

Zoning Board of Appeals
 Public Hearing Agenda
 September 28, 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

Revised 9/22/23

Case #	1	Returning from August 24, 2023 ZBA Hearing
Case Type	Area Variance – Fence	
File #	V-008-23-24	
Address	38 Child Street	
Zoning District	R-1 Low-Density Residential District	
Applicant	Jennel Halbrook, Property Owner	
Purpose/Request	To install approximately 166 linear feet of 6' tall solid wood fence in the front yard of a single family dwelling located on a corner lot; exceeding certain requirements applying to all districts.	
Code Section	120-167	
Enforcement	No	
Permit #	Z-23-1181	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	2	
Case Type	Area Variance – Accessory structure	
File #	V-014-23-24	
Address	110 Wilder Terrace	
Zoning District	R-1 Low-Density Residential District	
Applicant	Lorie Palumbo, Property Owner	
Purpose/Request	To construct a *24' x 30' detached garage in the side yard of a residential structure, exceeding lot coverage and not meeting certain requirements applying to all districts.	
Code Section	120-11, 120-163, 120-173	
Enforcement	No	
Permit #	B-23-2876	
SEQR	Type II [6 NYCRR 617.5 C(17)]	
Lead Agency	N/A	

Case #	3	
Case Type	Area Variance – Signs	
File #	V-015-23-24	
Address	575 North Winton Road	
Zoning District	C-2 Community Center District	
Applicant	Lou Terragnoli	
Purpose/Request	To install two attached, 18.6sf illuminated signs on a fuel station canopy for "QUICKLEE'S", exceeding certain requirements applying to all districts.	
Code Section	120-159, 120-177	
Enforcement	No	
Permit #	B1231937	
SEQR	Type II §48-5B (13)	
Lead Agency	N/A	

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Case #	4
Case Type	Area Variance – New construction
File #	V-016-23-24
Address	107-109 Chamberlain Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct *a two-family dwelling as part of the Beechwood Family Apartments project, not meeting certain requirements applying to all districts.
Code Section	120-173
Enforcement	No
Permit #	B-23-2821
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	5
Case Type	Area Variance – New construction
File #	V-017-23-24
Address	150 Ackerman Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a single-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2819
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	6
Case Type	Area Variance – New construction
File #	V-018-23-24
Address	1500 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2823
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	7
Case Type	Area Variance – New construction
File #	V-019-23-24
Address	1506 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2824
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	8
Case Type	Area Variance – New construction
File #	V-020-23-24
Address	1604 East Main Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2825
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	9
Case Type	Area Variance – New construction
File #	V-021-23-24
Address	264-268 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area and yard requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2829
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	10
Case Type	Area Variance – New construction
File #	V-022-23-24
Address	12 Lampson Street
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-3585
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	11
Case Type	Area Variance – New construction
File #	V-023-23-24
Address	305 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a multi-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20, 120-160
Enforcement	No
Permit #	B-23-3589
SEQR	Unlisted
Lead Agency	Manager of Zoning

Case #	12
Case Type	Area Variance – New construction
File #	V-024-23-24
Address	276 Webster Avenue
Zoning District	R-2 Medium-Density District
Applicant	Home Leasing
Purpose/Request	To construct a two-family dwelling as part of the Beechwood Family Apartments project, not meeting lot area requirements in the district.
Code Section	120-20
Enforcement	No
Permit #	B-23-2830
SEQR	Unlisted
Lead Agency	Manager of Zoning

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 September 27, 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>.