

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 4/18/23**

**Thursday, April 27, 2023**

- I. Meeting with Staff**
- II. Public Hearing**

**Case: 1 \*HELD from March 23, 2023 Hearing**  
 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 fencing 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 C(17)]  
 Lead Agency: N/A

**Case: 2 \*HELD from March 23, 2023 Hearing**  
 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**  
 File Number: V-071-22-23  
 Case Type: Area Variance  
 Address: 303 Allen Street  
 Zoning District: R-2 Medium-Density Residential District  
 Applicant: Anthony Giordano, Property Owner  
 Purpose: To install approximately 80 linear feet of 8' tall, solid wood fencing in the side and rear yard and 19 linear feet of 6' tall, iron picket fence in the front yard of a commercial use, not meeting certain requirements applying to all districts.  
 Code Section: 120-167  
 Enforcement: No  
 SEQR: Type II [§ NYCRR 617.5C(12)]  
 Lead Agency: N/A

**Case: 4**  
File Number: V-073-22-23  
Case Type: Area Variance  
Address: 955 East Avenue  
Zoning District: R-1 Low-Density Residential District  
Applicant: Thomas Femano, Applicant  
Purpose: To construct a 100sf three-season patio enclosure in the rear of a single-family dwelling located in the preservation district, exceeding the lot coverage limits in the district. This project also requires approval from the Rochester Preservation Board.  
Code Section: 120-11  
Enforcement: No  
SEQR: Type II [6 NYCRR 617.5 C(17)]  
Lead Agency: N/A

**Case: 5**  
File Number: V-074-22-23  
Case Type: Area Variance  
Address: 165 Ashland Street  
Zoning District: R-2 Medium-Density Residential District  
Applicant: Christopher Vandetti, Applicant  
Purpose: To legalize siding replaced on a Designated Building of Historic Value with a material subordinate to Hardie Plank, thereby not meeting certain city-wide design guidelines and standards.  
Code Section: 120-158  
Enforcement: Yes  
SEQR: Type II [6 NYCRR 617.5 C(17)]  
Lead Agency: N/A

**Case: 6**  
File Number: V-075-22-23  
Case Type: Area Variance  
Address: 338 Avis Street  
Zoning District: R-1 Low-Density Residential District  
Applicant: Muktar Issak, Property Owner  
Purpose: To legalize a 315sf parking area in the front yard of a single-family dwelling, exceeding lot coverage and not meeting the standards for residential, off-street parking thereby, not meeting the requirements applying to all districts.  
Code Section: 120-11, 120-173  
Enforcement: Yes  
SEQR: Type II [6 NYCRR 617.5 C(17)]  
Lead Agency: N/A

**Case: 7**  
File Number: V-076-22-23  
Case Type: Use Variance  
Address: 264-266 Park Avenue  
Zoning District: R-2 Medium-Density Residential District, Boutique Overlay District and Preservation District  
Applicant: Vasko Timovski, Applicant  
Purpose: To extend business hours for "Vasko's on Park" to 2 a.m., where the permitted hours of operation are 6 a.m. to 11 p.m.  
Code Section: 120-105  
Enforcement: Yes  
SEQR: Unlisted  
Lead Agency: **Zoning Board of Appeals**

**Additional Information**

Deadline to submit written comment: 5:00 PM; Wednesday, April 26, 2023.

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