

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 12/28/22**

Thursday, January 26, 2023

I. Meeting with Staff

II. Public Hearing

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

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

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

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

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

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

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

Case: 5
File Number: P-002-22-23
Case Type: Appeal
Address: 20 South Clinton Avenue
Zoning District: Midtown URD and Center City District-Main Street
Applicant: Vital Signs; Applicant
Purpose: To appeal the denial of a Certificate of Zoning Compliance to install an attached internally illuminated sign on the top of the third floor for “FTS”.
Code Section: 120-195
Enforcement: No
SEQR: N/A
Lead Agency: N/A

Case: 6
File Number: V-051-21-22
Case Type: Are Variance
Address: 332 Beach Avenue
Zoning District: R-1 Low Density Residential District
Applicant: John Oster; Property Owner
Purpose: To subdivide an existing parcel and construct two single family dwellings, not meeting certain lot, area, and yard requirements, city-wide design guidelines and standards, and requirements applying to all districts.
Code Section: 120-11, 120-160, 120-163, 120-173
Enforcement: No
SEQR: Type II [NYCRR 617.5(c)(17)]
Lead Agency: N/A

Case: 7 **Removed by the Zoning Office**
File Number: V-059-22-23
Case Type: Area Variance
Address: 75-83 aka 79 North Clinton Avenue
Zoning District: Center City District - Base
Applicant: Lisa Lewis; Applicant
Purpose: To change the use of the fifth floor from offices to a Residential Care Facility for 21 clients for Catholic Charities and OASAS, not meeting certain additional requirements for Specified Uses.
Code Section: 120-146
Enforcement: No
SEQR: Type II [§ 48-5B(13)]

Lead Agency: N/A

Case: 8
File Number: V-060-22-23
Case Type: Area Variance
Address: 58 Hickory Street
Zoning District: R-2 Medium Density Residential District
Applicant: Patrick Dutton; Applicant
Purpose: To establish a 16 space ancillary parking lot and storage shed in the rear yard to serve the banquet hall at 95 Averill Avenue, not meeting certain lot, area and yard requirements in the district.
Code Section: 120-20
Enforcement: No
SEQR: Unlisted, Negative Declaration issued 12/19/2022 (CPC)
Lead Agency: Manager of Zoning

Additional Information

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

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