

Zoning Board of Appeals
 Public Hearing Agenda
 June 29, 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
 6:00 p.m.
 City Hall, City Council Chambers
 30 Church St. Room 302-A

Case #	1	Returning from May Hearing
Case Type	Area Variance – Front yard parking	
File #	V-077-22-23	
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 #	2	Returning from May Hearing
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	120-11	
Enforcement	Yes	
Permit #	1231246	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Addition/lot coverage	
File #	V-084-22-23	
Address	11 Fountain Street	
Zoning District	R-1	
Applicant	Matt Owen, Applicant	
Purpose/Request	To construct an 85sf addition on the first floor, rear of the property; exceeding lot area and yard requirements in the district.	
Code Section	120-11	
Enforcement	No	
Permit #	1231732	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	4
Case Type	Area Variance – Driveway
File #	V-085-22-23
Address	371 Merchants Road
Zoning District	R-1 Low Density Residential District
Applicant	Philip Warney, Property Owner
Purpose/Request	To remove and replace existing driveway and add a turnaround (170sf) expansion in the front yard; exceeding lot area and yard requirements and certain requirements applying to all districts.
Code Section	120-11, 120-163, 120-173
Enforcement	No
Permit #	1231931
SEQR	Type II [6 NYCRR 617.5 C(17)]
Lead Agency	N/A

Case #	5
Case Type	Area Variance – Work completed without a permit
File #	V-086-22-23
Address	467 North Goodman Street
Zoning District	Public Market Village District
Applicant	Paul Theodorou, Property Owner
Purpose/Request	To legalize façade renovations. Work includes removal of fully transparent façade windows (approx. 315sf) and adding four (4) 20sf windows, metal sheeting and additional base brick; not meeting certain city-wide design guidelines and standards.
Code Section	120-159
Enforcement	No
Permit #	1231810
SEQR	Type II [§48-5 B(15)]
Lead Agency	N/A

Case #	6
Case Type	Area Variance – Signs
File #	V-087-22-23
Address	1400 Mt Hope Avenue
Zoning District	Collegetown Village District
Applicant	Joe Walters, Property Owner
Purpose/Request	To legalize the installation of blackout film over three windows on the northern, western and southern building facades with signage for “Mamasan’s”, exceeding certain sign limitations and not meeting certain nonresidential and mixed-use building standards.
Code Section	120-177, 120-159
Enforcement	Yes
Permit #	1214335
SEQR	Type II [§48-5 B(14)]
Lead Agency	N/A

Case #	7
Case Type	Use Variance – Pocket Neighborhood buildout on vacant land
File #	V-088-22-23
Address	2-12 Clarence Park
Zoning District	R-1 Low Density Residential District
Applicant	REACH, Applicant
Purpose/Request	To develop a pocket neighborhood community on vacant land. Includes seven (7) attached two family, ADA compliant dwellings, where maintenance, management, support services and security will be located on site; not a permitted use in the district.
Code Section	120-8, 120-195
Enforcement	No
Permit #	Z-23-0880
SEQR	Type II [§48-5 B(1)(b)(4)]
Lead Agency	N/A

Case #	8
Case Type	Area Variance – Outdoor retail displays
File #	V-089-22-23
Address	1316 Culver Road
Zoning District	C-2 Community Center District
Applicant	Chad Flint, Applicant
Purpose/Request	To set up two (2) 10' x 10', outdoor canopies and display merchandise; exceeding certain requirements applying to all districts.
Code Section	120-176
Enforcement	No
Permit #	Z-23-0884
SEQR	Type II [6NYCRR 617.5(c)(21)]
Lead Agency	Zoning Board of Appeals

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 June 28, 2023.

Email: 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>.