

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 3/9/23

Thursday, March 23, 2023

I. Meeting with Staff

II. Public Hearing

Case: 1

File Number: V-066-22-23

Case Type: Area Variance

Address: 60 Rockland Park

Zoning District: R-1, Low-Density Residential District

Applicant: Umenzi Thompson, Property Owner

Purpose: To install a parking area in the side yard and to legalize 29ft of wood fence on the south property line, exceeding certain lot, area and yard requirements and not meeting requirement applying to all districts.

Code Section: 120-163, 120-167, 120-173

Enforcement: Yes

SEQR: Type II [6 NYCRR 617.5 B(17)]

Lead Agency: N/A

Case: 2

File Number: V-067-22-23

Case Type: Area Variance

Address: 124 Railroad Street

Zoning District: Public Market Village District

Applicant: Costanza Enterprises; Andrew Kingsley, Applicant

Purpose: To install an 8' tall chain link fence along the north property border (approximately 120LF) facing the Hayward Avenue frontage; exceeding certain requirements applying to all districts.

Code Section: 120-167

Enforcement: No

SEQR: Unlisted

Lead Agency: Zoning Board of Appeals

Case: 3 **Removed by the applicant**

File Number: V-068-22-23

Case Type: Area Variance

Address: 1344 University Avenue

Zoning District: M-1, Industrial District

Applicant: Skylight Signs; Jim Colombo, Applicant

Purpose: To install one 100sf attached illuminated sign and one attached non-illuminated sign for "Black Button Distilling" to the front façade facing University Ave. and on the east façade facing Blossom Rd.; not meeting certain requirements applying to all districts.

Code Section: 120-177

Enforcement: No

SEQR: Type II [§ 48-5B(14)]
Lead Agency: N/A

Case: 3

File Number: V-069-22-23
Case Type: Area Variance
Address: 965 East Main Street
Zoning District: C-2, Community Center District
Applicant: Scott Fiske, Applicant
Purpose: To install approximately 200+ square feet of 8' tall decorative metal fence along the northeast and southeast property border of an office building; not meeting requirements applying to all districts.

Code Section: 120-167
Enforcement: No
SEQR: Type II [§ 48-5B (1) (c)[1]]
Lead Agency: N/A

Case: 4

File Number: V-070-22-23
Case Type: Use Variance and Area Variance
Address: 97 Tremont Circle
Zoning District: R-3, High Density Residential District
Applicant: Scott Fiske, Applicant
Purpose: To change the use of a single-family dwelling to a multi-family dwelling (5units) including a third floor apartment, not meeting lot area and yard requirements in the district and certain city-wide design guidelines and standards.

Code Section: 120-28, 120-166
Enforcement: Yes
SEQR: Type II [§ 48-5B(13)]
Lead Agency: N/A

Additional Information

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

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