

Zoning Board of Appeals  
 Public Hearing Agenda  
 May 25, 2023

- I. Meeting with Staff  
 5:00 p.m.  
 City Hall, NBD Commissioner's Conference Room  
 30 Church St. Room 223-B
  
- II. Public Hearing  
 6:30 p.m.  
 City Hall, City Council Chambers  
 30 Church St. Room 302-A

**Revised 5/15/23**

Case #	1
Case Type	Area Variance – Front Porch
File #	V-077-22-23
Address	53 Leroy Street
Zoning District	R-1
Applicant	Daniel Gardner, Property Owner
Purpose/Request	To rebuild an existing enclosed porch from the header down on a single-family dwelling, not meeting certain city-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	1223722
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	2
Case Type	Area Variance – Driveway Expansion
File #	V-078-22-23
Address	187 Raleigh Street
Zoning District	R-1
Applicant	Albert Koh, Property Owner
Purpose/Request	To legalize a driveway expansion in the rear yard of a two-family dwelling, exceeding lot coverage requirements in the district.
Code Section	120-11
Enforcement	Yes
Permit #	1204420
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	3
Case Type	Area Variance – Front yard parking
File #	V-079-22-23
Address	315 Merchants Road
Zoning District	R-1
Applicant	Erika Sorbello, Property Owner
Purpose/Request	To repave an existing front-yard parking area of a two-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-163, 120-173, 120-208
Enforcement	No
Permit #	1231279
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	4
Case Type	Use Variance – Attention Attracting Device
File #	V-080-22-23
Address	151 Cumberland Street
Zoning District	CCD-B
Applicant	James Grossman, Applicant
Purpose/Request	To install a double-sided (128sf/80sf), digital, attention-attracting device on an existing 35'-8" tall monopole in the Center City Base District where attention attracting devices are not permitted.
Code Section	120-62
Enforcement	No
Permit #	1222480
SEQR	Unlisted
Lead Agency	Zoning Board of Appeals

Case #	5
Case Type	Area Variance – Front Porch
File #	V-081-22-23
Address	215 Lark Street
Zoning District	R-1
Applicant	Lashawn Harris, Property Owner
Purpose/Request	To rebuild an existing enclosed front porch on a single-family dwelling, not meeting certain city-wide design guidelines and standards.
Code Section	120-160
Enforcement	No
Permit #	1231246
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Front yard parking
File #	V-082-22-23
Address	36 Oakhill View
Zoning District	R-1
Applicant	Tsadkan Negussie, Property Owner
Purpose/Request	To legalize the conversion of an attached garage into unheated storage space, thereby creating front yard parking of a single-family dwelling, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	Yes
Permit #	1212536
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	7
Case Type	Area Variance - Fence
File #	V-083-22-23 new case #
Address	965 East Main Street
Zoning District	C-2
Applicant	Scott Fiske, Applicant
Purpose/Request	To install approximately 200+ square feet of 6' tall, decorative metal fence along the northern border of an office building; not meeting requirements applying to all districts. The project includes landscaping improvements.
Code Section	120-167
Enforcement	No
Permit #	1231688
SEQR	Type II [§ 48-5B (1) (c)[1]]
Lead Agency	N/A

**Comment Information**

Interested parties may comment on any particular case. Comment may be provided in-person at the public hearing or submitted in writing by email or mail.

**Written comments must be received by 5:00pm on May 24, 2023.**

**Email:** [ZoningBoard@CityofRochester.Gov](mailto:ZoningBoard@CityofRochester.Gov)

**Address:** Zoning Board of Appeals, 30 Church St. Rm. 125-B, Rochester, NY 14614

For more information, visit: <https://www.cityofrochester.gov/zoningboard>.