

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

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

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

**City Council Chambers, Room 302A**

**Revised 2/10/23**

**Thursday, February 23, 2023**

**I. Meeting with Staff**

**II. Public Hearing**

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

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

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

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

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

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

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

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

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

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

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

**Additional Information**

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

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