on this agenda. In addition, public feedback that has already been submitted will be included as part of the application for the September hearing.

Thursday, September 23, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 8/19/21 Agenda**
File Number: V-051-20-21
Case Type: Area Variance
Address: 951 Park Avenue
Zoning District: R-1 Low-Density Residential District/East Avenue Preservation District
Applicant: John Cake and Julie McCormick, Property Owners
Purpose: To install three heat pumps and corresponding screening on the east side of the property, not meeting the location requirements for detached accessory uses and structures and the opacity requirements for front yard fencing.
Code Section: 120-163, 120-167
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 2 **HELD from the 8/19/21 Agenda**
File Number: V-006-21-22
Case Type: Use Variance
Address: 541 Bay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Marcie Nicastro, Business Owner
Purpose: To add auto sales to an existing auto repair facility, a use not permitted in the district.
Code Section: 120-34
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 3 HELD from the 8/19/21 Agenda
File Number: V-007-21-22
Case Type: Area Variance
Address: 420 Northland Avenue
Zoning District: R-1 Low-Density Residential District
Applicant: Franco Varone, Property Owner
Purpose: To change the use of existing nonresidential floor area to a dwelling unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 4 HELD from the 8/19/21 Agenda
File Number: V-008-21-22
Case Type: Area Variance
Address: 165 Traver Circle
Zoning District: R-1 Low-Density Residential District
Applicant: Brien and Wilnelia Graham
Purpose: To widen an existing driveway to allow for the parking of a motorcycle trailer, not leading to a legal parking space and not meeting certain accessory use and structures standards.
Code Section: 120-163, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5 HELD from the 8/19/21 Agenda
File Number: V-009-21-22
Case Type: Area Variance
Address: 175 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Jeff Tetrault, Liberty Resources Behavioral Health
Purpose: To install three attached signs for "Liberty Resources Behavioral Health," exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 6 HELD from the 8/19/21 Agenda
File Number: V-010-21-22
Case Type: Area Variance
Address: 923 South Clinton Avenue
Zoning District: C-2 Community Center District
Applicant: Zach Cogle, Art Parts Signs
Purpose: To install one attached sign for "Rent-A-Center," exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: **7** **HELD from the 8/19/21 Agenda**
File Number: V-011-21-22
Case Type: Area Variance
Address: 9 Hickory Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Stephen Cullum, Property Owner
Purpose: To convert an existing detached structure located in the rear yard to a single family residence, not meeting certain lot, area and yard requirements.
Code Section: 120-20
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **8**
File Number: V-012-21-22
Case Type: Area Variance
Address: 36 Oak Hill View
Zoning District: R-1 Low-Density Residential District
Applicant: Negussie Tsadkan, Property Owner
Purpose: To legalize the conversion of an attached garage to living space, thereby resulting in front yard parking.
Code Section: 120-173
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: **9**
File Number: V-013-21-22
Case Type: Area Variance
Address: 674 West Ridge Road
Zoning District: C-3 Regional Destination Center District
Applicant: Amy Catalano, Vital Signs
Purpose: To install three internally illuminated channel letter signs for "Donuts Delite," exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: **10**
File Number: V-014-21-22
Case Type: Area Variance
Address: 235 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Amy Catalano, Vital Signs
Purpose: To install two detached, externally illuminated monument-style signs for a multi-tenant parcel, exceeding certain sign requirements.
Code Section: 120-177
Enforcement: No
SEQR: Type II [48-5B(14)]
Lead Agency: N/A

Case: 11
File Number: V-015-21-22
Case Type: Area Variance
Address: 120-122 Wellington Avenue
Zoning District: R-2 Medium-Density Residential District*
Applicant: Velma Scott, Property Owner
Purpose: To install one parking space in front of the structure not leading to legal parking, resulting in front yard parking, and exceeding the maximum lot coverage requirement.*
Code Section: 120-11, 120-173*
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, September 22, 2021
For more information, visit: <https://www.cityofrochester.gov/zoningboard> or call: (585) 428-6637.

*Revised

Thursday, October 21, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 9/23/21 Hearing**
File Number: V-006-21-22
Case Type: Use Variance
Address: 541 Bay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Marcie Nicastro, Business Owner
Purpose: To add auto sales to an existing auto repair facility, a use not permitted in the district.
Code Section: 120-34
Enforcement: No
SEQR: Unlisted
Lead Agency: Zoning Board of Appeals

Case: 2 **HELD from the 9/23/21 Hearing**
File Number: V-008-21-22
Case Type: Area Variance
Address: 165 Traver Circle
Zoning District: R-1 Low-Density Residential District
Applicant: Brien and Wilnelia Graham
Purpose: To widen an existing driveway to allow for the parking of a motorcycle trailer, not leading to a legal parking space and not meeting certain accessory use and structures standards.
Code Section: 120-163, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
File Number: V-016-21-22
Case Type: Area Variance
Address: 62 Marshall Street
Zoning District: C-1 Neighborhood Center District
Applicant: Jim Colombo, Skylight Signs
Purpose: To install two attached signs for "Strangebird," exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 4
File Number: V-017-21-22
Case Type: Area Variance
Address: 780 Dewey Avenue
Zoning District: C-2 Community Center District
Applicant: Stephanie Tuccio, Pro Signs
Purpose: To replace a series of signs, both attached and detached, for “Sunoco,” exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 5 *Removed by applicant
File Number: V-018-21-22
Case Type: Area Variance
Address: 52 Harlem Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Scott Piaseczny, Property Owner
Purpose: To convert an existing garage to a single family dwelling, not meeting certain lot, area, and yard requirements or off-street parking requirements.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 6
File Number: V-019-21-22
Case Type: Area Variance
Address: 181 Kirkland Road
Zoning District: R-1 Low-Density Residential District
Applicant: Muralean McCullough, Property Owner
Purpose: To install a 10’ W x 35’ L driveway on the left side of a single family dwelling which terminates in the rear yard, 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

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, October 20, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, October 21, 2021

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

*Revised

Thursday, November 18, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 10/21/21 Hearing**
File Number: V-017-21-22
Case Type: Area Variance
Address: 780 Dewey Avenue
Zoning District: C-2 Community Center District
Applicant: Stephanie Tuccio, Pro Signs
Purpose: To replace a series of signs, both attached and detached, for "Sunoco," exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 2 **HELD from the 10/21/21 Hearing**
File Number: V-018-21-22
Case Type: Area Variance
Address: 52 Harlem Street
Zoning District: R-2 Medium-Density Residential District
Applicant: Scott Piaseczny, Property Owner
Purpose: To convert an existing garage to a single family dwelling, not meeting certain lot, area, and yard requirements or off-street parking requirements.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3 **HELD from the 10/21/21 Hearing**
File Number: V-019-21-22
Case Type: Area Variance
Address: 181 Kirkland Road
Zoning District: R-1 Low-Density Residential District
Applicant: Muralean McCullough, Property Owner
Purpose: To install a 10' W x 35' L driveway on the left side of a single family dwelling which terminates in the side yard, 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: 4 *Removed by Applicant
File Number: V-020-21-22
Case Type: Area Variance
Address: 51 Cady Street
Zoning District: R-1 Low-Density Residential District
Applicant: Andre Larkin, Property Owner
Purpose: To legalize front yard parking on the northeastern portion of the parcel located on a corner lot, not meeting certain lot, area, and yard requirements, and certain parking requirements for single family dwellings.
Code Section: 120-11, 120-173
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 5
File Number: V-021-21-22
Case Type: Area Variance
Address: 100-102 Atlantic Avenue
Zoning District: R-2 Medium-Density Residential District
Applicant: Melba Burke, Property Owner
Purpose: To **legalize*** an asphalt driveway in the rear yard of a two family dwelling, not meeting certain lot, area, and yard requirements.
Code Section: 120-20
Enforcement: **Yes***
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 6
File Number: V-022-21-22
Case Type: Area Variance
Address: 1400 Mt Hope Avenue
Zoning District: C-V Collegetown Village
Applicant: Be Walters, Property Owner
Purpose: To legalize 3 attached non-illuminated window signs for "Mamasan's" located on the north, west, and south building elevations, exceeding certain sign limitations and not meeting certain nonresidential and mixed-use building standards.
Code Section: 120-177, 120-159
Enforcement: Yes
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 7
File Number: V-023-21-22
Case Type: Area Variance
Address: 169 South Union Street
Zoning District: R-2 Medium Density Residential District
Applicant: Brendan Ryan, Property Owner
Purpose: To construct 3 single-family attached dwellings, not meeting certain lot, area, yard, and parking requirements.
Code Section: 120-20, 120-173
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 8
File Number: V-024-21-22
Case Type: Area Variance
Address: 235 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Megan Jackson, Anchor Sign, Inc.
Purpose: To install 3 attached (each-113sf) internally illuminated channel letter signs for “WellNow Urgent Care” located on the east, south and west elevations, 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-025-21-22
Case Type: Use Variance
Address: 965-969 Monroe Avenue
Zoning District: C-1 Neighborhood Center District
Applicant: Tony Cilino, SOS General Contractors LLC
Purpose: To establish the property as a multi-family dwelling (5 dwelling units), a use not permitted in the district.
Code Section: 120-34*
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, November 17, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, November 18, 2021

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

*Revised

Thursday, December 16, 2021

I. Meeting with Staff

II. Public Hearing

Case: 1 **HELD from the 11/18/21 Hearing**
File Number: V-024-21-22
Case Type: Area Variance
Address: 235 North Winton Road
Zoning District: C-1 Neighborhood Center District
Applicant: Megan Jackson, Anchor Sign, Inc.
Purpose: To install 3 attached (each-113sf) internally illuminated channel letter signs for "WellNow Urgent Care" located on the east, south and west elevations, exceeding certain sign limitations.
Code Section: 120-177
Enforcement: No
SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 2 **HELD from the 11/18/21 Agenda**
File Number: V-020-21-22
Case Type: Area Variance
Address: 51 Cady Street
Zoning District: R-1 Low-Density Residential District
Applicant: Andre Larkin, Property Owner
Purpose: To legalize front yard parking on the northeastern portion of the parcel located on a corner lot, not meeting certain lot, area, and yard requirements, and certain off-street parking requirements for single family dwellings.
Code Section: 120-11, 120-173
Enforcement: Yes
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 3
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, 120-199
Enforcement: No
SEQR: Type II I [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 4
File Number: V-027-21-22
Case Type: Area Variance
Address: 1375 Culver Road
Zoning District: R-1/O-O Low-Density Residential and Office Overlay District
Applicant: David Ashby, Property Owner
Purpose: To convert **approximately 1,500 square feet*** of existing nonresidential floor area of a mixed use building to a dwelling unit, not meeting certain dwelling unit conversion standards.
Code Section: 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 5
File Number: V-028-21-22
Case Type: Area Variance
Address: 855-859 Jay Street
Zoning District: C-1 Neighborhood Center District
Applicant: Patricia Partridge, Architect
Purpose: To change the use of a portion of existing non-residential floor area to two dwelling units, not meeting certain non-residential and mixed-use building standards and certain dwelling unit conversion standards.
Code Section: 120-159, 120-166
Enforcement: No
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Case: 6
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

Additional Information

Deadline to Submit Written Comment: 5:00 PM; Wednesday, December 15, 2021
Deadline to Register to Provide Spoken Comment: 12:00 PM; Thursday, December 16, 2021

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